

BILL NO. 19-10

ORDINANCE NO. 4.461

AN ORDINANCE APPROVING THE FINAL PLAT OF CLAYMONT POINTE 20TH REPLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, (COMMONLY KNOWN AS 126, 128, AND 130 POINTE DRIVE), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Final Plat of Claymont Pointe 20th Replat" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF FEBRUARY, 2019.



Mayor Bill Garnos

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: February 11, 2019

2nd Reading: February 11, 2019

File #2019-001



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-10

ORD # 4.461

Date: 2/5/2019

Department: Community Development

Meeting Date Requested: 2/11/2019

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Re-plat of Claymont Point, commonly known as 126, 128, and 130 Pointe Drive.

Background: The applicant, Environmental Building LLC is requesting that the city approve a minor re-plat that would enable the developer to construct upper scale townhomes in the Claymont area – similar to their past projects.

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: The Planning Commission heard the request on January 22, 2019. There were no questions or discussion on the re-plat; the commission approved the re-plat 10-0

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

Austin Greer, Assistant To the City Manager/Planning Admin.

PC
City Attorney

SW
City Manager



AGENDA

PLANNING COMMISSION *GLADSTONE, MISSOURI*

Tuesday, January 22, 2018
7:00 PM

1. Meeting called to order - Roll Call.
2. Pledge of Allegiance to the United States of America.
3. Approval of Previous Meeting Minutes: December 3, 2018
4. Other Business.
5. Replat: 126, 128, 130 Pointe Drive. File #2019-001.
6. Communications from City Council.
7. Communications from City Staff.
8. Communications from Planning Commission Members.
9. Adjournment.

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: 2019-001
Date: 12-12-18

Application Type:

- | | |
|---|--|
| <input type="checkbox"/> Special Use Permit (\$500) | <input type="checkbox"/> Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> Zoning Change (\$500) | <input type="checkbox"/> Variance – BZA (\$200) |
| <input type="checkbox"/> Site Plan Revision (\$500) | <input checked="" type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: 126 - 128 - 130 NW Pointe Dr.

Legal Description:

Attach under separate cover if needed.

Proposed Change:

Split

Applicant/Property Owner Information:

- ☐ Applicant(s) Environmental Building LLC
Company ?
Address 2880 W. 162nd St Stilwell, KS 66085
Phone 913-957-1300 Fax: _____ E-Mail: dayter6@yahoo.com
- ☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- ☐ Architect/Engineer Archefecture Concepts
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

Please indicate in one box above which person is to be the contact.

Applicant's Signature _____

Date _____

LEGAL DESCRIPTION

ALL OF LOT 3, AMENDED PLAT OF CLAYMONT POINTE 17TH REPLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI.

FINAL PLAT
A SUBDIVISION IN GLADSTONE
Clay County, Missouri

AMENDED PLAT OF CLAWGHT
PONTIC SECOND REPLAT
RECORDED IN BOOK 23 PAGE 108

AMENDED PLAT OF CLAIMANT
POINTE SEVEN REPLAY
RECORDED IN BOOK D PAGE 13

AMENDED PLAY OF CLAIMANT
POWELL NORTH REPLAY
RECORDED IN BOOK 0 PAGE 35

ARMED PLAY OF CLAYMENT
FOURTE 18TH REGT
RECORDED IN BOOK N PAGE 1871

CONROZUE HILLS NORTH
FIRST FLAT
RECORDED IN BOOK 8 PAGE 51

BEFORE YOU
DIE - DRILL - BLAST

Cu21

AMENDED PLAT OF CLAYMONT POINT 20TH REPLAT

ALLEN SMITH & ENGINEERING CO.
10000 W. 10TH AVE., SUITE 100
DENVER, CO 80231
(303) 751-1100

SALON 1943.532

Notes on Naming: A residential plot of Claymont Harbor.

1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 26

[illegible]

There is a lot more to the currency movement in a future course of studies.

