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**BILL NO. 18-45**

**ORDINANCE NO. 4.452**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR  
PROPERTY AT 6221 NORTH CHESTNUT AVENUE.**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 6221 North Chestnut Avenue; and

**WHEREAS**, public hearings have been held after the publishing of the required notices; and

**WHEREAS**, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

**WHEREAS**, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

**WHEREAS**, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. SITE PLAN APPROVAL.**

The Site Plan for 6221 North Chestnut Avenue is hereby approved subject to the terms and conditions set forth herein:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. Relocation of the trash dumpster to the North West corner of the parking lot away from the residential area adjacent to the property.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.

7. Outdoor lighting cannot be greater than 0.25 foot-candles and 10 feet beyond the property line.
8. Dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of the glazed area of the building shall have signage.
12. Hours of operation are from 5:00 a.m. through 2:00 a.m. (Store will be closed from 2:00 a.m. through 5:00 a.m. Monday – Sunday).
13. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
14. Construct and maintain in perpetuity a 6 ft. PVC privacy fence, earth tone in color, along the eastern property line.
15. Maintain growth between the commercial privacy fence and the residential privacy fence in perpetuity.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 10<sup>TH</sup> DAY OF DECEMBER, 2018.**

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Mayor Bill Garnos

ATTEST:

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Ruth Bocchino, City Clerk

First Reading: December 10, 2018

Second Reading: December 10, 2018

File #2018-015



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 18-45

ORD # 4.452

Date: 12/3/2018

Department: Community Development

Meeting Date Requested: 12/10/2018

Public Hearing: Yes ☒ Date: 12/10/2018

Subject: Site Plan Revision for 6221 N Chestnut (Gas Station/Convenience Store)

Background: The applicant is requesting site plan approval on behalf of Mr. Charles Cuda, OPES Commercial Real Estate, for the purpose of constructing a convenience store/gas station at 6221 N Chestnut Avenue (formerly known as Tanners restaurant). Their plan is to significantly remodel the building, bring the structure up to code, and retrofit the property using a combination of EIFS, stone, artificial stone, and a metal awning for the exterior (renderings and the complete staff report can be found inside the PC packet). There are residents in adjacent neighborhoods, located to the east of the subject property, that are opposed to this particular project. The Community Development Department has received multiple phone calls, a signed letter (PC Packet) from the Woodlands HOA Board in opposition, as well as opposition at the Public Hearing on November 19<sup>th</sup>. Mr. Cuda has also sent the Planning Commission and the City Council a letter addressing issues and concerns of both the residents and the commission (PC Packet).

Budget Discussion: Funds are budgeted in the amount of \$      from the      Fund. Ongoing costs are estimated to be \$      annually. Previous years' funding was \$

Public/Board/Staff Input: There is opposition from the adjacent neighborhood to the east of this potential development (The Woodlands). The Planning Commission voted 9-3 in favor of this project at the December 3rd meeting. Due to the current zoning of this property at CP-3, this particular use of a gas station/convenience store is permitted by right at this location. This is a site-plan revision to aid in the development of this gas station/convenience store to better suit the commercial corridor and neighboring properties. City Staff recommends that the request be approved contingent upon the listed conditions.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer, Assistant To the City Manager/Planning Administrator

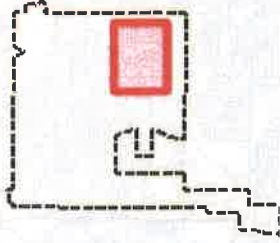
*PC*  
City Attorney

*SW*  
City Manager





## Gladstone, MO



- Legend**
- KCPL Lights
  - Gladstone Lights
  - School Point
  - Bike Parking
  - Bus Stop
  - Point of Interest
  - Church
  - Apartment Point
  - Street Centerline
  - Edge Of Pavement
  - Driveway
  - City Limits
  - Parcel
  - Building Footprint
  - School Polygon
  - City Park
  - Villages
  - Apartment Polygon

### Notes

185' Letters  
6221 N Chestnut  
File 2018-016

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION





## **Community Development Department**

### **Staff Report**

Date: October 17, 2018

File #: 2018-016

Requested Action: Site Plan Revision, 6221 N Chestnut

Date of PC Consideration: November 19, 2018

Date of Council Consideration: December 10, 2018

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Applicant: 3F30 Architects  
7501 NW Tiffany Springs Prkwy Ste 240  
Kansas City, MO 64153

Owner: Cascone Land Co  
3737 N Oak Trfwy  
Kansas City, MO 64116

Architect/ 3F30 Architects  
Engineer: 7501 NW Tiffany Springs Prkwy Ste 240  
Kansas City, MO 64153

Address of Property: 6221 N Chestnut Avenue

### **Planning Information**

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- Current Zoning: CP – 3; Planned District, Commercial
- Zoning History: None Recent - CP – 3; Planned District, Commercial
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Commercial; South – Commercial; East – Residential (Woodlands Community); West - Commercial/N. Antioch Rd.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### **Additional Information**

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- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via two existing access points on N. Chestnut Ave.
- Traffic Impacts: None, comparable/relative to the historical land use of the property (Public Safety Review)
- Parking Required: 25 spaces
- Parking Provided: 41 spaces
- Proposed On-Site Improvements: See staff analysis
- Proposed Off-Site Improvements: None
- Proposed Landscaping: See site plans and analysis

- Proposed Signage: - Proposed monument sign permitted separately when brand is selected

## Analysis

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The applicant is requesting site plan approval on behalf of Mr. Charles Cuda, OPES Commercial Real Estate, for the purpose of constructing a convenience store/gas station at 6221 N Chestnut Avenue (formerly known as Tanners restaurant). Their plan is to significantly remodel the building, bring the structure up to code, and retrofit the property using a combination of EIFS, stone, artificial stone, and a metal awning for the exterior (renderings can be found inside the PC packet).

The site plan shows additional trees and landscaping being planted on the eastern side of the property located directly behind the proposed convenience store/gas station, creating the required 35ft buffer zone between the subject commercial and residential properties. There is also proposed landscaping on the western side of the property near the planned monument sign and green space between the two egress/ingress (N Chestnut Ave) access points. City Staff recommends that the trees and shrubs being planted on the property be native to Missouri by nature in an effort to aid in a better streetscape and survival.

Regarding aesthetics of the proposed structure, two primary guiding principles are described in the City's Comprehensive Plan. The Plan states the City should:

1. Promote compatible growth
  - a. Ensure the urban design framework of new development is compatible with the character of the community
2. Promote quality development and improve area appearance

In the BMP analysis conducted by Kaw Valley Engineering, runoff drains towards the southwest corner of the property and a bio-swale will be implemented to capture and treat runoff from the fueling area prior to runoff exiting the site.

Included in the Planning Commission packet is a letter from World Fuel Services describing the experience of Amir Nadeem Mehdi who will be the store operator for the proposed gas/convenience store. Staff has also included a "retail mystery shop score" for the proposed operator for their various other locations.

There are residents in adjacent neighborhoods, located to the east of the subject property, that are opposed to this particular project. The Community Development Department has received multiple phone calls and a signed letter (PC Packet) from the Woodlands HOA Board in opposition.

Mr. Cuda will not be present at the December 3<sup>rd</sup> Planning Commission meeting, but has sent the Planning Commission a letter addressing issues and concerns of both the residents and the commission. **Please see the letter attached in the PC Packet.**

## **Recommended Conditions**

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City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. Relocation of the trash dumpster to the North West corner of the parking lot away from the residential area adjacent to the property.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
7. Outdoor lighting cannot be greater than 0.25 foot-candles and 10 feet beyond the property line.
8. Dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of the glazed area of the building shall have signage.
12. Hours of operation are from 5:00 a.m. through 2:00 a.m. (Store will be closed from 2:00 a.m. through 5:00 a.m. Monday – Sunday).
13. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
14. Construct and maintain in perpetuity a 6 ft. PVC privacy fence, earth tone in color, along the eastern property line.
15. Maintain growth between the commercial privacy fence and the residential privacy fence in perpetuity.

## **Recommendation**

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City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.

## GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers December 3, 2018

**1. Meeting called to Order- Roll Call.** Chairman Ward called the meeting to order at 7:00 pm.

Commissioners present were:

- Chase Cookson
- Mike Ebenroth
- Alicia Hommon
- Gary Markenson
- Jennifer McGee
- Katie Middleton
- Kim Murch
- James New
- Shari Poindexter
- Bill Turnage
- Larry Whitton
- Don Ward, Chair

Also present:

- Jean Moore, Council Liaison
- RD Mallams, Council Liaison
- Scott Wingerson, City Manager
- Austin Greer, Assistant to the City Manager/Planning Administrator
- Alan Napoli, Com Dev Administrator/Building Official

**2. Pledge of Allegiance to the United States of America.**

**3. Approval of Minutes.**

Chairman Ward asked if there was a motion to approve the minutes from the November 19, 2018 meeting. Ms. Hommon moved to approve the minutes; Mr. Markenson seconded. The minutes were approved, 12-0.

**4. Other Business.** None.

**5. Public Hearing: Site Plan Revision (continued from the November 19, 2018 meeting), 6221 N Chestnut Avenue. File #2018-016.** Chairman Ward stated that this is a continuation of the previous discussion and asked if staff had any additional information.

