

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO A TURNING POINT (ATP) FOR THE PURPOSES OF OPERATING A SOCIAL SERVICES ORGANIZATION IN AN R-1 ZONING DISTRICT AT 1900 AND 1904 NE ENGLEWOOD ROAD.**

**WHEREAS**, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1900 and 1904 NE Englewood Road, and

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

**WHEREAS**, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein;

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

**SECTION 1. SPECIAL USE PERMIT:**

**THAT**, A Turning Point (ATP) is hereby granted a Special Use Permit for operation of a social services organization on property located at 1900 and 1904 NE Englewood Road, the effective date of which shall be the enactment date of this Ordinance and expiring **One (1)** year from this date, all subject to the terms and conditions set forth herein:

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit allows for the following uses at 1900 & 1904 NE Englewood Road:
  - Food Pantry
  - Wardrobe Clothes Closet
  - Education Academy
  - Idemia services for Fingerprinting & background check
  - Site to store, prepare, and load vehicles for the Community Meals outreach program
  - Day Center Services (Guesthouse)
    - Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.

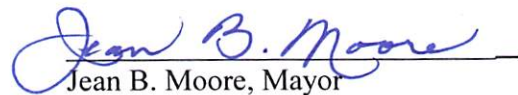
- Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.
  - Community meetings will continue and take place every other month.
  - Support Groups
  - Community Garden
    - One (1) community garden not exceeding 3,600 sq.ft.
  - The institute job training program for skilled trades and workforce development
  - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities. The repurposed space in the southeast wing can also be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies. Shower and laundry facilities are prohibited.
5. All building and fire safety requirements shall be complied with and maintained as required.
  6. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
  7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
  8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
  9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
  10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
  11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
  12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
  13. ATP shall submit an annual report of services provided by program type to Community Development as an attachment to any Special Use Permit renewal application. ATP shall track all service usage by residence. For clients that are currently houseless, ATP shall attempt to determine previous locations of habitation.
  14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP. ATP shall provide these educational materials and operational procedures to the Community Development Department within fourteen (14) days upon request.
  15. In the spirit of community partnership, ATP shall facilitate and host meetings every other month inviting the City's Police Department, the Kansas City Police Department, Clay

County Sherriff's Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.

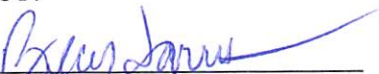
16. Continue to operate and update the existing emergency and security plan. If updates occur, submit the updated plan to the Community Development Department and Police Department within fourteen (14) days of the implementation date.
17. Continue to operate and update the existing plan that provides for a volunteer or staff onsite monitor/greeter to be present during peak Guesthouse hours who is responsible to oversee access to the property and to facilitate pedestrian clients onto and off of the property. If updates occur, submit the updated plan to the Community Development Department within fourteen (14) days of the implementation date.
18. Continue to operate and update rapid communication tools that allow area residents to alert ATP of concerns as they arise. ATP shall provide the Community Development Department with information regarding the mechanisms developed to continue implementation of this requirement. ATP shall document the number, type of concern, and outcome of each response and submit the resulting data to the Community Development Department upon request and as part of any future Special Use Permit renewal application.
19. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
20. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

**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, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MARCH 2024.**

  
Jean B. Moore, Mayor

ATTEST:

  
Becky Jarrett, Deputy City Clerk

1st Reading: March 11, 2024

2nd Reading: March 11, 2024

File #



## Community Development Department

Staff Report

Date: 1/4/2024

File #:

Requested Action: Special Use Permit

Date of PC Consideration: 1/16/2024

Date of Council Consideration: 2/12/2024

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Applicant: Cathy McIntire, Executive Director

Owner: A Turning Point

Address of Property: 1900 & 1904 NE Englewood Road, Gladstone, MO 64118

### Planning Information

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- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: N. Woodland Avenue; NE Englewood Rd. (Private Drive)
- Traffic Impacts: None
- Parking Provided: 128 parking spaces
- Existing Signage: Monument signage along NE Englewood Rd.

### Analysis

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**On Monday, February 12<sup>th</sup>, 2024, the Gladstone City Council directed City Staff to edit the Special Use Permit Ordinance to be for one (1) year instead of three (3) years as well as continue to hold community meetings every other month instead of quarterly. These changes have been reflected in the updated ordinance. This ordinance will be placed on the Monday, March 11<sup>th</sup> City Council agenda for consideration.**

The applicant is requesting a three (3) year Special Use Permit to operate a social services organization at 1900 & 1904 NE Englewood Road. The need for a Special Use Permit at this location is because A Turning Point is operating a social services organization in a R-1 Single-Family zoning district. For comparison, Synergy Services and the Northland Shepherd's Center

are located in commercial zoning districts along commercial corridors adjacent to North Oak Trafficway and NE Antioch Road.

In 2023, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

The applicant has requested to edit the following conditions:

- Condition #4 – Allow for the repurposed space in the southeast wing of the recreation center (gymnasium building) to be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies.
- Condition #15 - Facilitate community meetings quarterly instead of every other month.

City Staff finds these edits reasonable and is agreeable to them.

In summary, A Turning Point provides the following services:

- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Idemia (New) – Fingerprinting & background check services
- Institute Program (New) – Skilled trades and workforce development
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job training programs
- Gymnasium

Cathy McIntire, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

Luther Salonen, Holy Cross Lutheran Church spoke during the Planning Commission public hearing. He also submitted to staff a letter from church leadership with example encounters and pictures from their experience with being located across the street from A Turning Point. These documents can be found in your packet.

## **Recommended Conditions**

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City Staff recommends that the following conditions be considered if the Planning Commission and City Council chooses to approve this three (3) year Special Use Permit.

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15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department and area residents, property owners, parents, churches, and businesses to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.
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\*The leadership of A Turning Point and City Staff are in agreement on all conditions.

### **Recommendation**

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



DEVELOPMENT APPLICATION



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

File #: Sup23-00003  
Application Date: December 18<sup>th</sup>  
PC Date: January 16<sup>th</sup>  
CC Date: Feb 12<sup>th</sup>

Application Type:

- (PH) Special Use Permit (\$500)
- (PH) Zoning Change (\$500)
- (PH) Site Plan Revision (\$500)
- (PH) Right-of-Way Vacation (\$200)
- (PH) Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action: 1900 NE Englewood Rd Gladstone, Mo 64118

Legal Description:  
*Attach under separate cover if needed.*

Proposed Change:

Applicant/Property Owner Information:

- Applicant(s) A Turning Point - Cathy McIntire  
Company \_\_\_\_\_  
Address 1900 NE Englewood Rd Gladstone, Mo 64118  
Phone 816-702-6801 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_
- Property Owner (if different than applicant) \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_
- Architect/Engineer \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Applicant's Signature Cathy McIntire Date 12/15/2023



TO: Property Owners Within 185' & Other Interested Parties  
FROM: Community Development Department  
DATE: December 26<sup>th</sup>, 2023  
SUBJECT: A Turning Point - 1900 & 1904 NE Englewood Rd.

