

PLANNING COMMISSION
GLADSTONE, MISSOURI

APRIL 15, 2002

Item 1 on the Agenda: Meeting called to order – Roll Call.

Present:	Ms. Abbott	Council & Staff Present:
	Ms. Alexander	Councilman Shirley Smith
	Mr. Dillingham	Scott Wingerson, Assistant City Manager for Development
	Mr. Evans	Lynn McClure, Economic Development Administrator
	Ch. Hill	
	Ms. Lowe	
	Mr. Steffens	
	Ms. Wild	
	Mr. Duncan	
	Mr. Kiser	

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Hill led the group in reciting the Pledge of Allegiance.

Mr. Dillingham joined the meeting.

Item 3 on the Agenda: Approval of March 18, 2002 Minutes.

The minutes were approved as submitted.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 on the Agenda: Public Hearing on a request to renew a special use permit to continue operating a landscaping business at 5616-5618 N. Antioch Road. Applicant: Cripple Creek Rock Company, Inc. Owners: Byers Enterprises, LLC/Billy C. Williams/William M. Kerns/ A.B. Smith & Raymond Hahn. (#1175)

Chairman Hill called on Mr. Wingerson for the staff report.

Mr. Wingerson reported that Mr. Bledsoe is the owner of Cripple Creek Rock Company and is requesting a Special Use Permit that was issued a couple of years ago. All the conditions remain the same, except for one, which is the very last owner listed on the agenda, A.B. Smith and Raymond Hahn, are no longer involved in the request and would like to be removed from the application. The impact on the renewal is insignificant because the land is not being used by the applicant now. Mr. Wingerson explained that the staff report is the same as when the original request was considered. Staff recommendation is approval of the Special Use Permit for five

years. He added that he would be glad to answer any questions and that the applicant, Mr. Bledsoe, is present if the Commission has any questions for him.

Robert Bledsoe, 5616-5618 N. Antioch addressed the Commission. He explained that he never used Mr. and Mrs. Hahn's property throughout the whole process. He added that he purchased Billy C. Williams' property three years ago and sold it to Byers Enterprises, LLC. He stated that he was not sure who the Kern's were. He thanked the Commission for the five year permit that he has currently. He is trying to make the area better and keep improving their plants and continue to be good citizens of Gladstone for the next five years.

Chairman Hill asked if the Commission had any questions for Mr. Bledsoe.

Mr. Evans asked what area on the site plan map is no longer being used.

Mr. Bledsoe answered that it is the last 200 feet of the property.

Ms. Abbott stated that she had bought rock from Mr. Bledsoe last summer and was very happy with it.

Mr. Bledsoe commented that Mr. Wingerson and the prior City Council were phenomenal in helping him throughout the last five years in helping him get what he needed to get things done.

Mr. Evans said to Mr. Bledsoe that his organization has done a wonderful job in dressing up North Antioch Road and that it looks fantastic. He was sure the City was much appreciative of their work.

Mr. Bledsoe thanked Mr. Evans for his comments.

Chairman Hill asked if anyone from the audience would like to speak in favor of the application.

Vickie Raine, 8508 NW 62nd Street, Parkville addressed the Commission. Ms. Raine stated that she is representing A.B. Smith and Raymond Hahn. She wanted to make sure that their property is exempt from the proposed Special Use Permit. Ms. Raine added that the property is not owned by A.B. Smith, but by her mother, Lucianna Smith and Raymond Hahn.

Chairman Hill asked Ms. Raine what lot the property is on.

Ms. Raine answered that it is Tract A, the triangular piece. It is 200 feet West from the property line of lot 1, and the North 60 feet.

Mr. Wingerson commented that Ms. Raine had sent the City a letter dated April 5, 2002 indicating that this piece of property be withdrawn from the request. Ms. Raine is Power of Attorney for the estate that she represents.

Chairman Hill asked if anyone from the audience would like to speak in opposition of the application.

Chairman Hill asked Mr. Wingerson if this application was considered a continuation of the original Special Use Permit, or was it a new Special Use Permit and how the removal of Tract A fit in.

Mr. Wingerson answered that it is both. It is a new one because the old one will expire on its due date. It is a renewal because the new one is intended to start before the old one expires. He added that the removal of Tract A will not have an impact because the property is not currently being used for any business activities.

Ms. Lowe asked if the recommendation needed to be amended to include the property that is being excluded.