Mr. Greer shared that the applicant, 3F30 Architects, is requesting a site plan revision on behalf of Mr. Charles Cuda, OPES Commercial Real Estate, for the purpose of constructing a convenience store and gas station at 6221 N Chestnut Avenue, formerly known as Tanners Restaurant. Due to the current zoning of this property at CP3, this particular use of a gas station/convenience store is permitted by rite at this location. This is a site plan revision to aid in the development of this gas station/convenience store to better suit the commercial corridor and neighboring properties. The staff report primarily stays the same from the November 19<sup>th</sup> Planning Commission with a few changes in regard to the recommended conditions.

Staff corrected condition number ten (10) to state:

10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.



Staff also included a 14<sup>th</sup> and 15<sup>th</sup> condition to address the fencing and growth that could occur between the residential and proposed commercial fence. The current wooden fencing belongs to the individual residents. Conditions number 14 and 15 read as follows:

14. Construct and maintain in perpetuity a 6 ft. PVC privacy fence, earth tone in color, along the eastern property line.
15. Maintain growth between the commercial privacy fence and the residential privacy fence in perpetuity.

Mr. Greer also mentioned the letter that Mr. Cuda wrote to the Planning Commission to address the neighborhood and Planning Commission's concerns from the November 19<sup>th</sup> meeting. At this time, City Staff and the architect can answer any questions they may have.

Mr. Murch asked why staff is recommending a PVC fence.

Mr. Greer explained that it holds up better than a wooden fence and is a cleaner look. When McDonald's remodeled, they used a PVC fence as well. It is less maintenance.

Mr. Murch stated that he thought they had a wood fence along their parking lot.

Mr. Napoli shared that the fence they have along the back of the property is a PVC or Trex-type fence. It isn't a wood fence. The one along the parking lot may still be wood, but he wasn't sure. The look of a PVC fence will look similar to wood, but the material holds up, it doesn't rot, it doesn't decay, fade, or have any of those issues. The intent is to look natural with the earth-tone colors like the wood fence would be, but be more durable.

Mr. Murch said that his concern with McDonald's parking lot being wood and then the fence that runs along the back there that is might be an odd look to have PVC in the middle of two wood fences.

Mr. Greer stated that the material being used for the fence is something that can be discussed with Mr. Cuda. The City's recommendation (PVC) is because most commercial properties are moving towards it. A wooden fence is much more difficult to take care of.

Mr. Murch asked if it was decided who owned the fence.

Mr. Greer said that the residents own the fencing.

Mr. Murch asked if it was them or the HOA.

Mr. Greer stated that it is the residents.

Mr. Turnage shared that he read Mr. Cuda's response, his letter. He asked if there has been any conversation between Mr. Cuda and the residents.

Mr. Greer said that Mr. Cuda wasn't present so he asked the architect to address that question. He didn't believe that there has been much conversation between the two.

Mr. Turnage asked if he has tried to address any of their concerns.

Mr. Greer stated that he is trying to address them in the letter.

Mr. Markenson asked to clarify that the developer had agreed to all of the conditions.

Mr. Greer confirmed that he had.

Chairman Ward asked if everyone had a chance to review the letter from (Mr. Cuda). There was no further discussion.

**MOTION: By Mr. Markenson, second by Mr. Ebenroth, to recommend the approval of Public Hearing: Sit Plan Revision, 6221 N Chestnut Avenue. File #2018-016.**

<b>VOTE:</b>	<b>Mr. Cookson</b>	<b>Yes</b>
	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Mr. Markenson</b>	<b>Yes</b>
	<b>Ms. McGee</b>	<b>Yes</b>
	<b>Ms. Middleton</b>	<b>No</b>
	<b>Mr. Murch</b>	<b>Yes</b>
	<b>Mr. New</b>	<b>Yes</b>
	<b>Ms. Poindexter</b>	<b>Yes</b>
	<b>Mr. Turnage</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>No</b>
	<b>Chairman Ward</b>	<b>No</b>

**The motion carried (9-3).**

16. **Communications from City Council.** Councilmember Moore reminded them that AJ Farms Holiday Night is a free event on Saturday, December 8<sup>th</sup> from 7:00pm to 9:00pm. She also shared that the Summit Grill will open to the public at 3:00pm on December 12<sup>th</sup>.
17. **Communications from City Staff.** Mr. Greer thanked the Commission for being present. He announced that there will not be a December 17<sup>th</sup> meeting.
18. **Communications from the Planning Commission.** Mr. Markenson added that the AJ Farms Holiday Night would also include arts and crafts for kids. The trail from the museum to the cemetery will have lighted candles so you can walk. Coats are recommended for that walk. It is a lovely event in the evening. He suggested bringing your kids and grandkids and come to enjoy the event.

Chairman Ward announced that this will be his last Planning Commission meeting. He is stepping down as a Planning Commissioner. He will be spending time coaching his son's baseball team. Since he isn't sure of the schedule for tournaments, he didn't want to take a seat and not know if he would be able to attend. He shared that he has enjoyed the last seven years with the Commissioners, City Staff and City Council. He appreciated it.

19. **Adjournment-** Chairman Ward adjourned the meeting at 7:10pm.

Respectfully submitted:

\_\_\_\_\_  
Alan Napoli, Recording Secretary

Approved as corrected \_\_\_\_\_

\_\_\_\_\_  
Don Ward, Chair

Approved as submitted \_\_\_\_\_

December 3, 2018

Mayor and City Council, Gladstone, Mo

My Name is John Chapman. I reside at 118 Woodlands Drive in Gladstone. It is my understanding that the City Council will vote next Monday, December 10 on a proposed change in zoning to allow a Philips Gas station/convenience store to be developed on the existing Tanners location on Antioch Road.

I strongly object to this change as do a majority of my neighbors.

These are my objections:

This property has been a restaurant for 40 years or more. It was a Red Lobster, Old Chicago, Tommy's, a barbeque, and Tanners. Our neighborhood has coexisted with these restaurants for years. We have no objection to another restaurant or similar type business with similar traffic , hours, and lighting.

A Gas station is not a restaurant. This Gas station will operate 21 hours per day, 7 days a week.

It will have non stop traffic for 21 hours each day. That means headlights, noise, fumes and commercial lighting. It will be lighted to attract customers from far down the street. If it is successful it will be busy all day and all night.

I am not opposed to commercial enterprise on Antioch Road. Antioch has been zoned for commercial business for years.

I am opposed to this type of business so close to a residential neighborhood.

A Gas station brings with it pollution concerns, noise pollution, Light pollution, and crime. Convenience store crime is outpacing other crimes in the United States.

I strongly urge a no vote on this zoning change.

I also have a request. All Council members who have not been by this area recently should visit my neighborhood and the proposed Gas station location before your vote next week.

Imagine this change occurring behind your own home.

Thanks for your attention.

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1 speak in favor? Okay. I will close the public hearing is  
2 there any comments from commissioners, discussion?  
3 MR. TURNAGE: I worked at this establishment when it  
4 first started back in '59, I guess when I was 14, 15 years  
5 old. I've been friends with them for a long time, they run a  
6 tight ship. I don't know if you've tried their product. But  
7 it is terrific products. It is taco shells. It always looks  
8 nice, well in appearance, and they are great people. They've  
9 employed a ton of people in Gladstone over the last few  
10 years.

11 MR. CHAIRMAN: Entertain a motion?  
12 (Motion made, seconded, and carried.)

13 MR. CHAIRMAN: Next on the agenda is a public  
14 hearing for site revision 6221 North Chestnut Avenue, File  
15 2018-016. I will open the public hearing.

16 CITY PLANNER: The applicant 3F30 architects is  
17 requesting a site plan revision on behalf of Mr. Charles Cuda  
18 OPES commercial real estate for the purpose of constructing a  
19 convenience store and gas station at 6221 North Chestnut  
20 Avenue, formerly known as Tanner's restaurant. Their plan is  
21 to significantly remodel the building, bring the structure up  
22 to code and retrofit the property using a combination of  
23 EIFS, stone, artificial stone and a medal awning for the  
24 exterior. The site plan shows additional trees and  
25 landscaping being planted on the eastern side of the property

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1 located directly behind the proposed convenience store and  
2 gas station helping create the required 38 feet buffer zone  
3 between the subject commercial and residential properties.  
4 There is also proposed landscaping on the western side of the  
5 property near the planned monument sign and green space  
6 between the two egress and ingress access points off of  
7 Chestnut. City staff recommends that the trees and shrubs  
8 being planted on the property be native to Missouri by nature  
9 in an effort to aid in better street scape and survival.  
10 Regarding the aesthetics of the proposed structure, two  
11 primary guiding principals are described in the City's  
12 Comprehensive Plan. The plan states the City should promote  
13 compatible growth, ensure the design work is the compatible  
14 to the character of the community, promote quality  
15 development and improve area appearance. In the BMP analysis  
16 conducted by Kaw Valley Engineering, run-off drains toward  
17 the southwest corner and a bio-swale will be implemented to  
18 capture and treat run-off from the fueling area prior to  
19 run-off exiting the site. Included in the planning  
20 commission packet is a letter from World Fuel Services  
21 describing the experience of Amir Nadeem Mehndi, who will be  
22 the store operator for the proposed gas and convenience  
23 store. Staff has also included a retail mystery shop score  
24 for the proposed operator for their various other locations.  
25 There are residents in adjacent neighborhoods located to the