#### PUBLIC HEARING

All persons are hereby notified that the Gladstone City Council will conduct a public hearing on January 16<sup>th</sup>, 2024 at 7:30 PM in the Gladstone Community Center on a request for a Special Use Permit at 1900 & 1904 NE Englewood Rd. legally described as 001900 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDITION REPLAT LT 2 LT 2A & 001904 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDITION REPLAT LT 2 LT 2B

Applicant: Cathy McIntire, Executive Director

Owner: A Turning Point

**In summary:**

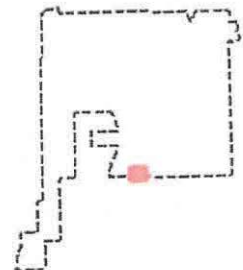
The organization A Turning Point provides the following services:

- Food Pantry
- Community Meals
- Support Groups
- Wardrobe Clothes Closet
- Day Center Services
- Job Training Programs
- Education Academy
- Community Meetings
- Gymnasium for recreation

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant City Manager at [austing@gladstone.mo.us](mailto:austing@gladstone.mo.us) and/or 816-423-4102.



# Gladstone, MO



## Legend

- Stop Sign
- 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
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

1 in. = 132ft.



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**

## Notes



## Organization History: A Turning Point

*VISION: We exist to serve as a catalyst for families to thrive.*

*Our mission is to support families by providing basic needs and education equipping them for self-sufficiency.*

### HISTORY OF ORGANIZATION:

In 2015, Good Shepherd United Methodist Church, which is located in the Kansas City, MO Northland region, established a task force committee to consider how it could best serve the surrounding community. After devoting a year of extensive time and energy into researching, collecting data, and collaborating about pertinent support needs and gaps in essential services provided by local agencies and/or other area organizations, the committee concluded that creating a separate non-profit to effectively impact and improve the lives of at-risk individuals was the most forward-thinking plan; thus, A Turning Point (ATP) was organized, incorporated, and received 501c-3 status. ATP launched in January 2016 with the mission of providing individuals in crisis with not only the most basic short-term necessities to sustain life, but also the long-term confidence and skill-set necessary to achieve self-sufficiency and become contributing, productive members of society. At the core of ATP's mission of lasting success is the goal of client transformation and empowerment.

Because of our premise and foundation of filling the gaps in the community services, ATP has a very stringent protocol and process for determining the programs that we consider, create, launch, and support. We are very intentional about matching our programming with the most pressing of community needs. This process includes a ministry/business plan being submitted by an individual(s) who are committed to providing the necessary leadership to implement the program. This plan is then submitted to our Board of Directors for a review process. As part of this process, the Board of Directors evaluates and discusses the feasibility of this program in a number of areas: resources (human and financial), sustainability (immediate and long-term), compatibility (does it align with our vision and mission), and need (does it address a community service gap). The Board of Directors interviews the leadership submitting the plan and then determines if A Turning Point will accept and implement it as a new program. Outlined below are the programs that we have adopted as a result of this process.

### 2023 UPDATES:

- \*Food Pantry – serving 4,500 monthly
- \*Wardrobe – serving 700+ monthly
- \*Guesthouse – serving 600 monthly
- \*Academy – 5% increase in number of students graduated
- \*Institute – soft launch in Fall of 2023 (see blurb below)
- \*Idemia – revenue stream launched in Spring of 2023
- \*2,000 new households have been added to database since January 2023
- \*We have repurposed space in our Rec Center to now be used for the Guesthouse giving more room for folks to eat, meet privately with the Social Worker and Mental Health Counselor, store our supplies, etc.
- \*Dog houses and kennels have been built and a special area has been set aside for our guests' pets while here.

\*Tracking of Program Type by Residence Report as required in SUP (item #13) – Copy of report for this tracking is attached.

\*Guesthouse Safety Agreement updated to include language required by SUP (item #14). Copy of said agreement attached.

\*Have hosted Community Meetings every other month as required in SUP (item #15). Minutes of said meetings have already been submitted to the city following the meeting.

\*Security Cameras requested in SUP (item #16) have been installed with a total of 28 cameras in and around campus, including buildings.

\*As required in SUP (item #17), an hourly monitoring log has been kept during Guesthouse operational hours. This information is an attachment as well.

\*A walkie-talkie communication system for immediate contact has been procured and available for easy and quick communication between Holy Cross Lutheran Church and A Turning Point. A report is attached regarding this SUP requirement (item #18).

#### **CURRENT PROGRAMS:**

In April of 2016, A Turning Point was gifted its' first facility located at 5105 NW Waukomis Drive. It was at this location that our initial programs were birthed and launched. Shortly after attaining the property, our Food Pantry opened, moving from the Good Shepherd campus and reshaping the entire prior serving model. While a food pantry in and of itself is not a unique program in our community, changes we made to our Pantry's serving philosophy certainly gives it a very unique flair that provides our guests with a dignified opportunity to receive assistance. It became (and still is) a full client-choice pantry offering non-perishables, fresh fruits and vegetables, dairy products, fresh meat, baby goods, hygiene items and more. We quickly moved from serving approximately 300 individuals monthly to currently **servicing about 4,500 people per month**. These numbers alone affirm the need for our Food Pantry service along with the fact that in our geographic region, 1 in 8 individuals are experiencing food insecurity. Households are allowed to visit the Food Pantry once a week and must make a same-day reservation in order to access service. Our same-day reservation system provides the necessary framework of procedures to ensure that wait time, crowding, and traffic flow is not a problem. Typically during any one of our open Food Pantry sessions, we have no more than 40 client vehicles in our lot. The Food Pantry is open Tuesday evenings 5:00-6:30, on Thursday afternoons 1:00-2:30 and on Saturday mornings 8:30-10:00.

In January of 2017 two more programs, the Wardrobe and the Academy, were added to our repertoire. Our Wardrobe is the only clothes closet in the Northland that is designed to serve infants through adults of all sizes that requires no referral for services. We are able to offer a shopping atmosphere for families and individuals to attain clothes for all circumstances (casual wear, professional/work/interview clothes, special occasions attire) as well as shoes, coats, accessories, undergarments, and more. Another component of our Wardrobe program is our "Uniform Assistance" where a client can apply for assistance for specific pieces of a uniform needed for either retaining or attaining employment; ATP will purchase the needed items based on their employer's recommendation/requirements. Our Wardrobe **serves between 600-700 people monthly** through our three open days a month: First Saturdays 9:00-11:00, Third Tuesdays 5:00-6:30, and Fourth Thursdays 1:30-2:30. Just as with the Food Pantry, a same-day reservation system provides the structure needed to control crowding, wait time, and traffic.

One of our most unique programs is our Academy. This is an opportunity for motivated adults to earn their high-school diploma rather than taking the GED/HiSET. With the GED/HiSET process being cumbersome, expensive, and having a high failure rate, many folks find themselves with no other option of moving forward in their job, in their education, in their life...this program is the answer for them. We provide the hands-on curriculum, the tutoring/mentoring, the supplies, all the resources needed for these adult students to earn the missing credits from their high school transcripts to meet MO state requirements for graduation. We are always eager to celebrate with them when they finish the coursework with a full-blown graduation ceremony. **To date, we have 203 graduates from this program with over 200 currently enrolled.** The diploma they earn from this program equips and empowers the graduates to become employed, advance in current job positions, go on to further educational and job training programs....all of which are things that have occurred with our graduates. We have four open sessions a week in our Academy: Tuesday & Wednesday evenings 5:00-7:00 and Wednesday & Thursdays 10:00-2:00. While there are many enrolled in the program, our typical sessions have between 5-15 students in attendance at any one time; therefore, traffic flow is very minimal for this program. In early 2021, the Platte County Detention Center approached us about working with their inmates and in June 2021, our Academy began serving in the Detention Center.

