

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
December 2, 2013
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Mr. Hartman
Mr. Mallams
Ms. Poindexter
Mr. Ringhausen
Mr. Steffens
Mr. Ward
Mr. Whitton
Mr. Yarber
Chairman Turnage

Absent: Ms. Alexander
Ms. Smith

Council & Staff Present:

Mayor Pro-Tem Brian Hill
Scott Wingerson, Assist. City Mgr.
Tim Nebergall, Public Works Director
Chris Helmer, Planning Specialist

No recording was available for this meeting.

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the November 4, 2013 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Mallams to approve the November 4, 2013 minutes as submitted. All said aye. The motion carried.

Item 4 on the Agenda: Presentation- APWA 5600 and Best Management Practices Manual Adoption by Tim Nebergall.

Mr. Helmer stated that the intent of tonight's presentation by Director Nebergall is to give the Planning Commission an introduction to these two topics prior to public hearing and adoption into the City Code. He said there is a great deal of technical data with this information that the Commission will not be able to get through tonight; however, they will be able to get an overall look at the two regulations and provide feedback to staff. Both regulations will be references for developers, if formally adopted, as a part of the Land and Development Ordinance. He introduced Director Nebergall.

Public Works Director Tim Nebergall presented the American Public Works Association (APWA) 5600 and the MARC Best Management Practices (BMP) Manual and explained that they are tools to improve stormwater regulations that the City has not officially adopted. Kansas City, North Kansas City and Liberty have all adopted the Manual in its entirety; however, other metropolitan cities nearby have choose to adopt only sections. Director Nebergall said that staff is recommending adopting only certain parts as well, due to the fact that it provides more flexibility to future developers.

Through his presentation, the Planning Commission began to understand how staff's recommendation would be more suitable for Gladstone because there is more re-development opportunities than new development.

Discussion ensued regarding the importance of having an ordinance to enforce with new development so that the City does not end up with problems to repair in the future.

Director Nebergall said that the timeframe for a formal ordinance presentation of the manual for the Planning Commission and the Environmental Management Advisory Committee (EMAC) would probably be in February or March of 2014 and then move on to the City Council for consideration in April or May.

The Planning Commission was in agreement of staff moving forward.

Item 5 on the Agenda: Communications from the City Council and the City Staff.

Mr. Wingerson said this would likely be the final meeting of the year for the Commission and wished them all happy holidays.

Item 6 on the Agenda: Communications from the Planning Commission Members.

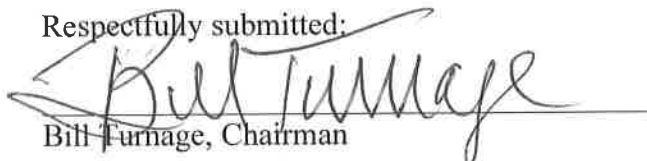
Mr. Ringhausen asked if the sidewalk along NE 64th Street that dead ends near Shoal Creek Cemetery would be extended in the future.

Director Nebergall answered that it will part of the Pleasant Valley road re-alignment project and should be within the next two years or so.

Item 7 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 8:05 pm.

Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted


Becky Jarrett, Recording Secretary

Approved as corrected