

PLANNING COMMISSION
GLADSTONE, MISSOURI

September 3, 2002

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

Present:	Ms. Alexander	Council & Staff Present:
	Mr. Bone	Mayor Bill Cross
	Mr. Kiser	Mayor Pro-Tem Les Smith
	Mr. Dillingham	Councilman Shirley Smith
	Mr. Duncan	Councilman Carol Rudi
	Mr. Steffens	Councilman Wayne Beer
	Mr. Evans	Scott Wingerson, Assist. City Mgr. for Dev.
	Ms. Wild	David Ramsay, City Counselor
	Ms. Abbott	
	Ms. Lowe	
Absent:	Mr. Turner	
	Chairman Hill	

Item 2 on the Agenda: Pledge of Allegiance.

Vice-Chairman Dillingham led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of August 19, 2002 Minutes.

Ms. Abbott noted that on page 4, third paragraph from the bottom, the word “he” should be “the”. Also on page 9, sixth paragraph from the top, she had stated at the August meeting that she made 2 trips to the site, the last one being at 4:15 pm and saw no particular problems. On page 11, in the first paragraph, last sentence, it should read that the location she is speaking of is west on 74th Street, rather than at 74th and Harrison.

The minutes were approved as corrected.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 on the Agenda: CONTINUED ITEM: Consideration of a Special Use Permit, 6407 and 6411 NE Antioch Road. Applicant: Victoria’s Learning Center (#1181).

Vice-Chairman Dillingham stated that the public hearing on the application by Victoria’s Learning Center for a Special Use Permit is reconvened. On August 13, 2002, the Planning Commission heard testimony concerning the application to operate a preschool facility in a commercial building located at 6407 to 6411 Northeast Antioch Road. That hearing was

recessed in order for a subcommittee of the Planning Commission to make a site visit and report back to the full Commission on its findings concerning traffic conditions at and near the site.

Vice-Chairman Dillingham recognized the members of the Gladstone City Council who are present to observe these proceedings: Mayor Bill Cross, Mayor Pro-Tem Les Smith, Councilman Shirley Smith, Councilman Carol Rudi and Councilman Wayne Beer. The City Council has scheduled a special City Council meeting which will convene immediately following this hearing to consider the application of Victoria's Learning Center and the Planning Commission's recommendation which will be made at the conclusion of the Commission's hearing.

Vice-Chairman Dillingham stated that at this time the hearing on the Application of Victoria's Learning Center for a Special Use Permit, is reopened for the limited purpose of receiving the report of the site visit committee. Mr. Dillingham asked Commissioner Brenda Lowe, chairwoman of the site visit, for the committee's report.

Ms. Lowe reported that the site visit took place on August 23rd. The following Commissioners: Alexander, Wild, Duncan and Lowe as well as staff member Scott Wingerson and the applicants Sean Orness and Victoria Burroughs were present for the site visit. The site visit convened at 7:30 am. The principles reviewed proposed plans, outlining borders of property, fence placement and direction of traffic for drop-off and pick-up of children. Discussion ensued concerning traffic patterns, future plans for straightening Antioch Road, impact and concerns for safety with current propensity for drivers to cut through the parking lot. The general consensus of the group was to conditionally approve the Special Use Permit premised upon signs being placed on property to indicate "entrance" and "exits" to the parking lot and to review the permit in one year for safety impact.

Vice-Chairman Dillingham asked for discussion from the Commission.

Ms. Wild said that she would like to state for the record that she is the one that is mostly concerned with the traffic issue. The business being there is not a problem, but she is concerned about the traffic cutting through the parking lot, especially on the end where the business will be located.

Mr. Duncan said that if he is not mistaken, the entrance is going to be off of Pleasant Valley Road to the South with an entrance on the South driveway and an entrance sign on the North driveway going out. There will be two entrances and one exit. He stated that they have all talked about the traffic problem and people cutting through, and he does it himself - he will be frank to admit. When the committee was there at 7:30 am on Friday morning though, there really wasn't that much traffic going through that place. He understands that someone was there a little later and more traffic was going through there about 8:30 am or so. The only problem he would see, and he doesn't think it will be serious problem, is maybe in the afternoon. Mr. Duncan said he's not sure what time school's out. He noticed that there will be people at the Learning Center until 6:00 pm, if the parents aren't able to get there earlier, but he really doesn't see the traffic problem arising after once they get started and people understand that it will be a little more difficult to go through that lot. Mr. Duncan added that this is the second time he has been in on something like this for that particular place and he still thinks it will work. He stated that he voted for it last time and he plans on voting for it tonight.

Ms. Alexander stated that her concern has always been the direction of the traffic. She thinks that there is going to have to be not only an exit sign on the North end on Antioch, but it would behoove the police to follow that for a while because if someone comes in that North exit and swings across the traffic...that's where she sees the worst problem. It may need some pointing out to people who do that, it's no longer acceptable. Ms. Alexander added that she will vote for it.

Mr. Bone asked if the City has an ordinance regulating cutting through parking lots that are occupied by businesses.

Mr. Wingerson answered that he is not aware of an ordinance that would prohibit cut-through traffic on private property. The private property owner would have the ability to change that.

Mr. Bone said that he noticed that there is a quite a bit of cut-through in that area, especially on the end corner. He's not sure if there is a way that area could be blocked off.