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1 east of subject property that are opposed to this particular  
2 project. The community development department has received  
3 multiple phone calls and a signed letter included in your  
4 packet from the Woodlands HOA board in opposition. City  
5 staff recommends that the following conditions be considered  
6 if the Planning Commission and City Council choose to approve  
7 this project request. Number 1, any and all disturbed areas  
8 shall be sodded. Number 2, all manicured grass and  
9 landscaped areas that'll be irrigated and maintained in  
10 perpetuity. Number 3, all mechanical equipment on the roof  
11 shall be screened from public view by a parapet or approved  
12 screening similar in design to the rest of the structure.  
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14 of mechanical equipment. Number 4, a compliant monument sign  
15 shall be used to serve the development. The monument sign  
16 will need a minimum of 240 square feet of area landscaping  
17 around the sign. Number 5, relocation of the trash dumpster  
18 to the northwest corner of the parking lot away from the  
19 residential area adjacent to the property. Number 6, all  
20 exterior lighting on the site shall be LED and designed to  
21 reduce adverse impact on adjoining residential properties.  
22 Number 7, outdoor lighting cannot be greater than 0.25 foot  
23 candles and 10 feet beyond the property line. Number 8,  
24 dumpster shall be enclosed with materials consistent with a  
25 primary building. Specific colors shall be submitted and

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1 approved as part of the building permit. Number 9, trash  
2 service, store deliveries and gasoline refilling (underground  
3 commercial gasoline tanks) shall occur between the hours of  
4 7:00 a.m. and 10:00 p.m. Number 10, tractor/trailers,  
5 storage containers and other commercial vehicles excluding  
6 delivery trucks shall not be parked or stored overnight on  
7 the premises. Number 11, no more than 50 percent of the  
8 glazed area of the building shall have signage. Number 12,  
9 hours of operation are from 5:00 a.m. through 2:00 a.m. The  
10 store will be closed from 2:00 a.m through 5:00 a.m., Monday  
11 through Sunday. Number 13, signage compliant with the sign  
12 code shall be used. Signage shall be approved at the time of  
13 permitting. Thank you, and that is all, Mr. Chairman.

14 MR. CHAIRMAN: Any questions for staff?

15 COMMISSIONER: To begin with, could you be kind  
16 enough to give us a broader picture of those four buildings  
17 that are on that block? I just did a drive-by and it looked  
18 like three of the four buildings were abandoned.

19 CITY PLANNER: Sure, one of the old buildings used  
20 to be Lawson Bank. Currently that is vacant and we've been  
21 hearing rumblings that it might be a doctor's office  
22 eventually. And then the old Tanner's property obviously is  
23 vacant. And then I'm trying to think of the other two  
24 properties. QuikTrip.

25 COMMISSIONER: It was going to be a laundromat but



<p style="text-align: right;">Page 9</p> <p>1 now it's on hold, I think.</p> <p>2 CITY PLANNER: Sure. The owner of that development</p> <p>3 has recently bought another property in Independence and is</p> <p>4 working on that. His plans are to still develop a laundromat</p> <p>5 in that location sometime early next year.</p> <p>6 COMMISSIONER: I have a couple of others. Delivery</p> <p>7 trucks can park there overnight?</p> <p>8 CITY PLANNER: Delivery trucks cannot park there</p> <p>9 overnight.</p> <p>10 COMMISSIONER: Okay. No. 10 --</p> <p>11 CITY PLANNER: Excluding -- I apologize.</p> <p>12 COMMISSIONER: Should that be including? You see</p> <p>13 where I am on 10?</p> <p>14 CITY PLANNER: Including, yes, sir.</p> <p>15 COMMISSIONER: Should be including, so any motion we</p> <p>16 make -- can I just make a motion to change the word excluding</p> <p>17 to the word including, number 10 of the recommended</p> <p>18 conditions, if we could get that out of the way. And if I</p> <p>19 could -- if I can move that we, condition No. 10, delete the</p> <p>20 word excluding and replace it with the word including.</p> <p>21 I don't see much in here on the screening between the</p> <p>22 properties to the east and the --</p> <p>23 CITY PLANNER: Between residential and commercial.</p> <p>24 COMMISSIONER: Yeah. Right now there is a fence and</p> <p>25 it is deteriorated, it's dilapidated. There is a five foot</p>	<p style="text-align: right;">Page 11</p> <p>1 MR. CHAIRMAN: Any other questions for staff? Does</p> <p>2 the applicant wish to come up and speak?</p> <p>3 MR. RUOFF: Good evening. My name is Brian Ruoff.</p> <p>4 I'm with 3F30 Architects. I'm representing the developer,</p> <p>5 Chuck Cuda, who is behind me. I'm going to make this very</p> <p>6 brief, because I think everybody understands the project in</p> <p>7 its entirety, we are agreeable to the entire list with the</p> <p>8 one exception is we are not -- we have not confirmed the</p> <p>9 structural capability of the tall parapets on this building</p> <p>10 yet. So we are agreeable to screen. We just don't know</p> <p>11 exactly how that is going to occur. We have the option of</p> <p>12 parapet walls, but then we get snow drifting issues and</p> <p>13 without having a full structural analysis of the roof</p> <p>14 structure at this point in time I don't know what I can do.</p> <p>15 We are trying to get the front up as far as we can because it</p> <p>16 is a new wall. The whole front wall is going to be new</p> <p>17 because I don't know if everybody understands, we are taking</p> <p>18 20 some feet off the existing building and rebuilding that</p> <p>19 entire front face for store front. So with that said, the</p> <p>20 other options would be hats on the rooftop units, other</p> <p>21 options that may or may not be the best option we have</p> <p>22 available. So I would promote a little more landscaping or</p> <p>23 strategic placement of trees for that one line item. Going</p> <p>24 backwards slightly we have tried our best to get the 35 feet</p> <p>25 of landscaping between the residential and the commercial</p>
<p style="text-align: right;">Page 10</p> <p>1 gap in the fence, I mean it's, just falling apart. Is that</p> <p>2 fence going to stay there? I know there is going to be shrub</p> <p>3 and screening. Talk a little about the screening.</p> <p>4 CITY PLANNER: Sure. I spoke with Mr. Cuda this</p> <p>5 morning about the fence, and according to the survey we think</p> <p>6 it's actually the residents that own that fence.</p> <p>7 COMMISSIONER: The homeowner's association that owns</p> <p>8 it or the residents that are adjacent to it?</p> <p>9 CITY PLANNER: That is a really good question. But</p> <p>10 we can find out.</p> <p>11 COMMISSIONER: That's fine. Could you talk about</p> <p>12 the screening that they envision putting there? Because I</p> <p>13 assume the fence is going to remain.</p> <p>14 CITY PLANNER: I think the architect could probably</p> <p>15 do a better job than I could.</p> <p>16 COMMISSIONER: Thank you, Mr. Chairman.</p> <p>17 MR. CHAIRMAN: Any other questions for staff?</p> <p>18 COMMISSIONER: I was also concerned about a fence in</p> <p>19 the back. And I think if this fence has to be taken down</p> <p>20 that there should be somewhere in here that says a</p> <p>21 replacement fence should be put up.</p> <p>22 CITY PLANNER: So what we could add, is if we find</p> <p>23 out that HOA does or does not own the fence, then we could</p> <p>24 include that in the conditions as long as the developer would</p> <p>25 agree to that.</p>	<p style="text-align: right;">Page 12</p> <p>1 property. Because of the existing building location it's not</p> <p>2 going to be 35 feet in all places, but wherever it can be 35</p> <p>3 feet, it will be 35 feet. We would like to maximize the tree</p> <p>4 plantings in that area because that is going to be the most</p> <p>5 benefit above the fence line, is trees. So I think that</p> <p>6 would be recommended. We do have some landscaping going into</p> <p>7 the front that was mentioned and a small retention pond,</p> <p>8 filtering pond is going to be at the very front of the</p> <p>9 property on the west side. And we've increased the</p> <p>10 landscaping around the monument side that would be in the</p> <p>11 southwest corner. I do have a color rendering if anybody</p> <p>12 wants to see it over here that might be a little more visual</p> <p>13 for everybody to look at. Other than that, we are available</p> <p>14 for questions and comments.</p> <p>15 MR. CHAIRMAN: Any questions for the applicant?</p> <p>16 COMMISSIONER: Is this going to be a gas station</p> <p>17 slash convenience store?</p> <p>18 MR. RUOFF: It is going to be a gas station -- it is</p> <p>19 convenience store -- it is going to have convenience store,</p> <p>20 going to have liquor and a small restaurant. The restaurant</p> <p>21 is a little bit up in the air. That may not occur. But it</p> <p>22 is probably going to be a carry-out restaurant. It is</p> <p>23 greatly simplified from what is there now, if anybody has</p> <p>24 been in this the original Tanner's. The kitchen is huge.</p> <p>25 And all that has to come out. There is a huge walk-in, there</p>