Mr. Wingerson answered that technically it does not need to be because the Commission has discussed it this evening; however, it may make Ms. Raine more comfortable if the Commission's motion included the exclusion of Tract A, owned by A.B. Smith and Raymond Hahn.

Chairman Hill closed the Public Hearing section of the meeting. He asked if there was any further discussion of this application by the Commission.

Mr. Duncan asked Mr. Bledsoe if he had any problems with the recommended conditions made by staff.

Mr. Bledsoe said that he did not.

Chairman Hill commented to Mr. Wingerson that it looks like the legal description on the second page of the staff report already exclude the 60 feet that was being discussed.

Mr. Wingerson answered that the property is excluded in the staff report, but it is not reflected on the agenda nor in the legal notice.

Mr. Duncan made a motion to recommend approval of a Special Use Permit for Cripple Creek Rock Company, Incorporated with the recommended conditions and excluding Tract A. Mr. Dillingham made the second to the motion.

Chairman Hill asked if there was any further discussion. Hearing none, he called for the vote.

ROLL VOTE:

Ms. Abbott	Yes
Ms. Alexander	Yes
Mr. Dillingham	Yes
Mr. Evans	Yes
Ch. Hill	Yes
Ms. Lowe	Yes
Mr. Steffens	Yes
Ms. Wild	Yes
Mr. Duncan	Yes

Mr. Kiser **Yes**
(10 yes, 0 no)

Chairman Hill announced the application is approved and will be heard by the City Council on Monday, April 22, 2002.

Item 6 on the Agenda: Public Hearing on a request for a site plan revision at 301 NW 72nd Street. Applicant: Larry Whitton. (#1176)

Chairman Hill asked Mr. Wingerson for the staff report.

Mr. Wingerson reported that the applicant, Larry Whitton, is proposing a site plan revision. Currently, the zoning of the property is CP3. The repairing of automobiles in this zoning district is allowed. Mr. Whitton is proposing to renovate his building substantially by building a new building around the existing building, reconfiguring the parking, providing a secure storage area and generally improving the site. Mr. Wingerson brought the eleven conditions in the staff report to the Commission's attention, adding that these are typical conditions for any type of commercial request that comes before the Commission. Those conditions are designed to protect adjoining residential areas and implement some of the general policies of the Commission in terms of landscaping, outdoor sales, signs and banners. He added that Mr. Whitton was in the audience if anyone had any questions for him.

Larry Whitton, 3308 NE 70th Street addressed the Commission. He stated that he is the owner of the business at 72nd and Broadway. The business started out as a neighborhood gas station thirty-four years ago and has outgrown his current building. He explained that he is going to try and change his whole structure and way of doing business by having a service center. The proposed building will house ten to twelve cars.

Chairman Hill asked if there any questions for Mr. Whitton.

Mr. Duncan asked Mr. Whitton if he will repair cars for the public or just cars of his own.

Mr. Whitton answered that he will be repairing cars for the public, which is like he has always done.

Chairman Hill asked Mr. Whitton if there is a fenced area behind the building.

Mr. Whitton answered that it is fenced now.

Chairman Hill asked if that fence will remain.

Mr. Whitton replied that the building will be in place of the fence. He explained that the new building is fifty feet deep and comes out about three feet in front of the present building. The building goes forty-five feet West and twenty-three feet East of the old building. There will be five garage doors on the front and one on the West end of the building.

Chairman Hill asked if there will still be a fenced area behind.

Mr. Whitton answered yes.

Chairman Hill asked what type of fence it will be.

Mr. Whitton answered that it would be a wood fence.

Chairman Hill asked if he would be parking vehicles in the fenced area.

Mr. Whitton said that he did not think there would be enough room back there to park vehicles. He stated that he didn't remember how much room was back there.

Mr. Wingerson said that he believes there are two areas. It is approximately 9'3" from the South property line to the back edge of the building. Mr. Wingerson suggested that the area to the East, marked "existing to remain area" on the site plan, may be in line with Chairman Hill's question.

Mr. Whitton said that to the East in the area Mr. Wingerson spoke of there will be room for vehicle storage.

Chairman Hill said that was the area he was questioning. He asked if there will be vehicles parked overnight on the West or North side of the building.