Later in 2017, partnering with Hillcrest Platte County's Blessings program, A Turning Point began to offer rent and utility assistance to those in need who had income within their household with the goal of preventing eviction. We are a screening and referral agency for the Blessing program which allows us to select the clients that present with a need to refer on for potential assistance. This program of ours is essentially a service that does not take up a footprint of space as it's most typically done via phone interviews. To date, we have assisted over 50 families in avoiding eviction and remain in their homes so as to prevent a crisis of homelessness for their household.

In 2018, Community Meals came to life. While still located in the Northmoor area, our Community Meals program offered hot meals to the families or community at large two nights a month during the open Food Pantry and Wardrobe sessions. COVID-19 came along however, and our Community Meals program was put on an extended pause until summer of 2021 when we were able to re-envision its purpose and bring Free Hot Soup of the Northland under our umbrella. Our new re-vamped version of Community Meals operates as a street outreach program meeting folks where they are. On Sunday afternoons, a team of volunteers load vehicles with hot meals, food packs, hygiene items, clothes and shoes, tents, propane tanks, tarps, batteries, and more to have a "picnic" with people experiencing homelessness in our immediate area. Landing at Chaumiere Park first, there follows a specific route by which deliveries of these essential items are made. The numbers served via Community Meals continues to grow, **typically serving between 400-600 individuals monthly.** Because this program is more community-based, the traffic at our facility for this is very minimal, usually involving less than 5 cars a couple of days a week.

Also in 2018, Englewood Baptist Church began to support A Turning Point by coming on as one of our local sponsoring churches. Working collaboratively with them, we were able to begin to consider ways in which we could expand the programs we are able to offer in space they were not utilizing on a regular basis. Because A Turning Point's vision and mission is compatible with Englewood Baptist Church's basic faith tenets, collaborating for the greater good seemed to make the most sense. At that time, we begin to make plans for the Guesthouse program. Renovations to the Guesthouse building's space occurred through 2020 and the Guesthouse program began functioning as a Day Center for families and individuals in crisis in February 2021. Most generally these folks are experiencing houselessness and

through our Guesthouse they can access food, clothing, showering and laundering facilities, computer/internet and Case Management services. The Guesthouse is open Monday, Tuesday, Wednesday, and Friday from 10:00am-2:00pm. **On any given day, there are between 10-50 guests** utilizing this program. Since launching our Guesthouse program, we have had success in assisting these guests with finding more permanent housing, attaining identification needed, getting a job, meeting basic needs, helping to walk through the disability process and more. This program is essential as there are no other Day Center services such as what the Guesthouse offers in the Northland of KC.

**In the Spring of 2023, we began working with Idemia to be a fingerprinting site for background checks for the state of MO. We provide a location for this that was desperately needed in the Northland to give the general public access to this service. Fingerprinting appointments are made every 10 minutes Monday, Tuesday, Thursday & Friday from 9:00-5:00 and Wednesdays from 11:00-7:00. Because of the appointment protocol, very little traffic (2-4 cars) are in the parking lot from this service at any one time. This partnership contributes to our revenue stream as we receive a transaction fee for each set of fingerprints captured.**

**This Fall, we began a partnership with NCircle (non-profit organization in KC) and Johnson County Community College to soft launch our Institute program. This is a skilled trades and workforce development training opportunity for our clients. Courses include welding, automotive, basic construction, and carpentry. Currently, this program all happens off our campus; but our hope is that by the Fall of 2024, we would be utilizing our space to offer the workforce development component; while the skilled trades would be held both on our campus and at an area community college. This program creates little traffic on campus as class sizes are small – around 10 maximum to a class. The Institute's sessions would be on Monday & Wednesday evenings.**

In addition, our facility is utilized by community groups as a safe place to conduct meetings. We sponsor two Narcotics Anonymous groups that hold their meetings in the fellowship hall of the sanctuary building on site. We have group meetings on Monday, Wednesday and Friday evenings and Saturday mornings. These meetings most typically host between 10-30 folks on the road to recovery and healing. Different Girl Scout troops and leaders have meetings here throughout the year as well as other community and civic groups needing a space to meet. These are most frequently scheduled when our regular programming is not in session so as to not interfere with parking and traffic flow issues.

Additional ongoing programs that are more seasonal or event based in nature include: Community Garden (community members grow fresh foods for consumption and Food Pantry use); Back-to-School Blessings event (provides backpacks, supplies/materials, haircuts, sports physicals, dental screenings for school-age children/youth); Christmas Store (shopping opportunity for clients and their families) and Community Outreach classes (e.g., one-on-one budget counseling; nutrition and food prep seminars provided by MU Extension Center and Harvesters Project Strength crew; basic and advanced sewing classes instructed by professional seamstresses; etc.). These special events involve a flow of traffic and space use that is different for each event. Typically, this is managed in much the same way our regular programming is – through use of a pre-made reservation/appointment.

#### **FUTURE GROWTH:**

In the Fall of 2021, Englewood Baptist Church and A Turning Point created an even deeper and stronger partnership and A Turning Point was invited to utilize space within all 5 buildings on the campus at 1900

NE Englewood Rd. Very recently, Englewood Baptist Church gifted the buildings and property to A Turning Point making ATP the sole owner of this property. This campus has truly transformed the potential we have to see our mission fully realized; to impact the community in a more significant way.

Future plans for programming within these buildings or campus space use potentially could include the following:

- \*Community Education Classes/Seminars is something we are very interested in being able to offer. This might be in partnership with other agencies, businesses, churches, or organizations to provide services, resources, and education at large for the greater good of the community.

- \*Creating an outdoor picnic area with shelter (following the permit process required by the city)

- \*Building a storage shed (following the permit process required by the city) on campus to enhance our community garden/farm and to augment our Wardrobe program space is something we'd like to do on the property as well.

The above-mentioned, bullet-pointed items are all futuristic, potential plans that ATP has considered to enhance the property/facilities, to serve the community, and to implement our mission.

#### **ORGANIZATIONAL STRUCTURE AND DEMOGRAPHICS:**

One of the key successes to A Turning Point's rapid growth since its inception just 6 years ago is the intentional partnerships we have created with other social agencies, with corporations/businesses, and the faith community. We have worked closely with other non-profits – Hillcrest Platte County, Rebuilding Together KC, Hillcrest Hope, Metro Lutheran Ministry, Harvesters, Feed the Children, and Connections to Success – in a number of ways to best serve the at-risk, marginalized population of folks we serve. This network of agencies has proven essential for all of us in doing what we do! There are some companies that have embraced our work and support in a variety of ways by making donations, sponsoring fundraising events and more. These include local Hy-Vees & Price Choppers, J Jill Clothing, Eileen's Cookies, M & M Textiles, Community America Bank, Blue Cross Blue Shield, Gaustello Freight Recoupment, and others. The faith community is vital in our efforts as well as they provide financial support, volunteers, and donations of goods that we couldn't survive without. While A Turning Point was birthed out of Good Shepherd United Methodist Church, our current sponsoring/partnering churches are much wider now including churches across many denominations – Good Shepherd UMC, Englewood Baptist Church, Discover Church, North Cross UMC, Bread of Life, Gashland UMC, Faubion UMC, Center for Universal Oneness, Parkville Family Church of the Nazarene and New Hope Church of the Nazarene. Obviously these church sponsors are important to the work we do, but we also offer these churches, as well as the community in general, a place to volunteer and give back to the community in which they live.