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1 is a huge hood. All of that has to be removed.  
 2 COMMISSIONER: Hours are going to be from 5 to 2?  
 3 MR. RUOFF: It is. We are agreeable to what staff  
 4 put in the report.  
 5 CITY PLANNER: We were suggesting between 2:00 a.m.  
 6 and 5:00 a.m. that they would close down.  
 7 MR. RUOFF: And the owner, developer and operator  
 8 are agreeable to those hours. I've done many, many  
 9 convenience stores in the past over the years. I used to  
 10 work, do stores for Phillips and Conoco and that sort of  
 11 thing. The petroleum part of this is going to be I think  
 12 very well laid out. It is going to be smooth and it is going  
 13 to operate as it should. From a convenience store  
 14 standpoint, that is an operational question. But it is a  
 15 4,000, 5,000 square foot building. So it should be  
 16 comfortable and have quite a bit of amenities on the inside.  
 17 No drive-through. I think drive-through was a concern with  
 18 the neighborhood. Because of the landscaping we are  
 19 completely landscaping the east side of this property so  
 20 there will be no drive-through. We are amiable to moving the  
 21 trash enclosures to the McDonald's side of the lot. I think  
 22 McDonald's is 24 hours, you know, in operation but they have  
 23 an easement that runs through that property so it is trash  
 24 enclosure will be between their easement and where the bank  
 25 property is. We are amiable. We are going to completely

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1 relocate the trash enclosure. So we are basically agreeable  
 2 to the entire list of conditions.  
 3 COMMISSIONER: I'm sorry I have so many questions.  
 4 Can you tell me a little bit more about the screening, the  
 5 trees you are going to plant on the east side of the  
 6 building? I'm still a little hazy on what you are doing  
 7 there. Wrong person again? I'll get the right person if I  
 8 keep asking the question.  
 9 MR. RUOFF: Well, right now it is a very preliminary  
 10 landscape plan. But we are proposing a lot more trees than  
 11 shrubs, because the trees are going to be beneficial. So  
 12 this is the property as it is now. And the building extends  
 13 out to here. We are taking off this part of the building.  
 14 We are going to rebuild the front. This is all going to be  
 15 the existing building, structurally, you know, everything  
 16 inside here has to be dealt with, panels, panel room, all  
 17 that has to stay because that is the only way to meet the  
 18 budget on the project. We are proposing anything back here  
 19 that is not part of the building or the sidewalk system would  
 20 be removed and landscaped. So we can plant plants here, but  
 21 the neighborhood won't benefit from the plants we are willing  
 22 to do that. But the trees are going to be the biggest  
 23 benefits for the houses for the neighborhood. So this is  
 24 our -- this is our solution to the screening on the back side  
 25 of the building, is to get these trees in here. Now what

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1 I've got is, I've got some medium size and some -- basically  
 2 I'll tell you exactly what they are right now, it is a Norway  
 3 maple and Patmore ash. So it is a combination -- we are open  
 4 to anything in here, but we want to make sure they are  
 5 selected and placed so we can get the most benefit and that  
 6 can be done by sightlines and those sort of things. The  
 7 front end we have to get traffic through here, so we've done  
 8 this triangular shape around the monument sign that will be  
 9 landscaped with flowering plants, this is the green space  
 10 here I have to work with the civil engineer on, because this  
 11 is going to be held down so water will run through that  
 12 filter. And there is the trash enclosure location now -- I'm  
 13 sorry future. And now it's right here. So that is what --  
 14 we are proposing to move it away.  
 15 COMMISSIONER: Where is the gas tanks going to go?  
 16 MR. RUOFF: Gas tank right now, I've done a bunch of  
 17 these -- gas tank right here. Okay. From a tanker  
 18 standpoint, I used to bring actual drivers to these meetings  
 19 which was always interesting, because they would say, well, I  
 20 gotta back the truck -- they do the whole scenario of how  
 21 they get the truck on and off-site. I don't want them to  
 22 back up if I don't have to. My goal is to get a tanker on  
 23 and off-site without backing up this site. They are going to  
 24 probably come in this way and swing around. They've got to  
 25 come all the way around here. And most tankers drop on the

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1 right. The hoses are on the right side. So that is the  
 2 ideal situation. But it is kind of tight for doing that.  
 3 They may want to do another round. It depends if there is  
 4 cars parked here. But they can come through either way. But  
 5 the idea is to keep the fuel close to the canopy. That is  
 6 the objective.  
 7 COMMISSIONER: Just so that I'm clear, you are going  
 8 to tear out the concrete that is behind the building that is  
 9 all crater, and looks like there has been bombs dropped on it  
 10 and stuff, you are going to take that out and put in dirt and  
 11 sod and put the trees on that?  
 12 MR. RUOFF: It is going to be fully landscaped. It  
 13 is going to be sod and trees. My preference is sod and  
 14 trees. What you've seen in your packet is the -- a little  
 15 short of 35 feet because I was given the 35 foot condition  
 16 later. This is the 35 foot line right here. This line right  
 17 here. So we are going to take out to the sidewalk, I have a  
 18 transformer here there is that shed back here. We are taking  
 19 everything out that we can and landscaping.  
 20 MR. CHAIRMAN: Any other questions from the  
 21 commissioners?  
 22 COMMISSIONER: There is a Conoco station a couple  
 23 blocks across the street to the west. Will that continue to  
 24 operate, or are they separate entities unrelated, unrelated?  
 25 Okay.

<p style="text-align: right;">Page 17</p> <p>1 COMMISSIONER: So you are going to need a variance  2 as far as the set-back on part of that, you don't have 35  3 feet?  4 MR. RUOFF: Well, that is up to staff.  5 CITY PLANNER: No. Since it is CP zoning, the  6 planned portion of that gives a little bit of flexibility, so  7 a variance wouldn't be needed.  8 COMMISSIONER: I just wondered if you needed to go  9 to BZA and get a variance.  10 CITY PLANNER: We didn't think that was necessary.  11 MR. RUOFF: We are caught between existing building,  12 we'll do what is required.  13 MR. CHAIRMAN: Any other questions?  14 COMMISSIONER: Yeah. I think I know, but can you  15 clarify what kind of access there would be for traffic from  16 that building to the neighborhood, behind there, what roads  17 are back there they would use to get -- I mean, part of the  18 thing is to increase traffic to the neighborhood. How will  19 that increase traffic to the neighborhood?  20 MR. RUOFF: The entrance of the neighborhood is  21 several blocks, I don't know what is the street that goes,  22 Shady Lane. This is bank property right here on this edge.  23 And so we have no real landscape on that edge on that side  24 available because the parking property line is right on  25 our -- existing property line.</p>	<p style="text-align: right;">Page 19</p> <p>1 But, yes.  2 COMMISSIONER: It is not a problem for the owners,  3 is that what you are saying?  4 MR. RUOFF: Well, Chuck, do you want to talk about  5 that?  6 MR. CUDA: It is not an issue in this particular  7 case.  8 MR. CHAIRMAN: Step up to the mic. State who you  9 are and your address.  10 MR. CUDA: Chuck Cuda, 6051 North Chestnut,  11 Gladstone, Missouri. For this particular instance we felt  12 that we would be amenable to the neighborhood and it would be  13 beneficial to everybody if we operated within these hours, so  14 the owner feels that with this particular demographic he is  15 comfortable with these hours. And to the point about the  16 screening, with the topography differential with the houses  17 sitting lower we could put bushes over there but, we feel the  18 trees provide the better screening. And regarding the fence  19 with the differential of wood that is being used on those, we  20 feel it is each homeowner's fence, it's their particular  21 fence, but we would be amicable to looking at possibly  22 re-screening that back side once we are done with  23 construction.  24 MR. CHAIRMAN: So the fence isn't part of your guys'  25 development?</p>
<p style="text-align: right;">Page 18</p> <p>1 COMMISSIONER: I just wanted clarification on that.  2 MR. CHAIRMAN: Any other questions?  3 COMMISSIONER: I'm not sure you are the person for  4 this either, but I was -- the hours of operation, the  5 restriction on them is very unusual. I can't think of  6 anything that we restrict except liquor sales. Several  7 months ago when we had the laundromat issue we put in  8 restrictions on hours, but the City Council felt that was  9 unwarranted and took them out. So the laundromat can operate  10 24 hours a day. But a convenience store that generally  11 operates 24 hours a day would be restricted. Is that a  12 problem for you, putting you at a competitive disadvantage  13 with Ily-Vee and QuikTrip and others?  14 MR. RUOFF: Well, because I've done 100 of these  15 over 25 years the ownership, that opinion does vary. Most  16 convenience store owners would like to stay open for 24 hours  17 for two reasons. One is it does bring a little more revenue,  18 but also it is a security issue, that they want -- they like  19 to have somebody on their site 24 hours a day so they don't  20 have other issues. They like a 24-hour operation so that  21 they are watching their stores.  22 COMMISSIONER: It is not a big time for business,  23 though, is it?  24 MR. RUOFF: They usually lose money on the sales  25 part. It depends on your relocation and what you are doing.</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. CUDA: It is not part of our development, but we  2 would entertain incurring that cost post-construction.  3 MR. CHAIRMAN: Any other questions for the  4 applicant? Okay. All right, next on is anybody in the  5 audience wishing to speak in opposition, please step to the  6 mic and state your name and address, please.  7 MS. BAKER: Good evening, Michelle Baker, 108 the  8 Woodlands. Thank you for affording me the opportunity to  9 come and speak before you in lieu of being with my family  10 watching the Chiefs play, which I'm sure right about now you  11 would rather be watching as well. My attendance dance here  12 is twofold. One, for my own personal voice and the second to  13 be the voice for at least 44 residents of the Woodlands  14 neighborhood who have responded that they did not want this  15 site re-planned. We are a small close-knit single access  16 neighborhood of 95 residents. I've already shared with you  17 the residents' comments in writing in the packet. I printed  18 out additional ones that we've received since then if you  19 would like to see those as well. Some of the main issues and  20 concerns that we have are the disruptions due to the  21 proximity to the residents' property in the form but not  22 limited to the hours of operation. I know that you've  23 already touched on it our problem is that 5:00 a.m. to 2:00  24 a.m. is really late for our neighborhood. And the noise that  25 will be generated with traffic flow and lighting would be</p>

