

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Council Chambers*  
November 17, 2014  
7:30 pm

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

**Present:** Ms. Alexander  
Mr. Steffens  
Mr. New  
Ms. Poindexter  
Mr. Ringhausen  
Ms. Van Duser  
Mr. Ward  
Mr. Whitton  
Mr. Yarber  
Chairman Turnage

**Absent:** Mr. Markenson

**Council & Staff Present:**

Councilmember Jean Moore  
Councilman RD Mallams  
Scott Wingerson, Assistant City Manager  
Alan Napoli, Building Official  
Melinda Mehaffy, Economic Development Admin.  
Chris Helmer, Planning Specialist

**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 3, 2014 minutes.**

**MOTION:** By Mr. Ringhausen, second by Ms. Poindexter to approve the November 3, 2014 minutes as presented. All said aye. The motion carried.

**Item 4 on the Agenda: PUBLIC HEARING on a request for a Special Use Permit at 7117 N. Prospect Avenue. Applicant: City of Gladstone. Owner: Hy-Vee Food Stores, Inc. File #1399.**

Ms. Jarrett approached the Planning Commission and stated that she was there to represent the City and the farmers market tonight. The City has had a great partnership with the market vendors over the last five years and through 2014, she has worked with them to incorporate the market into their own entity. They are formed into a 501c6, have their own bank account, by-laws and have elected a president, vice-president and secretary/treasurer. This permit is the final

piece needed to get them operating on their own. Ms. Jarrett stated that this special use permit, in cooperation with Hy-Vee, will help the market secure its home for the next ten years under their own management. The ordinance follows a typical special use permit template, leaving some flexibility on some issues like hours and days of operation. One thing that was left out that will be added prior to Council approval is that the Gladstone Farmers Market, Incorporated will apply for, and keep current, a business license with the City of Gladstone. Ms. Jarrett said she has been honored to work with this group of vendors and the City is proud of where they have come so far. She offered to answer any questions.

There was no one in favor or opposition of the application. The public hearing was closed.

**Motion: By Mr. Yarber, second by Mr. Steffens to approve a 10-year Special Use Permit at 7117 N. Prospect Avenue.**

<b>VOTE:</b>	Ms. Alexander	Yes
	Mr. Steffens	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Ms. Van Duser	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

**The motion carried. (10 yes, 0 no)**

Ms. Poindexter added that sometime last year she attended an open house discussion with both customers and vendors. She learned a lot, but one thing she knows is that they have put two recommendations of that body into action and that is exciting to see.

**Item 5 on the Agenda: CONSIDERATION: of a Final Plat at 100 NW Vivion Road.**

Mr. Helmer reported that this plat is customary to what the Commission has seen recently on a few other proposals. This applicant has some history with the Commission and Council with some additions to the primary building. This plat allows a separate lot 1 under the plat. At this point in time there has not been any further information provided to the City for any future development, but obviously this would be one of the first steps in allowing a process like that to occur. Staff is recommending approval of this application.

Chairman Turnage asked for any questions or a motion from the Commission.

Mr. Yarber asked if the new plat included some of the areas that are forest right now.

Mr. Helmer answered that the area further to the north, the Nelson family, is a little more vegetated. He also reminded the Commission that the underlying zoning for this piece of property is a planned designation. There are quite a few uses that would be allowed, but in order to do so, a full public hearing would be required.

**Motion: By Mr. Whitton, second by Ms. Alexander to approve the final plat at 100 NW Vivion Road.**

<b>VOTE:</b>	Ms. Alexander	Yes
	Mr. Steffens	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Ms. Van Duser	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

**The motion carried. (10 yes, 0 no)**

**Item 6 on the Agenda: Oakhill Day School 8<sup>th</sup> Grade Planning Presentation.**

Lead by Mr. Lee Feagles, Social Studies teacher at Oakhill Day School, 7019 N. Cherry, Gladstone, the 8<sup>th</sup> Grade class gave a presentation on their latest planning project, "The Beach."

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

Councilmember Moore invited everyone to attend the Mayor's Christmas Tree lighting celebration on Tuesday, November 25<sup>th</sup> beginning at 6:00 pm.

**Item 8 on the Agenda: Communications from the Planning Commission Members.**

Ms. Alexander complimented the students on their presentation. She said it is refreshing to see a dynamic group such as this one tonight. Thank you!

**Item 9 on the Agenda: Adjournment**

Chairman Turnage adjourned the meeting at 8:01 pm.

Respectfully submitted:

  
Bill Turnage, Chairman

Approved as submitted

  
Becky Jarrett, Recording Secretary

Approved as corrected