The ATP client base is economically, ethnicity/racially, and geographically diverse. All clients are at-risk and have a self-proclaimed need for any one of the offered services, with the majority identifying as being income challenged/working poor, coming from a single adult family, homeless, or are disabled/handicapped. The ethnicity/race demographic varies across the spectrum and is comprised primarily of Caucasian, African American, Latin/Hispanic, Asian, Native American, and Pacific Islanders. Because of the location of the ATP facility, the greatest percentage of the guests we serve are located in the Northland (80% Clay & Platte counties); however, our data base system indicates that we have served households in 17 counties in some capacity within at least one program.

Organizationally, A Turning Point has three full-time employees, with the leadership team being comprised of an Executive Director, an Operations Manager, and a Program Manager. We also employ



two part-time employees: an LCSW as our Case Manager who provides direct guidance with our Guesthouse clients and a House Manager of the Guesthouse program who oversees the daily needs and operations of that program. Governance of our organization is provided by our Board of Directors that is currently comprised of 14 individuals across a wide spectrum of professional, faith, and experiential backgrounds. The Board of Directors meets monthly for policy-making, financial/fiduciary guidance, strategic planning, new program vetting, evaluation, and other important decisions. ATP's greatest resource is its highly active and strongly committed volunteer base of 1500+ individuals, with over 300 who donate a minimum of one hour per week on an annual basis. Each program has volunteer directors who oversee day-to-day operations; volunteer recruitment, training, and scheduling; budget oversight; and more. The voluntary program directors meet regularly with the paid staff for future planning, problem solving, and operational reporting purposes.

We believe that the services A Turning Point is able to offer meet critical needs within not just the city of Gladstone, but Clay County and the greater KC area as well. We are committed to working in full collaboration with the city of Gladstone, community agencies, the faith community and beyond to make the widest and deepest impact possible for those in our midst who are struggling, who are going without, who need assistance. Our ultimate dream is that our services would no longer be needed because we've been so successful in our fulfilling our mission!

January 16, 2024

Holy Cross

2003 NE Englewood Road

Kansas City, MO 64118

Dear Gladston City Council,

RE: A Turning Point special zoning renewal.

Holy Cross Lutheran Church is in favor of Turning Point's mission. We oppose **only the location** in a residential area. The leaders of Holy Cross have seen an increase in the homeless foot traffic on the sidewalks and even in the street due to the snow on sidewalks.

We are trying to service childcare needs in the area with our Early Childhood Center. Several of the 2023 incidents occurred while our current and potential parents were present. These incidents directly impacted parents' decisions to stay or start at the ECC since we have experienced a 12% decrease in enrollment versus pre-ATP.

Please see our attached information as to our increase in problem areas. There have been some scary situations as listed on Feb 15, May 25, and November 27. These dates have people banging on our church doors and chasing people.

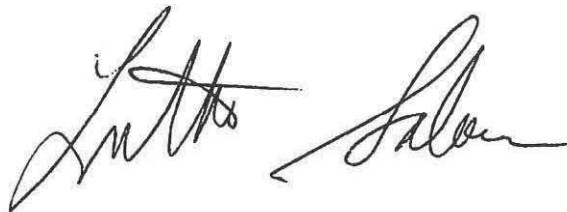
Holy Cross has an obligation to our member and Early Childhood Center (parents and Children) to keep everyone safe.

**We are very concerned that in the future that there will be a serious injury to a homeless person, member, parents, or child if these instances continue.**

Church Council Leaders.

Early Childhood Center Board Chair

Luther Salonen

A handwritten signature in black ink, appearing to read "Luther Salonen". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

**ATP**

**2-14-23 around 2:30pm - A male with a back pack and several sacks, cuts thru the parking lot and goes right thru the neighbor's yard. This happens on daily with different or several people.**

**2-14-23 around 5-5:00pm- Two homeless people sitting by the front doors of the Church right during our pick up time for our parents'**

**2-15-22 around 6:25am- A homeless man approached a parent in the parking lot and would not leave the parent alone. The parent had to leave the daycare and drive away from this man. Called 911**

**To calm this parent down so we would not loose them, we had a church member volunteer to be on the property at 6:15 so our staff and families felt safe. The volunteer did this until it got lighter in the mornings.**

**2-27-23 around 3-5pm A man holding a sign right across for our daycare saying please help the homeless. This was during our peak time of parents picking up the children.**

**4-26-23 around 11:30 - Two guys were trying to get in the church, they tried several doors , then finally went across to ATP**

**5-15-23 around 8:15—A homeless person was walking and yelling not nice words right in front of the baby house. I had several parents dropping off at this time and were concerned.**

5-25-23 around 7:45 am---A homeless person was sleeping on the property right by the drive way where parents drive off to leave. I called 911 to come remove the person. The police came 20minutes later. This homeless person walked away from the cops and was mad. This homeless person then came back and started banging on the church doors. I then walked back around where the cops where still sitting when the cops came back to her she headed over to ATP.

5-27-23 –Sunday afternoon we had a neighbor call 911 because we had a homeless man throwing the children’s dolls off the playground over the fence. We have to lock the gates to playgrounds now because of this.

6-26-23 around 2:15pm—A staff called me to let me know that we had 3 homeless people hanging around the recycle bin. It was two women and one man with a dog. I went outside to check, the man went over to the garage looking for something. Then walked back over the women and started yelling at them, then he hit one of the women in which she fell down. The other women left when a red car pulled up a she hopped in the care and left. I called 911 it took awhile for them to get here by that time they walked down the hill.

7-1-23 –Found a homeless person sleeping by the entrance

7-5-23—Homeless person sitting by the front door

7-6-23—Homeless person asleep on Englewood sidewalk/generated 6 calls to911 from various people

7-31-23—Called 911 a homeless guy was trying to get into the recycleing bin. This guy talks to himself and has mental issues. Time the cops came he was gone.

**8-2-23**—called 911 had a homeless changing his clothes in front of the church and he left all his trash behind.

**8-17-23**—I was doing a baby tour when a man was getting arrested over at ATP. 3 cop cars and the homeless man was yelling and the tour saw and heard everything.

**8-30-23**—A homeless man walked over from ATP, sat in front of the church for at least 10 minutes, then walked over between to employee's cars.. That's when he noticed me watching him that he moved on.

**9-26-23**—Called 911 because we had 8 homeless people hanging around the recycle bin when the cops came the all ran, the cop got to talk to one homeless person.