<p style="text-align: right;">Page 21</p> <p>1 detrimental, especially to the six houses that butt right up  2 close to that. The potential of water leakage from  3 underground tanks is a worry and a concern for the neighbors,  4 the large tanker and delivery trucks, the -- if you are  5 familiar with Chestnut, the street of Chestnut itself, it's a  6 small little access. It is right there in front of -- it's  7 only access for UMB Bank, the property at 6221 Chestnut.  8 That's it. Because then it curves around and then you  9 actually have to go back around to get into where Lawson Bank  10 used to be. So for a tanker hauling gasoline to be able to  11 manage that, there is going to be, I would think and the  12 neighbors think, substantial destruction of that street right  13 there. It is not an easy turn. You've got the little  14 boulevard that is the beginning of Antioch right there where  15 it splits across the street from CVS. So you have that  16 entrance. And then another entrance coming in from where  17 Lawson Bank used to be off Antioch. The lighting, once  18 again, is so close to the neighborhood that the lighting  19 would be a distraction to those homes. As well as the noise  20 level. Not to mention the increased air pollution from  21 pumping gas, which the US Energy Information Agency says that  22 it's detrimental as far as green house gasses, carbon dioxide  23 that is emitted. And that's why during high ozone times they  24 say please don't fill up your cars with gas right now. Well,  25 that is right there behind our neighborhood. Sewage and</p>	<p style="text-align: right;">Page 23</p> <p>1 of between a mile and a mile and a half between each of them.  2 We have one on Antioch and Vivion. You have one -- a Conoco  3 on Antioch and Kendallwood. Then you have the gas station at  4 Hy-Vee there. And then across the street there is a Quick  5 Pick there. So my question is, why another gas station? So  6 I equate it to like the liquor stores and what it would do,  7 it would bring unnecessary traffic and later possibly crime  8 into the community we don't need. And so I would just ask  9 you to consider our needs, because there is other things we  10 can probably put there that will be more convenient for the  11 community rather than a gas station. Thank you for your  12 time.  13 MR. CHAIRMAN: Is there anybody else in the audience  14 that wishes to speak in opposition?  15 MR. CHAPMAN: John Chapman, 118 the Woodlands. I  16 don't have no problem against commercial development. I've  17 lived in this area since about 1965 from Old Meadowbrook to  18 Brooketree, now the Woodlands. That building has been Red  19 Lobster, Old Chicago pizza, Tanner's, Tommmy's and I think a  20 barbecue place. If these developers want to put in another  21 restaurant, I would be frequenting it. But I'm concerned  22 with pollution issues. I'm concerned with light pollution,  23 air pollution, water pollution and pollution pollution. And  24 so I'm against the development.  25 MR. CHAIRMAN: Thank you. Anybody else in the</p>
<p style="text-align: right;">Page 22</p> <p>1 water run-off issues and the potential for devaluation of the  2 property due to the proximity. I would encourage the  3 planning committee to not only consider what the closest  4 neighborhood, the Woodlands, wishes with regards to this plan  5 revision but to also think about what is best for the City of  6 Gladstone. Does the City of Gladstone truly need another gas  7 station, slash, convenience store when we have 20 right now  8 as far as Google Maps goes and 14 convenience stores, all  9 within the area. Or would it be better for Gladstone to have  10 a restaurant Gladstone residents as well as neighboring  11 cities can come and enjoy and frequent? Thank you very much.  12 MR. CHAIRMAN: Thank you. Anybody else in the  13 audience that wishes to speak in opposition?  14 MR. McINTOSH: John McIntosh, 135 the Woodlands,  15 Gladstone. Chairman Moore, commissioners, I moved here from  16 Los Angeles two years ago and my wife and I, we chose the  17 Woodlands because we enjoyed the wonderful ambience of the  18 trees and everything we live in that was there. And the only  19 thing I just want to add to my fellow neighbor Michelle is  20 that in Los Angeles we had a problem and we brought it up  21 before the City Council, I lived in Whittier, which is a  22 suburb with liquor stores, they had liquor stores on every  23 corner. And so I equate this particular project, a gas  24 station, to the liquor store problem that we had. Why have  25 another gas station when I know we have four in the proximity</p>	<p style="text-align: right;">Page 24</p> <p>1 audience?  2 MR. SKINNER: Zachary Skinner, 105 the Woodlands.  3 Nothing really to add but to support my neighbors.  4 MR. CHAIRMAN: Thank you.  5 MS. THIESSON: Alicia Thiesson, 123 Woodlands. I  6 live in one of the area that is fairly close to that. We  7 have four kids. We moved into this neighborhood a year and a  8 half ago. We knew that there was restaurants back there,  9 there is a bank back there. We were aware of all that. But  10 a gas station we feel like is a completely different topic.  11 Our two-year-old -- sorry. She has health issues. One of  12 them being in her lungs. So it's a concern of ours that we  13 made this investment into a property and into a neighborhood,  14 we felt like our family would be safe and then the issues  15 that you can have from the pollution and things could further  16 cause her additional health issues. We also have a pool in  17 our backyard, which when you add in all of those factors we  18 spend a lot of time outside, and that would be an issue for  19 us along as resale value. We feel like if we were to need to  20 move, it would be very difficult knowing that there is a gas  21 station right there to sell our home, we feel like we would  22 have trouble. Nobody is going to want to buy a house with a  23 pool in the back yard and a gas station within -- from our  24 house it's probably 200 yards or so, but it is still close  25 enough we feel like it would cause issues.</p>