DISCUSSION

A	See Personalized Communication
B	See Open Peer Review
C	See Journal of the American Medical Association
D	See Journal of the American Medical Association
E	See Journal of the American Medical Association
F	See Journal of the American Medical Association
G	See Journal of the American Medical Association
H	See Journal of the American Medical Association
I	See Journal of the American Medical Association
J	See Journal of the American Medical Association
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P	See Journal of the American Medical Association
Q	See Journal of the American Medical Association
R	See Journal of the American Medical Association
S	See Journal of the American Medical Association
T	See Journal of the American Medical Association
U	See Journal of the American Medical Association
V	See Journal of the American Medical Association
W	See Journal of the American Medical Association
X	See Journal of the American Medical Association
Y	See Journal of the American Medical Association
Z	See Journal of the American Medical Association

STRENGTH AND STIFFNESS OF JOINTS

Abstracts by and for librarians are provided in the *Journal of Librarianship and Information Science*. The *Journal of Librarianship and Information Science* is a peer-reviewed journal of the International Association of Agricultural Librarians and Documentalists (IAALD). The journal is published quarterly by the International Association of Agricultural Librarians and Documentalists (IAALD). The journal is published quarterly by the International Association of Agricultural Librarians and Documentalists (IAALD).

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GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers January 22, 2019

1. Meeting called to Order- Roll Call. Acting Chair McGee called the meeting to order at 7:00 pm.

Commissioners present were: Mike Ebenroth
Nathan Hernandez
Alicia Hommon
Jennifer McGee, Chair
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Larry Whitton

Not present: Chase Cookson
Gary Markenson

Also present: Jean Moore, Council Liaison
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, Com Dev Administrator/Building Official
Cheryl Lamb, Administrative Assistant

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

3. Approval of Minutes.

Chair McGee asked if there was a motion to approve the minutes from the December 3, 2018 meeting. Ms. Middleton moved to approve the minutes; Ms. Hommon seconded. The minutes were approved, 10-0.

4. Other Business. None.

5. Election of Officers. Chair McGee asked for nominations for officers. She opened the floor for nominations for Chair and asked if there was a motion.

MOTION: Ms. Middleton moved to nominate Jennifer McGee for Chair, Mr. New gave the second. The motion passed 10-0.

Chair McGee opened the floor for nominations for Vice Chair and asked if there was a motion.

MOTION: Mr. Murch moved to nominate James New for Vice Chair, Mr. Turnage gave the second. The motion passed 10-0.

Chair McGee opened the floor for nominations for Secretary and asked if there was a motion.

MOTION: Chair McGee moved to nominate Chase Cookson for Secretary, Ms. Hommon gave the second. The motion passed 10-0.

6. **Replat: 126, 128, 130 Pointe Drive. File #2019-001.** Mr. Greer said that the applicant is Environmental Building LLC. They are requesting that the City approved a minor replat that would enable the developer to construct upscale townhomes in the Claymont area similar to past projects. This minor replat will not adversely impact neighboring properties, will tie into the overall character of the neighbor and is consistent with the City's Comprehensive Plan. City staff recommends that the Planning Commission approve the final plat as submitted.

MOTION: By Ms. Poindexter, second by Mr. Ebenroth, to recommend the approval of the Replat: 126, 128, 130 Pointe Drive. File #2019-001.

VOTE:	Mr. Ebenroth	Yes
	Mr. Hernandez	Yes
	Ms. Hommon	Yes
	Ms. McGee, Chair	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

7. **Sign Ordinance (Temporary Signs).** Mr. Napoli shared that this is the last portion of the sign ordinance. It was broken down into three parts. This is the temporary sign part. Temporary sign permits that are currently issued are valid for 10 days; they can get two in a row. The ordinance is being modified so that the applicant will have to have a special event. It will be tied to a special event permit that they get.

