

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
January 20, 2015
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Markenson
Ms. McGee
Mr. Ringhausen
Mr. Ward
Mr. Whitton
Mr. Yarber
Chairman Turnage

Absent: Mr. New
Ms. Poindexter
Mr. Steffens
Ms. Van Duser

Council & Staff Present:
Councilmember Jean Moore
Councilman RD Mallams
Scott Wingerson, Assistant City Manager
Alan Napoli, Building Official

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 January 5, 2015 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Whitton to approve the January 5, 2015 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING: On a request for a Site Plan Revision at 5810 NE Antioch Road. Applicant: RB Architecture Engineering Construction. Owner: S&M Brothers, LLC. File #1405.

Chairman Turnage called on staff for the report.

Assistant City Manager Wingerson announced that Mr. Helmer was ill tonight and that he would be filling in. The applicant is requesting a site plan revision which will allow the addition to the existing facility at 58th Terrace and Antioch Road to be enlarged and renovated. The current facility is about 960 square feet; the proposed facility would add about 1,400 square feet to that. If they are familiar with the property, or had a chance to drive by, the applicant is basically connecting the existing convenience portion to the existing car wash and then rehabbing the entire building. The property is zoned commercially and is surrounded by single-family homes. Staff is recommending approval. The applicant is here tonight and would be glad to make a short presentation should the Commission desire or he can answer questions as well.

Chairman Turnage replied that if the applicant would like to present that would be good.

Riah Baghdadi, RB Architecture Engineering Construction, 10107 W. 105th Street Overland Park, KS 66212 addressed the Commission. As mentioned by staff, they are proposing an expansion of the existing facility and adding about 1,400 square feet. The whole building will be re-habbed and they are planning on adding stone veneer on all the building and other landscaping on the site plan as required. He asked if there were any questions for him.

Mr. Ringhausen said the north portion of the building is cut-off and wondered if that was because of building set-back or traffic.

Mr. Baghdadi said that it is to allow traffic to move from the car wash around the store.

Mr. Ringhausen said that if he understood the staff report correctly, the second drive onto NE 58th Street would be closed permanently.

Mr. Baghdadi said that is correct. It is closed now, but it will be permanently closed using curbs and sidewalk.

Mr. Yarber asked if the original building being expanded or is the entire building being replaced.

Mr. Baghdadi said that the existing building will be expanded.

Chairman Turnage asked if the expansion is for more retail space.

Mr. Baghdadi said yes. They need to expand the retail space and add walk-in coolers.

Chairman Turnage called for those in favor to come forward. There was no response. He then called for those in opposition.

Joyce Althouse, 2408 NE 58th Terrace, addressed the Commission. Ms. Althouse said she lives three houses west of the station. There is an awful lot of traffic. People drive out of there and....she can walk out of her house and walk up to the Conoco station, which she does quite a bit, and three or four cars will pull out just in the time she walks out of her house to the time she gets there. That's an awful lot of traffic. To bring in more traffic for hot dogs and stuff like that. And now they've added liquor and stuff like that. There's just an awful lot of foot and auto traffic up and down the street. It's a residential street...there shouldn't be that much traffic.

She's not in favor of it. She knows it won't make a difference, because it just doesn't make a difference anymore but she just wanted to view her thoughts.

Chairman Turnage said they appreciate her comments.

The public hearing was closed.

MOTION: By Mr. Whitton, second by Ms. Alexander to approve the Site Plan Revision at 5810 NE Antioch Road.

VOTE:	Ms. Alexander	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Mr. Ringhausen	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

The motion carried. (8 yes, 0 no)

Item 6 on the Agenda: Other Business. Election of Officers.

MOTION: By Ms. Alexander to re-nominate Bill Turnage as Chair, second by Mr. Whitton. All said aye. The motion carried.

MOTION: By Mr. Markenson to re-nominate Mike Steffens as Vice-Chair, second by Mr. Whitton. All said aye. The motion carried.

MOTION: By Mr. Ward to re-nominate Alan Ringhausen as Secretary, second by Mr. Whitton. All said aye. The motion carried.

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

Councilmember Jean Moore thanked the Planning Commission for their efforts on the Northland Innovation Center. The City Council approved all they had blessed and so hopefully we will see dirt moving on that project soon.

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

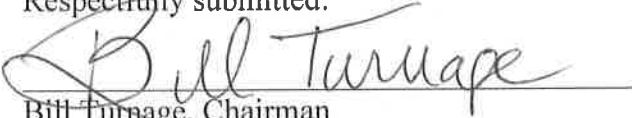
Mr. Whitton said he hoped those on the City Council will watch over the water drainage on the Innovation Center. He knows we need it and it's a great project, but he just doesn't want to see all the problems of the past come up again.

Mr. Markenson said for all those who don't live near Hy-Vee, there is a tremendous amount of dirt being moved for the Linden Woods Village project. There are bull dozers all over the place!

Item 9 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 7:14 pm.

Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted ☒


Becky Jarrett, Recording Secretary

Approved as corrected ☐