Mr. Whitton said it would be quite possible, but that he didn't believe there would be too many vehicles stored outside because there will be room for ten or twelve cars inside. He stated that the problem now is cars being broken into, so he would like to try and keep as much as possible inside to prevent that from happening. Mr. Whitton said it is a lot better if he can keep the customer's vehicle inside. He explained that since he only has two bays now, if he tears a car down and has to wait for parts, he has no place to work on another car and has to put that car outside until the parts arrive.

Ms. Abbott asked Mr. Whitton if he was still going to have the Uhaul part of his business.

Mr. Whitton replied by saying that not if it gets in his way will he continue to have it. He is a very small dealer and only has one truck right now. He mentioned that if it interferes with the garage business, he plans on getting rid of it. He hopes he is too busy to mess with Uhaul.

Ms. Abbott asked about the old cars that are sitting outside at his business now.

Mr. Whitton said that they are pretty well getting out of there now.

Ms. Abbott replied that she has noticed that he has been getting rid of some of them already.

Mr. Whitton stated that yes, he has and that there is an old corvette that has been waiting for two or three years until this building is built to restore it inside.

Chairman Hill asked Mr. Whitton if he had seen the recommended conditions and if they were all acceptable.

Mr. Whitton answered that he had seen them and they are acceptable.

Mr. Evans noticed that there is a fence coming up to the East end of the building, but it isn't shown as continuing.

Mr. Whitton answered that it will continue out to the West.

Mr. Evans asked if it would go clear out to the property line.

Mr. Whitton said it will continue out to the end of the building, not to the property line. He mentioned that it would block the view of the turn. Mr. Whitton stated that they wanted him to plant a bunch of trees in the island, but that you can't have anything very high there because it will block the view and cause a lot of accidents. He would like to keep the visibility open.

Ms. Alexander asked if he could put in some low bushes that would not block the view.

Mr. Whitton answered that some small bushes would work there.

Chairman Hill asked if there were any further questions for Mr. Whitton. Hearing none, he thanked Mr. Whitton and proceeded to ask if anyone in the audience would like to speak in favor of the application.

Art Hammen, 7117 N. Norton Avenue addressed the Commission. He is here as one of and representing the property owners on Northwest corner of 72nd and Broadway, the only unimproved corner at the intersection. He stated that he has known Larry for a long time and as many of you know he is a former councilman and mayor in this City and has contributed greatly. It is his personal belief that these improvements will go a long way in improving a major intersection in Gladstone. He added that he is here to support Larry's request for these changes.

Chairman Hill asked if anyone in the audience would like to speak in opposition of the application. Hearing no responses, he asked for questions from the Commission. Hearing none, Chairman Hill closed the public hearing.

Chairman Hill asked Mr. Wingerson if the Commission had time for a site visit.

Mr. Wingerson answered yes.

Discussion ensued regarding the time and day of the site visit. It was decided that a site visit would take place on Saturday, April 20, 2002 at 9:00 am.

Item 7 on the Agenda: Communications from the City Council and the City Staff.

Councilman Shirley Smith said that the Commission has her for another year. She requested to be the liaison again because this is her third year and she can't tell them (the Commission) how much it has helped her to come to these meetings. She stated that she is going to continue to use them if they don't mind. Again, the City faces a really exciting year with a lot of things going on....a lot of things happening. She thinks the Commission will find that it is going to be very satisfying to be in on many things that are going to come about. She said she was glad to be back.

Councilman Carol Rudi joked that she finally gets to talk. She said she is not very good at this yet, since this is her first time to try this, but that she is really glad to be here. Ms. Rudi added that she is not sure when they make appointments to the Planning Commission for the vacant seats or when they will tell here what committees she will be on, but she is just used to coming up here on Monday nights.

No comments from city staff.

Item 8 on the Agenda: Communications from the Planning Commission members.

Ms. Lowe wanted to thank Mr. Wingerson and the staff for providing such in-depth information and clear information for their review.

Mr. Evans said that there has been a couple of things come forward tonight that are moving forward in the City of Gladstone and he likes to see that happening. He thanked Mr. Whitton and Mr. Bledsoe for moving their businesses forward.

Mr. Kiser had no comments.

Ms. Alexander said that she is really impressed with the Gladstone staff and the time they give and how helpful they are.

Ms. Abbott said she would second Mr. Evans remarks. The two applications that the Commission approved tonight are going to be a big benefit to the community.

Ms. Wild had no comments.

Mr. Steffens had no comments.