Mr. Steffens stated that he noticed there is a detour sign just before that street. He said he will make the excuse for them, the detour is part of the reason they are going through there. One time when he went up there (he was up there three times) there was four cars that went straight in a row, right through it, on out, up to St. Andrews, circled their lot, came back and went right back through the same way to get back onto Pleasant Valley Road. They must be taking the detour.

Ms. Lowe said that it would seem to her that if the primary issue is the cut-through, then that would lead to ask the question, who's responsibility is it to deflect from the cut-through? She asked if it would be the property owner or the City. Does the City have to post signage, and perhaps that would be a question for the Council later on, or is it something that the property owner could do, beyond placing entrance and exit signs on the property.

Mr. Steffens commented that once, if this approved, the cars get in line a lot of people won't cut through there because they will realize it will be slower.

Vice-Chairman Dillingham asked if there were any comments on the one year time period that was on the recommendation.

Mr. Duncan stated that he re-read his notes again and there was not a request for any certain length of time for the permit. He would suggest if there was going to be a review in one year that the permit only be for one year.

Mr. Evans asked who will be responsible for the review in one year's time. Will it be Public Safety, the Planning Commission, the property owner or is it the business owner.

Mr. Wingerson suggested that we watch that on a routine basis over the term of the Special Use Permit and advise the Commission of any changes, good or bad, that may occur and then the applicant can refile the application.

Mr. Duncan said that after one year if there have been no problems, it is a very simple procedure to get approval for an extension.

Ms. Abbott asked Mr. Wingerson if it was his recommendation that it be made for one year.

Mr. Wingerson answered that it is a difficult decision for staff to determine with Special Use Permits. One year is a short period of time and if that equals the concerns of the Commission as it relates to traffic then he would certainly be supportive of that. The applicant will be making an investment in the property, and if the application were denied in the future then that investment would be at risk. Mr. Wingerson stated that this would not necessarily be a decision maker for the Commission, but more of a reality for the applicant. One year is consistent with what the Commission has done in the past with neighborhood daycares and then if everything is okay, as Mr. Duncan stated, there is still a public hearing process but is a rather smooth process.

Ms. Alexander asked if it would be possible to have a three year conditional use permit with monitoring of the traffic situation.

Mr. Wingerson answered that yes, all Special Use Permits are conditional in the sense that should any of the proposed conditions be violated the Commission and City Council could revoke the Special Use Permit at any time during the term.

Ms. Alexander asked if the traffic becomes a problem, could be addressed.

Mr. Wingerson said it could be traffic, trash, or whatever else is listed on the conditions of the permit.

Ms. Alexander made a motion to approve a 3-year Special Use Permit for Victoria's Learning Center with continuing monitoring of the traffic situation. Ms. Abbott made the second to the motion.

Roll Vote:	Ms. Alexander	Yes
	Mr. Bone	Yes
	Mr. Kiser	Yes
	Mr. Dillingham	Yes
	Mr. Duncan	Yes
	Mr. Steffens	Yes
	Mr. Evans	Yes
	Ms. Wild	No
	Ms. Abbott	Yes
	Ms. Lowe	Yes

(9 Yes, 1 No)

Item 6 on the Agenda: Communications from the City Council and the City Staff.

Mayor Cross said that it is interesting to be here to listen to the proceeding and the effort that the Commission has made. He stated that it is appreciated and it makes things easier on the Council. He thanked them on behalf of all the Council members for all the advice they have given them.

Mr. Wingerson announced that at the Commissioner's places tonight was a notice from the telecommunications provider that they will be holding a neighborhood meeting relative to an application that is pending. The public hearing for this application is scheduled for later.

Mr. Wingerson added that they also received a flyer for Gladstone's Open House on Saturday, September 7, 2002. It should be very exciting. He encouraged the Commission to attend and that they will be proud to see what the City does.

City Manager Kirk Davis said that he would like to reiterate what Scott said regarding the Open House. There are going to be a lot of displays and activities for everyone. A special opening ceremony commemorating both public service and the incident that occurred last September 11th is scheduled. Everyone is invited to attend.

Item 7 on the Agenda: Communications from the Planning Commission Members.

Ms. Wild asked about the on-going parking lot on Antioch Road. She asked if the property owner posted the "no trespassing" sign.

Mr. Wingerson said yes they did.

Ms. Wild asked if there could be any enforcement by the City.

City Counselor Ramsay answered that yes there could be. The property owner would need to call Public Safety and ask them to issue citations.

Mr. Wingerson said that can be done when they out on Saturday mornings.

Ms. Alexander stated that has been done before and the person who was complaining at that time was told that Gladstone didn't have anything to do with that.

Mr. Kiser asked if there was a chain placed across the entrances.

Mr. Wingerson said that was their original plan and it worked really good for about a month...staff will get back on that problem.

Vice-Chairman Dillingham said that he is excited about the Steak n' Shake.

Item 8 on the Agenda: Other Business: None.

Item 9 on the Agenda: Adjournment.

Vice-Chairman Dillingham adjourned the meeting at 7:55 P.M.

Respectfully submitted:

_____ Approved as submitted _____
Becky Jarrett, Recording Secretary

_____ Approved as corrected _____
Brian Hill, Chairman