**10-15-23**—A homeless person trying to get into the building

**10-19-23**—A homeless person sleeping by the building

**10-29-23**—A homeless person sitting in front of the church during our children's pick up after preschool. Said they were waiting for a ride.

**10-30-23**—I had a couple of homeless people yelling at each other. One was on our property and the other right across from the baby house. This time I called Cathy to talk to this couple before our parents started picking children up.

**11-8-23**—Called Cathy again to come over a remove a lady who was talking to herself and cussing at people. I had a parent call and complain about her.

**11-20-23—A homeless person sleeping by the recycle bin. Called 911**

**11-27-23—A staff pulled in the parking lot around 6:15 this staff saw a homeless man, the staff parked got out of her car to come in the building. The homeless man started walking towards her, she hurried up to get into the building. This homeless man then tried getting in all the doors. The homeless man made it up to the front of the building to where children and parents come in the mornings. This man then started pounding on the door to get in, the staff told the man he had to leave this was around 6:30am and we had parents coming to the door. This homeless man was then asking parents for money, the parent told the man we had children hear, he said he was harmless he only had a small bat on him.**

**12-8-23—A neighbor called 911 around 5:55pm to a lady on our property yelling and talking to herself.**

11-20-23 Homeless Sleeping in tent



11-







Aug. 23



8-223

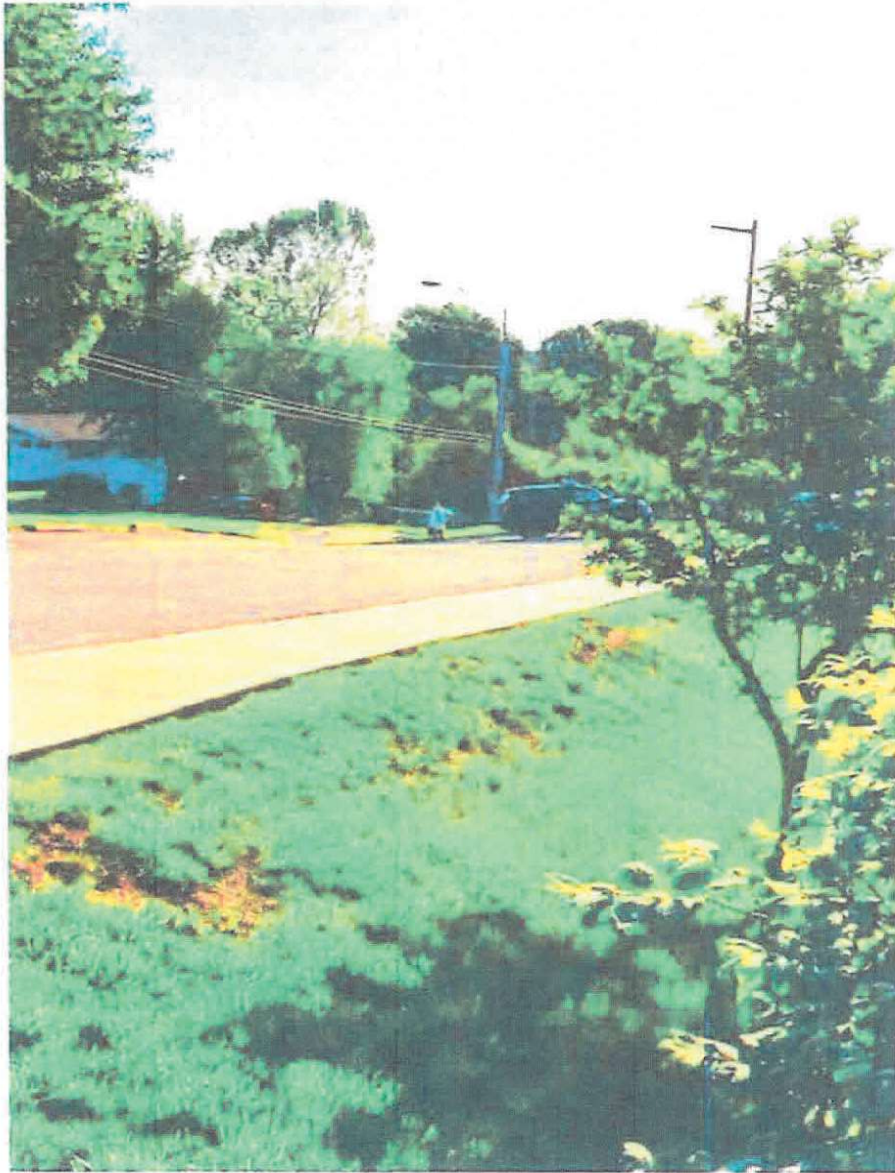


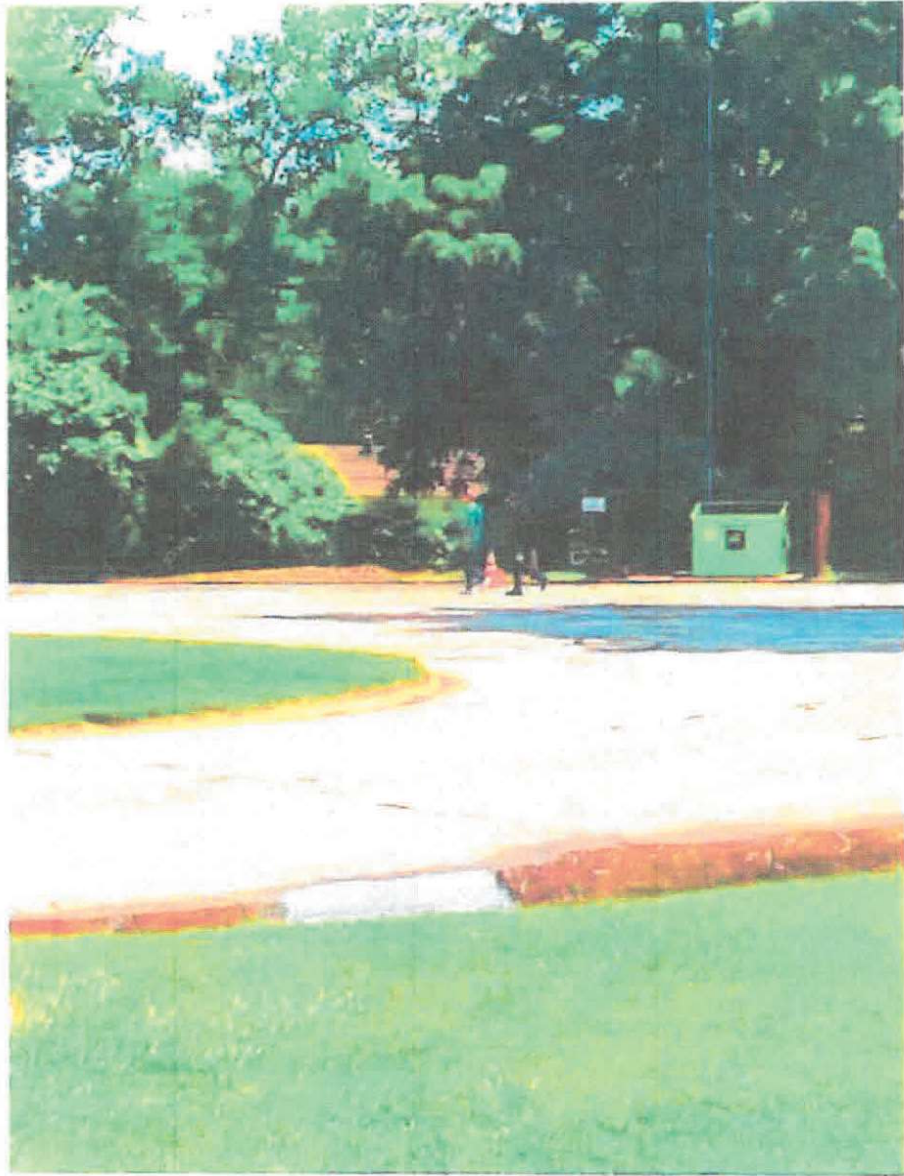


This is the guy  
who was hitting  
a girl in the  
parking lot





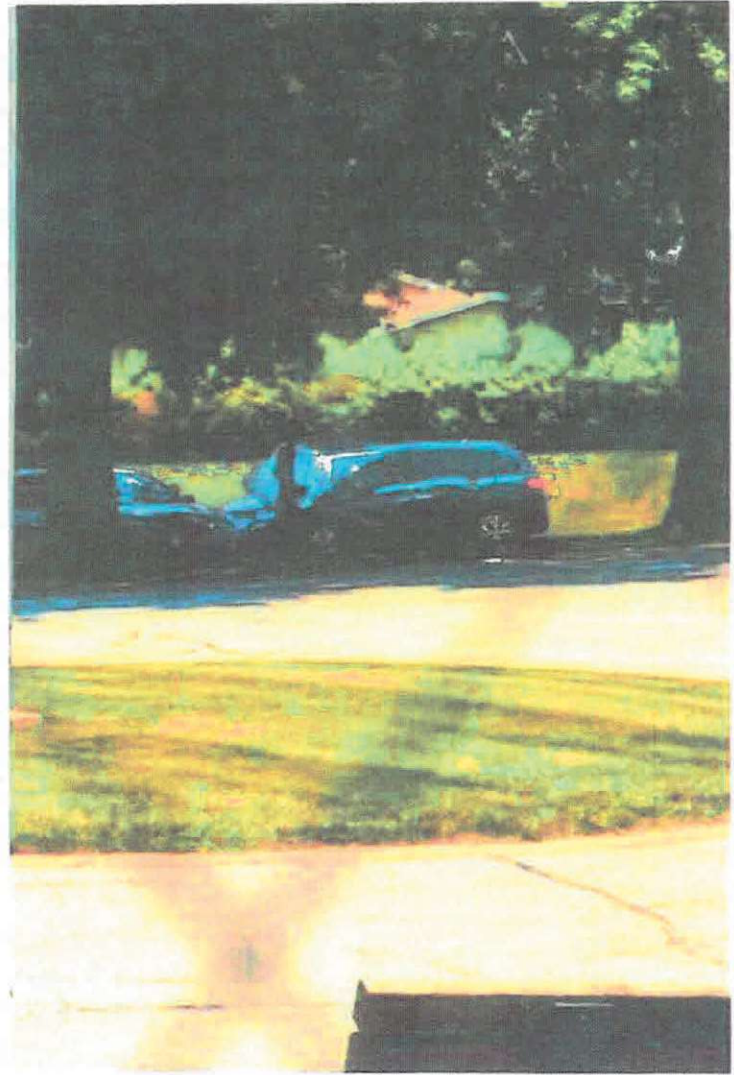














8-30-23



PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone Community Center*  
Tuesday, January 16<sup>th</sup>, 2024  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Gary Markenson  
Katie Middleton  
Bill Turnage  
Jennifer McGee  
Brenda Lowe, Secretary  
Cameron Nave  
Kim Murch  
Spencer Davis  
Steve Beamer  
Mike Ebenroth, Chair  
Joseph Brancato

**Absent:** Chase Cookson, Vice Chair

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Mayor  
R.D. Mallams, City Council Member

**Item 2 on the Agenda: Pledge of Allegiance.**

Chair Mr. Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the October 16<sup>th</sup>, 2023 Minutes.** Secretary Ms. Lowe asked if there was a motion to approve the minutes from the October 16<sup>th</sup> meeting.

**Mr. Beamer moved to approve the minutes; Mr. Nave seconded. The minutes were approved, 11-0.**

**Item 4 on the Agenda: Consideration:** On a Special Use Permit for three (3) years on property located at 1900 & 1904 NE Englewood Road.

Applicant: Cathy McIntire

Owner: A Turning Point

*City Council consideration for this project is scheduled for Monday, February 12, 2024.*

Mr. Greer read from the staff report:

The applicant is requesting a three (3) year Special Use Permit to operate a social services organization at 1900 & 1904 NE Englewood Road. The need for a Special Use Permit at this location is because A Turning Point is operating a social services organization in a R-1 Single-Family zoning district. For comparison, Synergy Services and the Northland Shepherd's Center are located in commercial zoning districts along commercial corridors adjacent to North Oak Trafficway and NE Antioch Road.

In 2023, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

The applicant has requested to edit the following conditions:

- Condition #4 – Allow for the repurposed space in the southeast wing of the recreation center (gymnasium building) to be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies.