Almost anything could be considered a special event. A ten-year birthday party for their business is a special event. If someone is having an open house, that could be considered a special event. It is not tied to specific events. We are modifying our special event permit for that purpose. There are not many other changes in there. That portion of it is in the administrative portion of the ordinance that was previously discussed. This discusses the types of permits that can be applied for in residential districts, sizes of the signs; in the commercial manufacturing districts, sizes; mixed-use districts, the sizes and how many they can have.

One of the things for the downtown area that is unique is that, during business hours, a business in the downtown area can have one temporary sign, no greater than 3 square feet, non-illuminated, and only out during business hours. That would be a small A-frame sign that would have a daily special or something like that. Some of the businesses downtown will be able to put those out and put them away at the end of the day. Those will not require any type of permit. They can have those all year long.

Other temporary signs they may see, banners, balloons, flags, all of those would fall under the temporary permit requirement. The last part explains where they can be and the sizes allowed in each area.

Mr. New asked if there was a limit to the size of a banner.

Mr. Napoli confirmed that the district they are in will determine the square footage. It depends on where they are located. In a mixed-use district they can't be more than 32 square feet. The downtown area is 32 square feet. That is the largest sign you can have. They could have one that is 32 feet long and one foot high.

Mr. Murch asked for the definition of a temporary sign, and if a real estate sign or yard sale sign is included.

Mr. Napoli shared that information was in the definitions in the first portion of the ordinance. He did not have that section available but will email it out to the Commissioners. Basically, it is a sign that is not permanent in nature. There are specific materials it can be made of, that type of thing. There are specific defining words on what a temporary sign can be and he will send it to them.

Mr. Murch explained that the reason he asked is because he noticed at intersections there may be three yard sale signs at different locations; or political signs for different candidates.

Mr. Napoli said that the yard sale signs, garage sales, residential sale signs fall under a different ordinance under "garage sales". They are allowed to have so many off premise signs as long as they are out of the right-of-way and on private property. They can only be put out the night before the garage sale and need to be picked up and the end of the last day of the sale. Political signs have a different aspect too. They are temporary in nature but there is different aspect to those signs. Real estate signs in a residential zone are allowed on private property and they are also allowed on commercial property.

Mr. Murch shared that there can only be one sign, according to what he read. He inquired if only the first sign placed out can be the only sign.

Mr. Napoli asked if Mr. Murch was referring to real estate signs.

Mr. Murch said any kind of sign that is temporary.

Mr. Napoli explained that is why we go back to the special event permit, depending on the special event that is going on. That portion of it is governed by the temporary sign with a special event permit. There could be multiple temporary signs at one business.

Mr. Murch shared that it said only one sign.

Mr. Napoli agreed that at that business there could only be one, but there could be multiple businesses on premise. That is where we have some issues. There could potentially be more. The real estate sign isn't affected by this ordinance. If there is a real estate sign like you see on the corner of 72nd, that falls into a different area than a temporary sign for a specific business that is there; not for the premise or real estate for running the tenant basis. Potentially, there may be more than one sign on a premise.

Mr. Murch asked about page one where it says "temporary signs not denoted in this section shall be prohibited. Temporary signs shall be non-illuminated and totaling not more than eight (8) square feet. No single temporary sign shall be greater than three (3) square feet". He asked what the difference is.

Mr. Napoli said it states that the total is eight (8) square feet. They could have two 3 foot square signs totaling six (6) square feet and there could be a two (2) one (1) square foot signs. That would total eight (8) square feet, but no one sign is over three (3) square feet. In theory, you could have three (3) signs on a property.

Chair McGee asked if churches and schools that are located in residential districts are affected by the residential district.

Mr. Napoli confirmed that they are. There are some federal regulations regarding churches that give them some leeway. There is still some information coming out about that.

Mr. Whitton asked for a definition of downtown.

Mr. Napoli said they are still working on it. Eventually there will be boundaries. Generally, downtown is North Oak to the Community Center, around 72nd Street south to 69th Street. The exact layout hasn't been put together. Eventually there will be a map laying it out.

