

PLANNING COMMISSION
GLADSTONE, MISSOURI

Council Chambers
September 21, 2015
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. McGee
Mr. New
Ms. Poindexter
Mr. Ringhausen
Mr. Yarber
Mr. Whitton
Chairman Turnage

Absent: Ms. Alexander
Mr. Markenson
Mr. Steffens
Ms. Van Duser
Mr. Ward

Council & Staff Present:

Mayor Pro-Tem Jean Moore
Councilmember R.D. Mallams
Scott Wingerson, Assistant City Manager
Melinda Mehaffy, Econ. Dev. Admin.

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 August 17, 2015 minutes.

MOTION: By Mr. Ringhausen, second by Ms. McGee to approve the August 17, 2015 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING on a request for a Special Use Permit (renewal) at 7260 NE Antioch. Applicant: Los Ninos II, Inc. Owner: KPJ, II. File #1418.

Chairman Turnage opened the public hearing and called on staff for their report.

Mr. Wingerson reported that the applicant's request is to renew an existing special use permit for a period of 10 years. The business is Caroline's House Daycare located at NE 72nd Terrace and Antioch Road near Happy Rock Park. The daycare has been there since 2000; the special use

permit has been renewed couple of times during that term. Staff has no concerns or objections nor have received any complaints since 2000 about the operation of the facility. Staff is recommending approval for a period of 10 years. Mr. Wingerson made note of a couple of conditions in the proposed ordinance that will be considered by the City Council: the operation is limited to 73 children and the hours of operation are 6:30 am to 6:30 pm. He believes the applicant is okay with both of those proposed conditions.

Chairman Turnage asked for questions for staff. Hearing none, he called for the applicant to come forward.

Kelly Tobin, representing KPJ II, LLC, 6440 NW Monticello Drive, Parkville, MO addressed the Commission. He said the preschool has been going good for the last several years and urged them to renew their permit this evening. They'd like to continue on.

Mr. Ringhausen asked if 6:30 am to 6:30 pm are the hours that children will be there.

Mr. Tobin answered yes. Those are the hours that they are licensed for by the State. Children are not there before or after those times.

Chairman Turnage asked what the current number of children is.

Mr. Tobin said there are currently 57, but it is licensed for 64.

Mr. Wingerson added that over the years it's been up and down so the ordinance had it at 73 with room to grow and shrink as necessary.

Ms. Poindexter asked what kind of challenges Caroline's House has had over the last 10 years.

Mr. Tobin explained that Caroline's House was started by his sister, Kathy Kruse who passed away in 2006. The challenge for him was learning how to run a preschool along with two others. Jan Krug who is the current advocate of Caroline's House has taken it over. From a neighborhood standpoint they haven't really had any challenges. From an operational standpoint, they see the student population go up and down. A lot of it depends on the person that's actually running the daycare on a day-to-day basis as opposed to location.

Mr. Yarber asked what the ages of the children are.

Mr. Tobin said they are newborn to Kindergarten.

Mr. Yarber asked how many instructors there are.

Mr. Tobin said that infants are licensed for a ratio of 1 teacher to 4 students; he thinks the ratio goes up to 8:1 with the older students, but don't hold him to it.

Mr. New asked if they have ever had to turn students away.

Mr. Tobin said they have been full in the past and had to turn parents away. There have also been a few other instances like non-payment where they have had to ask families to leave.

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

MOTION: By Ms. Poindexter, second by Mr. Yarber to approve a Special Use Permit for Caroline's House at 7260 NE Antioch for a period of 10 years.

VOTE:	Ms. McGee	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Mr. Yarber	Yes
	Mr. Whitton	Yes
	Chairman Turnage	Yes

(7-Yes, 0-No) The motion carried.

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

Mayor Pro-tem Jean Moore distributed Gladstone coffee mugs to the Commission as a thank you for their service.

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

Mr. Wingerson said it is likely there will not be an October 5th Planning Commission meeting; however, there may be two applications scheduled for October 19th.

Mr. New asked what was going on with the McDonalds on Antioch Road.

Mr. Wingerson answered that corporate McDonalds decided to stop all changes to existing stores until they figure out what their new model was going to look like. They also acquired a new CEO. All of those things halted development across the U.S. He did speak with the owner of the store a couple of months ago and they were starting to have conversations about moving forward.

Chairman Turnage asked about an update on the Heights.

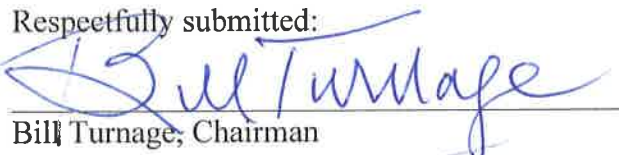
Mr. Wingerson said that the last he was told, 72% of the units had been leased. The developer is very pleased with the progress. They may remember that the developer had anticipated 18 months to lease the entire building; now at 9 months they're at 72%.

Mr. Ringhausen said that as he drove around the downtown area this evening prior to the meeting that he saw someone jogging through Linden Square, a family walking their dog and people sitting outside at Snow & Co. To the credit of the City, he thought the mixed-use approach seems to be gaining some traction.

Item 7 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 _____