<p style="text-align: right;">Page 25</p> <p>1 MR. CHAIRMAN: Anybody else?</p> <p>2 MS. NARCUS: Michelle Narcus, 82 the Woodlands. We</p> <p>3 ourselves just moved to a town home that is in the Woodlands</p> <p>4 development a year and a half ago. Ditto for all the same</p> <p>5 issues that have been expressed. Including the property</p> <p>6 value. I myself don't happen to have a property that is</p> <p>7 adjacent to that, but I feel that it will definitely not help</p> <p>8 the value of the homes that do back up to that. The</p> <p>9 Woodlands is a very nice, well kept community and even though</p> <p>10 it was developed in the early '80s and the traffic there is</p> <p>11 congested enough at, I guess Shady Lane, whatever turns into</p> <p>12 there at Antioch, a lot of congestion, it is really hard,</p> <p>13 difficult to get out. That is just going to make it worse.</p> <p>14 I would say for some reason if the committee would make the</p> <p>15 decision that the development is going to go through that I</p> <p>16 definitely think that the developers and the owners should be</p> <p>17 responsible for paying for a very large private fence amongst</p> <p>18 all those properties that are adjacent to that property.</p> <p>19 MR. CHAIRMAN: Thank you.</p> <p>20 MS. GUYSINGER: Hi there, I'm Donna Guysinger. I</p> <p>21 live at 102 the Woodlands. I don't back up there, but I'm</p> <p>22 down the street. And I -- we have been in the neighborhood</p> <p>23 for 25 years. And when we first moved in here, it was kind</p> <p>24 of nice to have the little restaurant back there. And it</p> <p>25 wasn't an issue with noise. And you can hear the noise</p>	<p style="text-align: right;">Page 27</p> <p>1 they are very concerned also. They are just right down</p> <p>2 there. Thank you very much.</p> <p>3 MR. CHAIRMAN: Anybody else?</p> <p>4 MR. CLIMOORE: My name is Joe Climoore and we live</p> <p>5 in the closest house to the building. We live at 127 the</p> <p>6 Woodlands. And we are really concerned about the light and</p> <p>7 the noise. Of course everything that everyone else said</p> <p>8 about the situation there. But I hadn't really thought until</p> <p>9 she said about the trucks turning in, it is not a very good</p> <p>10 place for trucks in and out. So really that is our greatest</p> <p>11 concern is the noise and the lights. Tanner's was a good</p> <p>12 neighbor. We -- Tanner's was probably the best. We</p> <p>13 hardly -- maybe they didn't do any business. I don't know.</p> <p>14 They were very quiet back there. When the other place was</p> <p>15 there, they made a lot of noise and bottles over the fence.</p> <p>16 But Tanner's did very well. Like I say, maybe they didn't do</p> <p>17 a lot. So thanks.</p> <p>18 MR. CHAIRMAN: Thank you.</p> <p>19 MS. THIESSON: Berna Thicsson, 123 the Woodlands.</p> <p>20 My main concern by the health of my child who I already have</p> <p>21 to take to regular doctor's visits is everyone's health</p> <p>22 actually within our community. We have a slightly older</p> <p>23 population within our community. I'm worried about the air</p> <p>24 quality. I know that although it didn't pass, several BP</p> <p>25 organizations tried to push through not allowing a gas</p>
<p style="text-align: right;">Page 26</p> <p>1 currently on Antioch. All the police that go by and the fire</p> <p>2 trucks, it just seems to like it has increased. However, to</p> <p>3 have a convenience store and a gas station backed -- I'm</p> <p>4 going to say 300 feet or 400 feet from your driveway, I can</p> <p>5 only imagine all the noise that is going to create, not just</p> <p>6 with big trucks, but with the garbage, you know, the garbage</p> <p>7 guys coming and people putting in all the glass. There used</p> <p>8 to be a Ripple glass area over there, that was so hard to</p> <p>9 take. This is the Woodlands, the homes, 300, 350,000 and up</p> <p>10 okay? So it's not just a small property. And everyone keeps</p> <p>11 their property up very, very well. We have lots of trees.</p> <p>12 But even still, with all that, you still hear a lot of noise.</p> <p>13 And that is a concern. Especially for the people that</p> <p>14 surround the property, if you are sitting in your back yard</p> <p>15 on a Saturday afternoon with your friends and you hear all</p> <p>16 the noise going on, I would be totally disturbed about that.</p> <p>17 It would really ruin the ambience of that -- of the</p> <p>18 Woodlands. It is a very nice neighborhood. It's quaint and</p> <p>19 it's small and we like it like that. And I have like really</p> <p>20 loved it since there haven't been hardly any -- Tanner's is</p> <p>21 gone and the other building is gone, so it's really nice. It</p> <p>22 is nice and quiet. And that is the way we like it. And the</p> <p>23 other neighborhood that is by the Woodlands is much smaller</p> <p>24 but still they are very quiet, lots of trees, they want it</p> <p>25 that way. And I've talked to several of the homeowners and</p>	<p style="text-align: right;">Page 28</p> <p>1 station 500 feet on the back line property from residential</p> <p>2 properties. We are looking at 35 feet. And that is 35 feet</p> <p>3 of like a quarter of that. So how much is like 25 feet? It</p> <p>4 just keeps getting closer and closer to the properties. So</p> <p>5 every single time someone is re-fueling, every single time</p> <p>6 the tankers come in, we are going to smell it in our back</p> <p>7 yards and smell it in our front yards. And it is not what we</p> <p>8 signed up for when we moved to this community. It is</p> <p>9 outrageous. Unfortunately when the gas station is already</p> <p>10 there, you know what you are getting into. And I think no</p> <p>11 one signed up for this within this community. So, I mean, in</p> <p>12 a year or two when my daughter has health issues, who do I</p> <p>13 submit petitions to that it has been a detriment to her</p> <p>14 health? That I can't take my daughter in my back yard</p> <p>15 because I'm worried about water pollution coming in the</p> <p>16 run-offs and there is not even going to be a fence. It is</p> <p>17 all about cost. They are trying to put whatever works in</p> <p>18 there for the lowest amount of cost without really caring</p> <p>19 what is good for our community. It is just outrageous. Not</p> <p>20 even affording a fence. We already talked about the fence at</p> <p>21 the last meeting with him. It is not even in the plan, so</p> <p>22 obviously he doesn't care what the community wants and he</p> <p>23 doesn't care about the safety and the health of our</p> <p>24 community. So just it's kind of crazy, but just the fact</p> <p>25 that I bought this home to raise my four children in and now</p>

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1 we are considering moving out of the community. The second  
2 it gets approved we are out. It is just insane. Thank you.

3 MR. CHAIRMAN: Anybody else in the audience?

4 MS. VANDERBERG: Winnie Vanderberg, 45 the  
5 Woodlands, also a broker person for Re/Max and I have been  
6 for almost 40 years and I have had experience with these sort  
7 of projects. And I spoke out at the last meeting. I'm  
8 adamantly opposed to this. I think there are far more  
9 negatives than positives. I've not seen any site studies  
10 that give us anything that is going to tell us that it is  
11 going to help our property values. I feel our property  
12 values are going to be dramatically diminished. Already  
13 there are three properties up for sale in the neighborhood.  
14 And I feel according to what I'm hearing here there are  
15 probably going to be more. So what are we looking at, 10,000  
16 20,000, \$30,000 in losses? I moved to the Woodlands as a  
17 widow. I work still at Re/Max. I'm on Kendallwood Parkway.  
18 I moved there to be safe, to have a quiet place to live and a  
19 place to enjoy my seven grandsons. This does not make me  
20 happy, nor does it make anyone in our neighborhood, the 95  
21 homes, happy. I feel that if Mr. Cuda had presented this as  
22 a restaurant or some other use that we would be much happier.  
23 I don't feel that this is the highest and best use of that  
24 space for us as residents there. And I feel if Gladstone  
25 causes this entire community to gradually dissolve and lose

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1 value, then what does that say about us as a city? I just  
2 would ask for you to consider that. Thank you.

3 MR. CHAIRMAN: Anybody else in the audience wish to  
4 speak in opposition? Is there anybody in the audience -- oh  
5 sorry.

6 MR. WATT: My name is Merrill Watt. I'm a  
7 registered professional engineer. 34 the Woodlands. In  
8 addition to the comments you've heard from other members of  
9 the Woodlands Homeowners Association, I would like to just  
10 point out something that concerns me greatly; however, it is  
11 not the most important subject that has come up. Health,  
12 safety, and welfare happens to be the Number 1 issue in my  
13 mind. However, what I would like to learn is if an economic  
14 assessment impact study has been made that projects the  
15 decreased value, cumulatively, for all properties within the  
16 Woodlands Homeowners Association. We've heard from a realtor  
17 that has more than 30 years experience who is gravely  
18 concerned about a market depreciation of those individual and  
19 thus cumulative property values. If, in fact, the assessment  
20 bears out that is so, what remediation financial pool is the  
21 developer or owner going to offer to offset over a long  
22 period of time, a very long period of time, the depreciation  
23 in the asset value? Keep in mind that I believe you heard  
24 this evening from at least one to possibly two owners that  
25 have stated they moved in approximately two years ago. And

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1 with a simple market depreciation of 10 to 12 percent you  
2 could be talking well over two million dollars if properly  
3 assessed. I'm not a certified financial planner. I just  
4 want to point this out. There seems to be no thought for  
5 those people who have lived there before this idea came to  
6 fruition. And so I would like to see, is there a sinking  
7 fund who manages it? How much is it? Because once the  
8 decent curb flattens out on the property valuations, it's  
9 very difficult to get them back up. Many of you have bought  
10 and sold homes and you realize that the appraised value seems  
11 to work when you are buying or selling off of what previous  
12 sales have been for like and similar properties in the  
13 immediate area. So once depressed, it is very difficult to  
14 get them to rise again. This concludes my remarks. Again,  
15 health, safety and welfare of people in my perspective is  
16 Number 1, and this onerous potential economic depreciation  
17 concerns me greatly. Thank you very much for your time and  
18 consideration. I hope that you oppose this project.

19 MR. CHAIRMAN: Anybody else in the audience wish to  
20 speak in opposition? Seeing no more, is there anybody in the  
21 audience that wishes to speak in favor of the idea? No  
22 response.

23 MR. CHAIRMAN: All right. Is there any discussion  
24 by the planning commission?

25 COMMISSIONER: Can I offer another amendment?

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1 MR. CHAIRMAN: Yes.

2 COMMISSIONER: Condition No. 14, the applicant shall  
3 replace the fence on east side of property with a six foot  
4 privacy fence. We've been talking about it and we've not  
5 done anything with that.

6 COMMISSIONER: I'll second that motion. The  
7 applicant shall replace the fence on the east side of  
8 property with a six-foot privacy fence. And I use the word  
9 replace because I think the fence that is there needs to come  
10 down before it falls down.

11 COMMISSIONER: If the fence is on a property that is  
12 owned by someone else, is that legal for us to require it?

13 CITY PLANNER: The fence, if it is on private  
14 property, not on this property, then they cannot take it  
15 down. They would be damaging private property. They can put  
16 a secondary fence up on their property. Though, you do have  
17 the problem of two fences being next to each other and issues  
18 that happen between two fences, that type of thing. But they  
19 could not take the other fence down unless the homeowner  
20 allowed them to do it.