Mr. Whitton asked if Antioch Road would be considered different than downtown.

Mr. Napoli confirmed that was correct. Businesses north of 72nd will not be considered downtown. South of 69th will not be downtown. The exact layout has not been determined yet.

Mr. Turnage asked who monitors the temporary sign permits and if it is reported by neighbors.

Mr. Napoli said yes, on all accounts. Inspectors will be looking at it, he will go out, and Austin will be looking for signs. They do it now, but our Code Enforcement and Building Inspectors are looking for them.

Mr. Napoli will be presenting this to City Council in the open study session sometime this year. After that, it will come back to the Planning Commission as a public hearing for their approval. Then it will go before City Council at a public hearing and, ultimately, an ordinance. They are hoping to have it finished by July.

8. **Communications from City Council.** Councilmember Moore welcomed Nathan (Hernandez) to the Planning Commission and congratulated Jenny (McGee), James (New) and Chase (Cookson) on their new opportunities as the leaders of the Planning Commission. She shared her appreciation for everything that everyone on the Planning Commission does because it really helps them. She thanked all the Commissioners for their service.
9. **Communications from City Staff.** Mr. Greer welcomed Nathan (Hernandez) to the team. He also thanked all of the Commissioners for coming tonight. The weather was rough but there were things they needed to get done. He looks forward to another year of reviewing projects with them and making great things happen in Gladstone. At this point, there is nothing in the pipeline so there will not be a February 4th Planning Commission meeting.
10. **Communications from the Planning Commission.** Mr. Hernandez thanked the Commission for believing in him and allowing him to have this position. He feels it is a good next step. He hopes to get to know everybody on the Commission and he is excited about working together this year.

Ms. Poindexter said she was disappointed to see that the parking lot where the old Walgreens and Smokehouse and McDonald's are has been partitioned off. She distinctly remembers Mr. Wagy talking to them about his Antioch proposal and discussions came to why he moved his business farther north to this location. Part of that was because of the traffic and all of the accidents. She distinctly remembers he said he was surprised by how many people still chose to exit McDonald's on North Oak to go north instead of driving through the parking lot to go to a controlled intersection. Now we don't have that opportunity. That is such a busy area and it is so difficult to exit and go north, or you want to go south and people are in a hurry to get out.

Mr. Napoli shared that they are aware of that and have been in contact with the land owners. The land owners did not put up the barricades. He believes it was Walgreens that put them there. They have contacted Walgreens. There is a required use access agreement through there that has to be used. There is a business that has subleased from Walgreens to take up all 13,000 square feet. They have been advised that before any permits will be issued it does have to be removed.

Ms. Poindexter said that there are people who are trying to get through there.

Mr. Napoli said that the one on the backside got pushed aside and then somebody hit the chain and knocked the pole over. Walgreens is being a little obstinate about it.

Mr. New asked if someone has bought the property.

Mr. Napoli shared that the property is still owned by Lease 2 out of Florida. Walgreens had vacated several of their properties. They are trying to sell off a lot. There was a person who wanted to purchase it but the deal fell through at the very end. The business going in there is subleasing from Walgreens, which the owner says is allowed by their contract with Walgreens, is call Octapharma Plasma. Plans have been approved for that but we won't be issuing the permits until such time as that issue has been taken care of and a couple of other small issues there.

Ms. Poindexter was glad to find out that (inaudible).

Mr. Baer added that one of the biggest challenges in Community Development right now is dealing with out of town business owners. The same is true for Prospect Plaza. People have complained that Prospect Plaza isn't up to what it used to be and what the standards are. They found out that it is owned by some company out of New Jersey. He asked them to bear with them as they drill down and put pressure on people who are out of state. They have done some up to this point, but the Walgreens people are being a little stubborn right now. They will find other ways around it.

11. Adjournment- Chair McGee adjourned the meeting at 7:23pm.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected _____

Jennifer McGee, Chair

Approved as submitted _____