- Condition #15 - Facilitate community meetings quarterly instead of every other month.

City staff finds these edits reasonable and is agreeable to them.

In summary, A Turning Point provides the following services:

- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Idemia (New) – Fingerprinting & background check services
- Institute Program (New) – Skilled trades and workforce development
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job training programs
- Gymnasium

Cathy McIntire, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this three (3) year Special Use Permit.

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.

2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit allows for the following uses at 1900 & 1904 NE Englewood Road:
  - Food Pantry
  - Wardrobe Clothes Closet
  - Education Academy
  - Idemia services for fingerprinting & background checks
  - Site to store, prepare, and load vehicles for the Community Meals outreach program
  - Day Center Services (Guesthouse)
    - Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.
    - Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.
  - Community Meetings
  - Support Groups
  - Community Garden
    - One (1) community garden not exceeding 3,600 sq. ft.
  - The Institute job training programs for skilled trades and workforce development
  - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities. The repurposed space in the southeast wing can also be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies. Shower and laundry facilities are prohibited.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. The six (6) foot privacy fence, as well as the property located north and south of and adjacent to the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.



10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
13. ATP shall submit an annual report of services provided by program type to Community Development as an attachment to any Special Use Permit renewal application. ATP shall track all service usage by residence. For clients that are currently houseless, ATP shall attempt to determine previous locations of habitation.
14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP. ATP shall provide these educational materials and operational procedures to the Community Development Department within fourteen (14) days upon request.
15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department and area residents, property owners, parents, churches, and businesses to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.
16. Continue to operate and update the existing emergency and security plan. If updates occur, submit the updated plan to the Community Development Department and Police Department within fourteen (14) days of the implementation date.
17. Continue to operate and update the existing plan that provides for a volunteer or staff onsite monitor/greeter to be present during peak Guesthouse hours who is responsible to oversee access to the property and to facilitate pedestrian clients onto and off of the property. If updates occur, submit the updated plan to the Community Development Department within fourteen (14) days of the implementation date.
18. Continue to operate and update rapid communication tools that allow area residents to alert ATP of concerns as they arise. ATP shall provide the Community Development Department with information regarding the mechanisms developed to continue implementation of this requirement. ATP shall document the number, type of concern, and outcome of each response and submit the resulting data to the Community Development Department upon request and as part of any future Special Use Permit renewal application.
19. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and

discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.

20. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

\*The leadership of A Turning Point and city staff are in agreement on all conditions.

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

Ms. McIntire stated that Austin Greer has mentioned some of the new programs and things that are happening around their space and that she is happy to answer any questions they may have. A Turning Point has also done their very best to follow all of the rules and regulations the city has set for them.

Mr. Turnage asked about condition #15 and the quarterly meetings. How did you publicize it?

Ms. McIntire stated that they publicize the meeting in flyers, Facebook and on their website.

Mr. Turnage asked if they have already had some meetings.

Ms. McIntire stated yes, every other month since last March.

Mr. Turnage asked how many people would attend.

Ms. McIntire stated sometimes ten people or sometimes two. Mr. Greer has been to all of them.

Mr. Markenson asked about bus service in that area since Gladstone does not have the city bus service anymore. He asked if that has affected their operations.

Ms. McIntire stated that yes, it has put a damper on their clients getting to them but it has not affected their operations for the number of clients they are serving. Some of their clients are actually using IRIS to get to their property.

Mr. Markenson asked about the missionaries that visit. Where are they coming from and what do they do?

Ms. McIntire stated they are here for community service and the program is called Youth Works. The missionaries come and stay usually four to five nights and do work throughout the metro.

Mr. Murch asked how would she describe her relationship with the Gladstone Police Department.

Ms. McIntire stated that she feels like they work together well. If they need the police, all they do is call and if they find someone that needs our assistance, they bring them to us occasionally.

Mr. Murch stated that he talked with some residents around that area and he has heard no complaints or if they had any problems with A Turning Point.

Mr. Davis asked if condition #12 was in the staff report last year.

Mr. Greer stated yes.

Mr. Davis asked if all the missionaries that were mentioned earlier were primarily from out of state or maybe just needing a place to stay for a night.

Ms. McIntire stated that all of the missionaries that they have hosted at this time have been out of state.

Mr. Beamer asked City Staff now that they have some history with A Turning Point, what has been the experience in terms of complaints over this past year for residents or businesses? If there have been any complaints, how have they been resolved?

Mr. Greer stated that Community Development has not received any additional negative comments that are different from the first hearing in March 2023. There is a gentleman here tonight, Luther Salonen, representing the Lutheran church across the street and he would like an opportunity to speak later in the hearing. The Police Department has not notified Community Development staff of any major issues over the past year.

Ms. McIntire stated that the primary pushback from last year was from the church across the street, Holy Cross. They worked really hard to build a working relationship with them and they communicate mainly with their preschool director because she is there during the day. There have been maybe three or four phone calls this year asking for A Turning Point's help. She feels like they have crossed a bridge with the church and have a system down that seems to be working.

Mr. Nave asked about condition #18 referencing a rapid communication plan. Can she explain what that is exactly?

Ms. McIntire stated that this is mainly for Holy Cross Church. They bought walkie-talkies for them, but they usually just call using cell phones.

Mr. Nave asked if all of these calls are documented.

Ms. McIntire stated yes, they are.

Mr. Ebenroth invited Mr. Luther Salonen from Holy Cross Lutheran Church to speak.

Mr. Salonen stated that he is one of the leaders with the Holy Cross Lutheran Church. They have documented 25 incidences over the last year that have happened. Sometimes it is someone just wandering around and other times a person wants money from parents who are dropping off their children. Sometimes these people will also bang on the door and try and get into the church. He gave a report to Austin Greer tonight regarding the information. They have had to add more security and cameras to help with this situation and their enrollment for preschool has dropped 12%. There was one incident that happened when a preschool worker arrived at work around 6:30

a.m. and a homeless guy was sleeping nearby. He followed this worker to the door and knocked on the door. He said he was not dangerous and that he just had a small bat, which was very intimidating to the employee. He just wishes that A Turning Point was not located in a residential area.

Ms. Middleton stated that over this last year, you only contacted A Turning Point approximately three times for their help.

Mr. Salonen stated yes, this is probably true.

Ms. Middleton asked why they didn't call A Turning Point for more help.

Mr. Salonen stated that sometimes they thought it would be better to just call the police. Leadership thinks the police can do more.

Mr. Markenson stated that he doesn't recall anyone saying that there was a daycare across the street last year with the initial Special Use Permit.

Mr. Salonen stated that he recalls this being discussed last year at the Planning Commission and City Council meetings.

Ms. Lowe asked if any citations were issued in the incident that was brought up.

Mr. Salonen stated he wasn't sure, but if they call 911, then it is recorded. But if they call 311, it isn't.

Ms. Middleton asked about the 12% enrollment drop. She asked if he has any previous data from the past couple of years.

Mr. Salonen stated that they have been running around 75% to 85% full and now they are down to approximately 65%.

Mr. Nave asked about the comments from the Gladstone Police regarding excessive phone calls or issues.

Mr. Greer stated that since this is a one-year special use permit, they meet with A Turning Point every other month for a year. Captain Karl Burris with the Gladstone Police Department would come to those meetings as well. They would monitor A Turning Point and the surrounding areas closely over the last year and the Police Department has not stated that there have been any substantial incidences out of the norm.

Mr. Beamer asked what the hours of drop-off and pick-up are for the kids.

Mr. Salonen stated they start at 6:30 a.m. and usually everyone is gone by 3:30 p.m. Sometimes there are kids there until after 6:00 p.m.

Mr. Beamer asked if it would help the church if A Turning Point had a volunteer that would monitor the church between these hours and if someone was creating an issue, then the volunteer could help get them off the church property.

Mr. Greer stated they currently do have volunteers that monitor the property. If the church has any issues, all they need to do is call A Turning Point and the staff will go over to help. A Turning Point monitors this and documents this all year long.

Ms. McIntire stated that what Austin Greer stated was accurate, but they also installed security cameras on their building that point at the church's parking lot.

Mr. Beamer stated that maybe if there was more security at those peak times to help monitor the church, this would help.

Ms. Lowe stated that it sounds complicated since the church is in Kansas City, Missouri and A Turning Point is in Gladstone. She doesn't see how we could make A Turning Point accountable for what is happening in Kansas City, Missouri. It sounds like the staff and the agency have put together a tightly woven project plan. She thinks the security at the church should be on the church.

Mr. Markenson asked how many years is a conventional Special Use Permit good for.

Mr. Greer stated that the conventional special use permit process is one year for the first, three years for the second, and five years for the third.

Mr. Davis asked about possibly doing another one-year permit.

Mr. Greer stated that if the Planning Commission agrees with another one-year special use permit then he would pass that information along to the City Council at their upcoming meeting.