21 COMMISSIONER: I'll withdraw my motion.

22 MR. CHAIRMAN: Thank you.

23 COMMISSIONER: So I would like to say that I  
24 personally don't have a problem with this but I think that we  
25 need to consider all these people who came out to speak

<p style="text-align: right;">Page 33</p> <p>1 against it and really take their perspective into 2 consideration when we are deciding on this. 3 COMMISSIONER: The issue of the fence still bothers 4 me quite a bit. I would really like to see them put a fence 5 up on the property -- the subject property and let the 6 homeowners that have that fence there that is falling down 7 take care of that. 8 MR. CUDA: We could add that condition subject to 9 the property owner's granting us access to the property to 10 put that fence on their property. But then who maintains the 11 fence? We will replace the fence if the property owner 12 maintains it, subject to their approval. 13 MR. CHAIRMAN: Quick question on the fence, and I 14 may need to address the audience on this, is it an HOA fence 15 or is it a residential owned fence? 16 CITY PLANNER: Either way it's still private 17 property. So either the resident who lives there, if it is 18 theirs -- or the HOA would have to agree to it either which 19 way. 20 COMMISSIONER: Does the QuikTrip not back up to this 21 same Woodlands? 22 MR. CHAIRMAN: No. It backs up to another 23 neighborhood. 24 COMMISSIONER: That is a different neighborhood 25 where the QuikTrip backs up to?</p>	<p style="text-align: right;">Page 35</p> <p>1 PUBLIC MEMBER: They closed at 10 or 11. The hours 2 of their operation were 7 to 9, 7:00 a.m. to 9. But for a -- 3 CITY PLANNER: She was correct, the hours were -- I 4 don't remember specifically, but somewhere between 9 and 5 10:00, I believe. 6 COMMISSIONER: That is consistent over time? I 7 remember at one point -- I believe it's owned by UMB Bank 8 now -- wasn't there a nightclub there at one time? Maybe 9 that goes back 20 years or so. I guess my next question 10 would be, who came first, the Woodlands or that building? 11 CITY PLANNER: Actually the building was there 12 before the Woodlands was there. The Woodlands developed 13 later on back in that area. 14 COMMISSIONER: What is the type of license for the 15 city? I believe Tommy had a 2:00 liquor license. 16 CITY PLANNER: I think we are 1:00. Don't hold me, 17 but I think we are 1:00. 18 COMMISSIONER: But if you build a housing 19 development next to a commercial development, shouldn't you 20 expect some of this stuff and shouldn't that already been in 21 your housing pricing? 22 CITY PLANNER: Current property there has been a 23 restaurant and it has always been a restaurant, never been 24 anything else. A restaurant bar grill restaurant, that type 25 of thing. This is the first time property has ever had a use</p>
<p style="text-align: right;">Page 34</p> <p>1 CITY PLANNER: It is a different neighborhood. 2 COMMISSIONER: Isn't it real close in proximity to 3 the Woodlands. 4 CITY PLANNER: Not as close. I don't actually 5 physically have the map, I could not tell you exactly, but it 6 does not appear to be as close. 7 COMMISSIONER: So McDonald's, the bank, not the 8 Lawson, but the other bank and then -- 9 CITY PLANNER: Then the old QuikTrip and yeah -- 10 Yep. 11 COMMISSIONER: I've heard Tanner's referred to as a 12 restaurant a lot. My personal opinion is that was more of a 13 bar than a restaurant. 14 CITY PLANNER: It was a restaurant/grill. I mean, 15 this -- all the years it has been there from Red Lobster to 16 Tanner's, it has been some form of restaurant/grill bar-type 17 thing. 18 COMMISSIONER: They had outdoor seating and that 19 wasn't a problem is what I heard? 20 CITY PLANNER: Outdoor seating was actually on the 21 west side of the building. 22 COMMISSIONER: But from a noise perspective, that 23 wasn't a problem? I mean, all -- any noise or whatever 24 should be on the west side of the building in the C store as 25 well.</p>	<p style="text-align: right;">Page 36</p> <p>1 change since this development. 2 COMMISSIONER: How long has that property been CP3? 3 CITY PLANNER: Somewhere back in the '80s, late 4 '70s. I'm not 100 percent sure when Red Lobster, whenever 5 Red Lobster was the original. 6 COMMISSIONER: What are the types of businesses in 7 general that can go into CP3? 8 CITY PLANNER: There is a lot. Anywhere from the 9 convenience store, restaurants basically anything C 1, C 2. 10 COMMISSIONER: How long have those been vacant, do 11 you know just about? 12 CITY PLANNER: The Lawson BANK recently were bought 13 out by Bank Liberty sometime this year. They moved out of 14 there. The QuikTrip was last year when it closed up. And 15 those are the ones that are empty besides Tanner's moved out 16 maybe two years ago pushing that at the most. 17 COMMISSIONER: Thank you. 18 COMMISSIONER: I haven't given up on the privacy 19 fence. 20 CITY PLANNER: Mr. Chairman, you do need to close 21 the public hearing? 22 MR. CHAIRMAN: We'll close the public hearing. 23 COMMISSIONER: I wonder if we could consider 24 wording -- I'm not making a motion yet -- that says the 25 applicant shall build a six-foot privacy fence on the east</p>

<p style="text-align: right;">Page 37</p> <p>1 side of the property in addition to the plantings.  2 COMMISSIONER: Contingent upon homeowners.  3 COMMISSIONER: No, on the applicant's property, so  4 you are going to have fence on fence, but still going to have  5 a decent screen. And then the property owners can tear down  6 their fence, which I would recommend before it falls. Could  7 that be done?  8 CITY PLANNER: I think as long as the developer</p>	<p style="text-align: right;">Page 39</p> <p>1 the procedure, if we support this, it is a recommendation  2 that goes to the Council. If we do not recommend it, it goes  3 to the Council with no recommendation? How does that work  4 exactly?  5 CITY PLANNER: Well, if the Planning Commission does  6 not recommend this project, we will probably work with the  7 developer and the neighborhood to try to come to some type of  8 agreement before it gets brought to City Council.</p>
<p>9 would agree to that, I believe he stated he would do  10 something along those lines. We could add that as a  11 condition, yes.  12 COMMISSIONER: What would we do about growth in  13 between the two fences? Weed and vegetation?  14 CITY PLANNER: That becomes an issue. You could put  15 the fences -- I don't know how far their fence is off the  16 property line, that becomes an issue. Ideally you don't want  17 to have two fences because it does cause issues between the  18 two fences for maintenance and whose responsibility it is to  19 maintain those fences. So --  20 MR. CHAIRMAN: If something like that was done there  21 needs to be a separation of fences so that there is  22 maintenance that could be done between the two.  23 CITY PLANNER: That would be correct. And depending  24 where the current fence is, how much property and who is  25 going to maintain it, that type of thing.</p>	<p>9 COMMISSIONER: But it will go to the City Council no  10 matter what we do?  11 COMMISSIONER: Yes.  12 CITY PLANNER: Yes.  13 COMMISSIONER: On the east side I notice there is a  14 eight-inch tall curb that is, is it my correct understanding  15 that that is all going to be taken out? That curb? Because  16 that kind of keeps any water for getting into the back yards  17 of about three or four home homes there.  18 CITY PLANNER: I am going to ask for the architect  19 to go ahead and answer that question.  20 MR. RUOFF: Actually that is a good question,  21 because when we take all that paving out, storm water and  22 rain will soak into that ground. Which is a benefit and it  23 is a catch 22 in some ways. So I would send it to a civil  24 engineer to make sure we have to berm it or control it, we  25 don't want any water going to the residential, but right now</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. CHAIRMAN: If there is a property line, it is  2 three foot from their fence they still have to maintain.  3 Plus -- okay.  4 COMMISSIONER: Conceivably there could be an  5 agreement with the homeowners association to take their fence  6 down once the new one is built, too, I suppose.  7 MR. CHAIRMAN: Is that a condition we could put in,  8 that we have the developer put a fence in and in return the  9 neighborhood's fence --  10 COMMISSIONER: We can't require them -- this would  11 have to be informal, actually sit down and talk about it.  12 CITY PLANNER: What we might be able to do is, if  13 you want, is add the condition that the developer get with  14 the resident that lives there, discuss the fencing. I don't  15 know that we really want to say a fence has to be built by  16 the developer or whatnot. But we can at least ask them to  17 talk and meet and come up and get back to us as to if any  18 agreement may or may not have been made on it, who can use it  19 from which side.  20 COMMISSIONER: Hopefully before it goes to the  21 Council. When will this go to the Council?  22 CITY PLANNER: The earliest they will see this will  23 be December 10th.  24 COMMISSIONER: One more question, just so I  25 understand the procedures, so the people out there understand</p>	<p style="text-align: right;">Page 40</p> <p>1 that water that is landing on that pavement is going to all  2 the -- it is going away from the residential properties  3 completely all the way to the street. So when we put the  4 plantings and such in there, it is going -- the ground water  5 could saturate. But we don't want any storm water running to  6 the east. It is going to be a civil engineering question  7 when it's all over.  8 COMMISSIONER: But that curb you think is going to  9 come out?  10 MR. RUOFF: Yeah, we'll have a new curb in front of  11 the landscaping that will be another curb, but that entire  12 site flows to the west. The north side goes up north and the  13 south side goes up south. That is -- we are not changing the  14 way water flows.  15 COMMISSIONER: Your pond that is the fancy word, the  16 bayou, whatever, that is kind of in the center of the  17 property there, that is not in the southwest corner and that  18 is where in here someplace I saw was going to be in the  19 southwest corner.  20 MR. RUOFF: The petroleum island area is actually in  21 the middle -- is kind of flat so we are going to catch most  22 of it into that island.  23 COMMISSIONER: If you built 25 of these, do you see  24 a lot of, call it spilled gasoline or whatever, that ends up  25 in this pond?</p>



