

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS
May 18, 2010**

Commissioners Present: Cowman, McLean, Smith, Bonner, Wrischnik

Commissioners Absent: Gage

Others Present: Mike Gotfredson, Brian McCauley

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the April 20, 2010 meeting

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the April 20, 2010 meeting. Commissioner Cowman noted that on page 5 Gate should be Gage.

Commissioners Cowman and McLean made a motion to approve the minutes as noted with all Commissioners voting in favor.

Item 3: Design review for a new restaurant building at 302 Hedge Lane, Genesh, Inc., applicant.

Planner Gotfredson presented the staff report and explained that site plan approval is not required for this project, but that the LDO does require design review.

Mr. Gotfredson's findings are that the request is consistent with the design guidelines of the LDO and recommends approval of the design review.

Commissioner Wrischnik asked about the colors of the building. Mr. Gotfredson responded that they would be earth toned.

Commissioner McLean asked about drainage on the site. Mr. Gotfredson responded that the Public Works Director had reviewed the proposal and calculations and felt comfortable with what was being proposed.

Commissioner Smith asked if the gas storage tanks had been removed. Mr. Gotfredson responded that it was his understanding that they were.

Commissioners Smith and Cowman made a motion to approve the design of the restaurant building at 302 Hedge Lane. All Commissioners voted in favor.

Item 4: Public Hearing: Consideration and vote on text amendments to Article 7 Signs of the Land Development Ordinance, City of Paola, applicant.

Commissioners Cowman and McLean made a motion to open the public hearing. All Commissioners voted in favor.

Mr. Gotfredson explained that this is a renewal of the discussion that was held last summer regarding signs. The first item for discussion was regarding banners. Mr. Gotfredson explained that the changes proposed would allow for businesses to more easily display banner signs. He wanted to know the preference of the commissioners.

Commissioner Wrischnik stated that he did not like when banners are left out for long periods of time and deteriorate.

Commissioner Smith stated that he liked having a limit on how long a banner can be displayed.

Commissioner Cowman said that he felt that if the time is limited, a permit must be required and would like to see the process made as easy as possible.

Commissioner Smith asked if requiring a permit would be difficult for businesses that frequently display different banners.

Commissioner Cowman stated that he felt that banners signs attached to a building while a permanent sign is being produced should be limited to six months.

Mr. Gotfredson then explained the changes that had been made regarding electronic signs.

Commissioner Smith had some questions regarding how large the electronic signs could be. He was curious how other places had regulated the size of electronic signs.

Mr. Gotfredson said that he would look into how the size of electronic signs had been regulated elsewhere. He then explained a few other minor changes that were being proposed.

Commissioners Bonner and McLean made a motion to table the proposed text amendments. All Commissioners voted in favor.

Item 5: Public Hearing: Consideration and vote on various text amendments to the Land Development Ordinance related to the Community Growth Area, City of Paola, applicant.

Mr. Gotfredson presented the staff report and explained that this application was an attempt to address three items that had been bothersome in the past to property owners in the Community Growth Area. The text would be amended so that driveways would no longer need to be hard surfaced, landscaping requirements would be reduced to compare to other residential uses in other zones and fencing in the front yard would not need to be decorative.

Commissioner Smith asked about what materials would be allowed for fences.

Some discussion ensued on what fencing types would be desired.

Commissioners Cowman and Smith made a motion to close the public hearing. All Commissioners voted in favor.

Commissioners Cowman and Bonner made a motion to table the proposed text amendments. All Commissioners voted in favor.

Item 6: City Planner Report

Mr. Gotfredson said that the Bell Creek Estates Plat was approved at the last City Council meeting, the zone change at 310 S Petroleus had been withdrawn and that staff was excited to have construction begin on the Burger King.

Commissioners Cowman and Smith made a motion to adjourn. All Commissioners voted in favor.

Meeting was adjourned at 5:52 pm.