Mr. Duncan asked Mr. Wingerson if the trash behind the car wash, that you can see from the library, has been in that area for three or four years could be addressed. He guessed that it can't be seen unless you are in the library.

Mr. Wingerson said staff will take a look at it tomorrow.

Mr. Duncan added that Mayor Cross knows about it and has seen it as well.

Mr. Wingerson stated that there was an investigation done on that area about three years ago. That property is owned by the library, so it is the library's responsibility to clean it up. He said they were able to get the car wash employees and the library to work together to get it cleaned up and it looked nice there for a while. He said they will try to get them to do that again.

Mr. Dillingham said he went through the information that Mr. Evans brought back from the land use seminar. He thought that it was really good information and is looking forward to a discussion on it. Second, he asked Mr. Wingerson where Steak n' Shake was at on building their restaurant.

Mr. Wingerson answered by saying that Steak n' Shake authorized their contractor to move forward. Because it has been so long, the labor prices for the contract have changed. The contractor re-submitted a labor estimate to Steak n' Shake, who verbally approved it. When the actual contract came back, the numbers were slightly different than what the contractor had presented, so the contractor quit. They are currently administratively renewing their building permit. They have to submit plans and have a review done to make sure nothing has changed. The real time is Steak n' Shake corporate bidding the job to a new general contractor so that they can finish the work. As of ten days to two weeks ago, Steak n' Shake wanted to go (to the Commission) to actually be open this Spring. As soon as they get a new contractor they should be starting.

Mr. Wingerson wanted to add a thank you to Ms. Alexander for the drawing that she distributed to everyone tonight. He said it will go right next to the monkey.

Ms. Alexander said that he is referring to former print she distributed of a mother and child monkey.

Chairman Hill said he had a few comments. First of all, he has mentioned to Scott and Becky before that this is a rather casual Commission and that Scott doesn't necessarily need to wear a tie all the time..and a jacket. He realizes that there are times that they both go home and have dinner with their families and then come back to city hall. Unless there is a major project, he doesn't see a need for a lot of formality.

Chairman Hill said he wanted to mention a few things that he has noticed. The City seems to have a used car sales lot at the old Texaco on Antioch on the weekends. Also there is a stop sign in that area that needs to be replaced. Chairman Hill stated that the Chinese restaurant in Meadowbrook shopping center has some rather large temporary signage on the side of the building. He wondered if that was allowed under the sign code.

Mr. Wingerson answered that the banners appear to be compliant to the naked eye, but he will have staff check and confirm to see if they meet code in terms of square footage.

Item 9 on the Agenda: Other Business, ZAPO discussion: Use-Matrix

Mr. Wingerson stated that staff had provided the Commission with a bunch of information. He would like to first draw their attention to the map that was given to them and explain how it works. If he understood the request of the Commission correctly from the last meeting, their request was a small scale zoning map. He noted that the map is preliminary because it has not yet been adopted. For discussion purposes it is really accurate. One side of the map lists the zoning classifications. Mr. Wingerson explained the color-coding.

The other packet of information the Commission received was the Use-Matrix, which was sorted by zoning districts, then by use in alphabetical order. Mr. Wingerson went through some examples and explained how it could help the Commission in determining if the uses seem appropriate with the zoning.

Ms. Alexander asked if Mr. Wingerson could give definitions for the zoning districts.

Mr. Dillingham asked that he especially spend time on C-1, C-2 and C-O.

Mr. Wingerson went through the list. He explained that zoning is generally a progression from least intense to most intense. On the proposed chart, R-1 would be the least intense, M-1 would be the most intense. R-1 would be defined as normal, single-family. A standard lot size would be roughly 70' by 110', although larger lots would fit into that classification by right. It is generally intended for single families.

Mr. Wingerson continued on to R-2 which is two-families, duplexes. They are usually attached, although not necessarily required. R-3 is garden apartments, which are multi-family. They are usually less than eighteen units per building, although that is not always the case. This is the very start of the multi-family. R-4 is the traditional multi-family...three stories, four stories. A height limit is set so that the fire department can access all the units.

RCH is kind of the "junk" residential zoning category. It is where all the non-traditional housing goes. Mr. Wingerson explained that a great example of this would be the Woodlands development off of Brooktree. There are single-family homes on larger than standard lots, Townhomes and offices. Another example would be Claymont Point.