Ms. McGee stated that they have meetings that are required quarterly that have been ongoing. They have a number of conditions and new programs being added and City Staff have been in contact with A Turning Point. She doesn't feel that cutting this off to one year buys us anything that those meetings and conversations don't already create. She would rather see three years of consistency and providing some of these much-needed services. The whole goal is to help people get jobs and not need these services anymore. The longer we can keep this service, the faster we can get these people off the street.

Mr. Murch stated what he is hearing is that Mr. Salonen and Holy Cross church is holding A Turning Point responsible for all of these people that are on their premises and walking the streets and sidewalks. He is hearing that part of the problem with Holy Cross church's daycare and membership is that A Turning Point is in their residential area. He stated that they are running a for-profit early education childcare facility from the church. Where does the line come when Holy Cross is responsible for its own security and protection and stop blaming A Turning Point?

Mr. Sullivan stated that they didn't have the amount of homeless traffic and problems that they are having now before A Turning Point moved in across the street.

Mr. Greer interjected and stated that Mr. Murch's point is taken, thanked Mr. Salonen for sharing his information and requested that the Planning Commission move the conversation along.

**MOTION: By Ms. Middleton, second by Ms. McGee to approve a Special Use Permit for three (3) years located at 1900 & 1904 NE Englewood Road.**

<b>Vote: Mr. Murch</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Beamer</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Mr. Davis</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Nave</b>	<b>Yes</b>
<b>Mr. Brancato</b>	<b>Yes</b>
<b>Chair Ebenroth</b>	<b>Yes</b>

**The motion carried. (11-0)**

**Item 5 on the Agenda: Planning Commission Election of Officers:**

Mr. Steve Beamer for Chair, Motion by Mr. Davis, Second by Mr. Markenson - Motion carried 11-0.

Mr. Cameron Nave for V-Chair, Motion by Ms. Lowe, Second by Ms. McGee - Motion carried 11-0

Ms. Brenda Lowe for Secretary, Motion by Mr. Beamer, Second by Mr. Markenson -Motion carried 11-0

**Item 6 on the Agenda: Planning Commission Representative for the Capital Improvement Committee:**

Mr. Beamer would like to nominate Mr. Cameron Nave for the Capital Improvements Committee position. Motion carried 11-0

**Item 7 on the Agenda: Communications from the City Council**

Mayor Moore welcomed Joseph Brancato to his first meeting and congratulated the new officers. She stated the City Hall renovation is still on schedule and will hopefully be completed by the last week in March to the first week in April. The City also renewed their contract with IRIS for three more months. Thank you.

**Item 8 on the Agenda: Communications from the City Staff**

Mr. Greer welcomed Mr. Joseph Brancato and asked Mr. Brancato to introduce himself to the other Planning Commissioners.

Mr. Brancato stated that he has lived in Gladstone for the last 25 years and wanted to be part of this committee to be more involved and voice his opinion on what is going on in Gladstone.

Mr. Greer stated that the city has a Boards and Commissions meet and greet on January 31<sup>st</sup> at Summit Grill from 4:00 p.m. to 6:00 p.m. Please email or call Becky Jarrett to RSVP.

**Item 9 on the Agenda: Communications from the Planning Commission Members**

Mr. Markenson asked what is going on at the vacant lot on 72<sup>nd</sup> Street and Prospect.

Mr. Greer stated that the church met with Alan Napoli and I a couple of weeks ago. They plan to add a parking lot on the north side of the lot and they would also like to add a building addition to the north of the existing church. They are planning another expansion to the west side of the existing church in a future phase. The church is currently working on their plans.

Mr. Beamer wanted to thank Mike Ebenroth and Chase Cookson for serving on this commission. He also wanted to thank everyone for their vote as Chair.

Mr. Turnage stated that he wanted to thank Public Works for shoveling the snow on his road.

Ms. Lowe wanted to thank Mike Ebenroth for his service and that she looks forward to the upcoming year. She also thanked city staff for their hard work and guidance.

Chair Ebenroth wanted to thank everyone for the last two years for all of their hard work.

**Item 10 on the Agenda: Adjournment**

Chair Ebenroth adjourned the meeting at 7:52 pm.

Respectfully submitted:

\_\_\_\_\_  
Mike Ebenroth, Chair

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

\_\_\_\_\_  
Angie Daugherty, Recording Secretary

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

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO A TURNING POINT (ATP) FOR THE PURPOSES OF OPERATING A SOCIAL SERVICES ORGANIZATION IN AN R-1 ZONING DISTRICT AT 1900 AND 1904 NE ENGLEWOOD ROAD.**

**WHEREAS**, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1900 and 1904 NE Englewood Road, and

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

**WHEREAS**, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein;

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

**SECTION 1. SPECIAL USE PERMIT:**

**THAT**, A Turning Point (ATP) is hereby granted a Special Use Permit for operation of a social services organization on property located at 1900 and 1904 NE Englewood Road, the effective date of which shall be the enactment date of this Ordinance and expiring **One (1)** year from this date, all subject to the terms and conditions set forth herein:

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit allows for the following uses at 1900 & 1904 NE Englewood Road:
  - Food Pantry
  - Wardrobe Clothes Closet
  - Education Academy
  - Idemia services for Fingerprinting & background check
  - Site to store, prepare, and load vehicles for the Community Meals outreach program
  - Day Center Services (Guesthouse)
    - Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.



- Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.
  - Community meetings will continue and take place every other month.
  - Support Groups
  - Community Garden
    - One (1) community garden not exceeding 3,600 sq.ft.
  - The institute job training program for skilled trades and workforce development
  - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities. The repurposed space in the southeast wing can also be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies. Shower and laundry facilities are prohibited.
5. All building and fire safety requirements shall be complied with and maintained as required.
  6. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
  7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
  8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
  9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
  10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
  11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
  12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
  13. ATP shall submit an annual report of services provided by program type to Community Development as an attachment to any Special Use Permit renewal application. ATP shall track all service usage by residence. For clients that are currently houseless, ATP shall attempt to determine previous locations of habitation.
  14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP. ATP shall provide these educational materials and operational procedures to the Community Development Department within fourteen (14) days upon request.
  15. In the spirit of community partnership, ATP shall facilitate and host meetings every other month inviting the City's Police Department, the Kansas City Police Department, Clay

County Sherriff’s Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP’s use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.

- 16. Continue to operate and update the existing emergency and security plan. If updates occur, submit the updated plan to the Community Development Department and Police Department within fourteen (14) days of the implementation date.
- 17. Continue to operate and update the existing plan that provides for a volunteer or staff onsite monitor/greeter to be present during peak Guesthouse hours who is responsible to oversee access to the property and to facilitate pedestrian clients onto and off of the property. If updates occur, submit the updated plan to the Community Development Department within fourteen (14) days of the implementation date.
- 18. Continue to operate and update rapid communication tools that allow area residents to alert ATP of concerns as they arise. ATP shall provide the Community Development Department with information regarding the mechanisms developed to continue implementation of this requirement. ATP shall document the number, type of concern, and outcome of each response and submit the resulting data to the Community Development Department upon request and as part of any future Special Use Permit renewal application.
- 19. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
- 20. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

**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, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MARCH 2024.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk

1st Reading: March 11, 2024

2nd Reading: March 11, 2024

File #