

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
December 1, 2014
7:30 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Ms. Alexander

Council & Staff Present:

Councilmember Jean Moore
Councilman RD Mallams
Scott Wingerson, Assistant City Manager
Alan Napoli, Building Official
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 17, 2014 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Whitton to approve the November 17, 2014 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: CONSIDERATION: of a Final Plat at 6305 NE Antioch Road.
Applicant: Earl Hacker. Owner: McDonald's Corporation. File #1392.

Mr. Helmer reported that this application is relatively new in the planning process. The Planning Commission and City Council have both approved a rezoning and site plan development for this project. During that time, the plat was one of the considerations of the Commission and Council;

however, the plat was withdrawn by the applicant. McDonalds Corporation found out they needed to satisfy some ownership and legal issues with the parcel. Mr. Helmer said this plat does not encompass any additional land mass or area for development, but is essentially the final building block for this project. One of the conditions of the development plan was that this plat be satisfied prior to a certificate of occupancy. He said he spoke to owner, Jim Wagy, today on the phone and he indicated construction would begin the spring of 2015. He offered to answer any questions.

Mr. Ringhausen asked what the conditions of the plat that needed to be satisfied.

Mr. Helmer answered that during the initial phase of the plat there was a "gap area" that needed to be satisfied to make the parcel one contiguous lot. Until that was finalized through the court system, this plat could not move forward.

Motion: By Mr. Steffens, second by Mr. New to approve a Final Plat at 6305 NE Antioch Road (McDonald's Antioch Road).

| | | |
|--------------|-------------------------|------------|
| VOTE: | Mr. Markenson | 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 5 on the Agenda: Communications from the City Council and the City Staff.

Councilmember Moore wished everyone Happy Holidays.

Mr. Wingerson said this would be the last meeting of the year and thanked the Commission for another year of service. He thanked Chairman Turnage for his leadership.

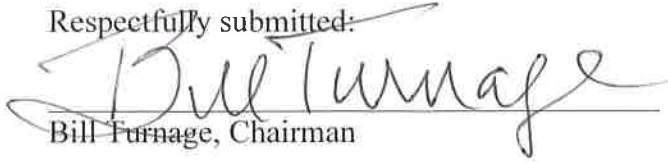
Item 6 on the Agenda: Communications from the Planning Commission Members.

Mr. Markenson said the Christmas decorations on the parkway around City Hall are really nice!

Item 7 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 7:37 pm.

Respectfully submitted:


Bill Furnage, Chairman

Approved as submitted _____


Becky Jarrett, Recording Secretary

Approved as corrected X