Mr. Wingerson stated that there is not usually much carry over from the residential districts to the commercial districts. The exception to that would be home occupations, in which entrepreneurs desire to start a business in their home. They don't have any employees, they don't have any signage and all the work is done off-site. An example of this would be a daycare where less than four children are kept in a person's home. Anything more than four children would require a Special Use Permit. Other examples would be an internet travel service, catering and home-building (contractors).

In C-1 goods and services are provided on a neighborhood level. Some examples would be barbers, neighborhood markets and dry cleaning. There may also be some more intense retail in this zoning district. Mr. Wingerson explained that sometimes the lines blur between C-1 and C-2 depending on what currently exists and what the City has available.

C-2 is a broader service than C-1 with a little more flexibility in the use. Years ago auto sales were allowed in C-2; however, now they are only allowed in C-4.

C-3 is generally, in most cities, the most intense retail activity. Some examples would be Wal-Mart and Home Depot. This kind of retail has a lot of traffic and are theoretically located near primary thoroughfares.

In Gladstone, the most intense proposed district is C-4 district. This district was created about ten years ago and was called the mini-storage zoning district. The only thing allowed was mini-storage. Mr. Wingerson stated that staff never used this classification in the seven years that he has been with the City. He believed that the Planning Commission and Council heard one request for that zoning classification in the last seven years. One of the main concepts of the Use-Matrix is to move uses into C-4 and make it a functioning zoning category. C-4 has a negative connotation to it now, but it doesn't have to be that way. There is very limited amount of C-4 zoned property in Gladstone and it is developed. Mr. Wingerson said that he would view

this as change for the better, an additional review level for the Commission and Council and provides the ability to look at those things that we have in the past.

M-1 is light manufacturing that is generally conducted indoors. Gladstone does not have a classification for outdoor manufacturing where raw materials are brought into the City. Mr. Wingerson said that streets in Gladstone are not built for the kind of trucks that would accompany outdoor manufacturing.

Chairman Hill asked Mr. Wingerson if the Commissioners should go through the Use-Matrix and note any changes they would like.

Mr. Wingerson answered that if the Commission would like to provide comments to staff, that they would gladly summarize those thoughts anonymously and provide comments back to the Commission. He added that this really is the most important part of the zoning ordinance because staff will be using this section to make decisions.

Ms. Abbot asked why on page five of the zoning map is the proposed N. Oak corridor not shown?

Mr. Wingerson explained that no, it is not because the map represents current zoning in the City. The new text of the zoning ordinance will reflect the provisions of the N. Oak corridor study. The N. Oak corridor study provides a different level of land use. The corridor study recommends another classification called overlay. The overlay district would fit over the current zoning map and would mean that the applicant would need to comply with all three districts. The overlay district would look at landscaping, building architecture, and location of parking to help make a consistent look.

Chairman Hill asked how the overall time frame was coming along.

Mr. Wingerson said that they are generally on schedule, but that he would like the Commission to take plenty of time on this part of the zoning ordinance. He said that they can focus on the issues that the Commission has after they have time to write down some comments.

Mr. Dillingham asked if there is a rule-of-thumb on traffic requirements on a C-1 versus C-2.

Mr. Wingerson answered that the general thought process relating to traffic is that as the traffic generation increases so should the zoning district. There may be an occasion for a C-2 business to be appropriate in a C-1 district. For example, it may be on the edge of a C-2 or a C-3 and be bound by multi-family on two sides. It could also be a low traffic volume kind of restaurant.

Mr. Dillingham said he noticed that banks are allowed by right in C-1, but not restaurants. He said it looked like that the only difference is traffic.

Mr. Wingerson answered that is the only difference and that banks are typically considered a neighborhood service. Restaurants can be bad for neighborhoods due to things like lights, trash and noise.

Chairman Hill announced that the next meeting will be May 6, 2002. Discussion ensued regarding the time frame for the Commission getting comments back to Mr. Wingerson.

Mr. Wingerson suggested that the Commission bring their comments to the May 6, 2002 meeting, which Mr. Ramsay will speak at regarding the seminar he attended.

Item 8 on the Agenda: Adjournment.

Chairman Hill adjourned the meeting at 8:40 P.M.

Respectfully submitted:

_____ Approved as submitted _____
Becky Jarrett, Recording Secretary

_____ Approved as corrected _____
Brian Hill, Chairman