<p style="text-align: right;">Page 41</p> <p>1 MR. RUFF: We are under BMP's, Gladstone is. Kansas  2 City Missouri doesn't enforce but Kansas City Kansas does, it  3 is a metro plan, it is a strategy put together by MARC,  4 Mid-America Regional Council, it is a guideline. The problem  5 with that is it just depends on how you handle certain sites  6 and what the situation is. In my experience is the BMP's are  7 relatively new to most municipalities. They've been working  8 with them for about six, seven, eight years. Some cities  9 don't even use them. But in this situation you are going to  10 have a brand new fuel system. You are going to have all the  11 pressure gauging, all the warning -- you are going to have  12 all the safety situations. All the lines are pressurized all  13 the time. If there is a pressure failure the, alarm goes  14 off, the system shuts down, somebody comes out and looks.  15 The new technology is the highest technology available for  16 that. Now, what the pond is for is when people are putting  17 their gas in and out and they drip. You get a real heavy  18 rain storm that comes through and water will wash through  19 there. That will accumulate that first rain amount, the  20 initial rain fall that catches in that pond and filters it  21 and it keeps the site cleaner. That is what it is really  22 intended for. So but from a spill and leaks and that sort of  23 thing, it is not the same as it was with the steel tanks 30  24 years ago. With that said, it is not fool proof. I'm  25 describing this the way it is. But any time you get a new</p>	<p style="text-align: right;">Page 43</p> <p>1 the previous employer for Phillips, Texaco, Conoco and none  2 of those stores, to my knowledge, have ever had an issue.  3 But I've done several private stores and I do all the Express  4 Marts, which are not really up north of the river. I've done  5 Express Marts. We've done 12 sites with them over the years,  6 never had any problems. But they will have warnings go off  7 every once in a while where they have an issue with the  8 dispenser and it is not a leak, there is a containment box  9 there, but the alarm goes off and they'll come out and check  10 it. From A tank standpoint, this is something that is new,  11 about two years ago Missouri set a deadline for all tanks  12 going in the ground have to be double wall. What that means  13 is, used to be able to put in a single wall steel tank. That  14 is the ones we had problems with 30 years ago. If they had a  15 leak, you had no way of controlling it. Now everything is  16 going to be double walls. Most of them are going to be  17 fiberglass. You have the big fiberglass tank with the two  18 walls and it is interstitial. There is a space in between.  19 If the inner wall leaks, it sets off the alarm. And if that  20 occurs, then they shut the site down. They come out and  21 remove the tank before it goes to the second tank. There is  22 a lot more going on now than there was in the '80s.  23 COMMISSIONER: I direct probably to the staff, if  24 this gas station C Star doesn't make it or whatever, is there  25 any ordinances or anything that these tanks have to be</p>
<p style="text-align: right;">Page 42</p> <p>1 gas station that is much better than one that is 30, 40 years  2 ago, it is much more advanced. They have -- there is  3 different ways of doing this, too. I'm not sure what we are  4 going to use. This is a different, you know, different  5 clients use different systems. But it is called tank level  6 sensing system that goes in the tank and it keeps track of  7 the tank. The tank is pressurized. If the tank is losing  8 pressure based on the dispense volume to what is supposed to  9 be in the tank, alarms go off and they'll check. There is a  10 system in the lines that go between the tank and the  11 dispensers and that is pressurized and that has its own alarm  12 and its own sensors and that sort of thing. The boxes  13 underneath the dispensers can be alarmed. They are not  14 required to but they can be. So all these systems are  15 available to make that part safe. This is mostly for rain  16 water. What we are talking about on the front of the site is  17 mostly just get a -- or when they pressure wash to clean it,  18 that would go through the pond and it would air out and  19 clean -- it is not major. It is not significant. But it is  20 still something you want to watch.  21 COMMISSIONER: Are you saying with today's  22 technology, you are like 100 percent that the main storage  23 tanks are never going to leak or not contaminate the ground?  24 MR. RUOFF: I don't think I'm insured to say that,  25 but I've worked with -- I did all the corporate stores with</p>	<p style="text-align: right;">Page 44</p> <p>1 removed, or do they just get to stay in the ground forever?  2 CITY PLANNER: By federal guidelines they have to be  3 removed.  4 MR. RUOFF: Yeah, there is a fund, insurance fund  5 State of Missouri has that all these -- not all operators, I  6 think most operators have to pay into it or have some other  7 means, the tanks have to be registered with the State and  8 most all of them pay into the super fund, so that super fund  9 would remove those tanks.  10 COMMISSIONER: Does the State or City do any soil  11 testing or whatever ecological testing?  12 CITY PLANNER: We do not. Typically it is not done  13 on a regular basis. I know areas in older areas that have  14 had issues with it do test ports, but we don't do any  15 testing. It is typically done through the EPA or State  16 agency or federal agency. They do test it when tanks come  17 out and check the soil, verify that the soil is clean before  18 they'll backfill.  19 MR. CHAIRMAN: Any other discussion?  20 COMMISSIONER: I just have one comment, from my  21 perspective, as far as when we go to vote and everything, I  22 find it really challenging being comfortable voting a certain  23 way without having a little bit more information from Cuda,  24 what is the architect describing on, we don't know about  25 this, we need to speak with a civil engineer or we don't know</p>

<p style="text-align: right;">Page 45</p> <p>1 a lot about the sightlines on the top of the roof because we  2 don't know if the roof is going to be able to support extra  3 structures and we don't know about the fence. So just to  4 comment before we vote, is that I have a little bit of a  5 struggle voting a certain way based on lack of information.  6 COMMISSIONER: I think there has been several  7 motions made and seconds we've never voted on, but this is  8 going to be voted on when we come to the final thing on this,  9 I hope you've taken notes and remember what you've made  10 motions to and you do it at that time. I myself, I don't  11 like the idea of 5:00 to 2:00. And it is a liquor store.  12 And it is a convenience store. Kids are going to be hanging  13 out there and making a lot of noise. And the trees lose  14 their leaves in the winter. That is not a good buffer. And  15 besides that, it doesn't have 35 foot variance between that  16 and residential property.  17 CITY PLANNER: Still got to do the first motion that  18 Mr. Markenson made.  19 MR. CHAIRMAN: On the first motion was to change  20 Item No. 10 to "including. "  21 COMMISSIONER: Take out the word "excluding" and  22 insert in lieu thereof the word "including."  23 MR. CHAIRMAN: So we had a motion and a second.  24 CITY PLANNER: Roll call.  25 (Roll call.)</p>	<p style="text-align: right;">Page 47</p> <p>1 this until December 3rd.  2 (Roll call)  3 (Motion carried.)  4 MR. CHAIRMAN: Move this to the December 3rd agenda  5 and try and get some answers to the questions that are still  6 out there about the fence and other items. Okay. Thank you.  7 That concludes that item. Number 7 on the agenda is  8 communications from the City Council.  9 COUNCIL MEMBER: The Mayor's Christmas Tree lighting  10 is tomorrow night, so I hope you all can come to wish  11 everybody a happy Thanksgiving.  12 MR. CHAIRMAN: Next item is communication from city  13 staff. Do you have communication?  14 CITY PLANNER: I just want to thank everybody for  15 being here tonight, I appreciate it. I know the Chiefs and  16 Rams are playing right now I don't know whose winning but  17 hopefully it's Chiefs. Rams are winning. So it looks like  18 we will have the December 3rd planning commission meeting and  19 we will continue this then. That is all I have.  20 MR. CHAIRMAN: Next on the agenda is communications  21 from the Planning Commission members.  22 COMMISSIONER: Let's go home.  23 (Adjournment.)  24  25</p>
<p style="text-align: right;">Page 46</p> <p>1 (Motion carried.)  2 MR. CHAIRMAN: And the other motion was to put an  3 item 14, he retracted that.  4 CITY PLANNER: That is the only motion.  5 MR. CHAIRMAN: Okay. Any other discussion? Do we  6 feel we have enough information?  7 COMMISSIONER: Would you entertain a motion to place  8 this on the table until the next meeting? Give them an  9 opportunity to work on the fence and some of the other issues  10 that have been mentioned here, before we take a final vote on  11 this? I'm not making that motion.  12 MR. CHAIRMAN: I would entertain it, yeah. To make  13 sure that we get some of the concerns addressed with the  14 fence and some of the other issues that we had.  15 MR. CUDA: Can I address a couple of these concerns?  16 This is money for me.  17 MR. CHAIRMAN: I think we have enough. We need to  18 push it to another meeting.  19 CITY PLANNER: If that is what the planning  20 commission desires, we can continue this until the planning  21 commission meeting on December 3rd.  22 MR. CHAIRMAN: We are going to vote. Is that a roll  23 call?  24 CITY PLANNER: It will be a roll call.  25 MR. CHAIRMAN: I would entertain a motion to suspend</p>	<p style="text-align: right;">Page 48</p> <p style="text-align: center;">C E R T I F I C A T E</p> <p>1  2  3 I, Nicole M. Calcara, Certified Court Reporter, do  4 hereby certify that on November 19, 2018, I was present and  5 reported all of the proceedings in the Gladstone Planning  6 Commission Hearing; I further certify that the foregoing 47  7 pages contain a complete and accurate transcription of the  8 proceedings.  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p> <p style="text-align: right;">C.C.R. #930  Nicole M. Calcara, Court Reporter</p>