

**GLADSTONE PLANNING COMMISSION MINUTES**  
Council Chambers November 20, 2017

**1. Meeting called to Order- Roll Call-** Chairman Markenson called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson  
Jennifer McGee  
Katie Middleton  
James New  
Shari Poindexter  
Bill Turnage  
Don Ward  
Gary Markenson, Chairman

Absent: Anne Alexander  
Carlos Salazar  
Larry Whitton

Also present: R.D. Mallams, Mayor  
Jean Moore, Councilmember  
Nick Pappas, CD Director  
Alan Napoli, Building Official  
Cheryl Lamb, Administrative Assistant

**2. Pledge of Allegiance to the United States of America.**

**3. Approval of Minutes.**

Chairman Markenson asked if there was a motion to approve the minutes from the October 16, 2017 meeting. Mr. Turnage moved to approve the minutes. Ms. Poindexter seconded. The minutes were approved, 8-0.

**4. Final Plat: Green Havenston Place (Commonly known as 5601 NE Antioch Road). File #2017-019.** Chairman Markenson asked for clarification on whether this was a public hearing.

Director Pappas stated it was not. The applicant is Rebecca Gordon with the Northland Shepherd Center. They just moved into Gladstone and are requesting to "condo-ize" the units in order to lease or sell out to other suitable uses. The plat before you has a number of lots. Lot 1 would be a common lot. It would be where parking would be held, common spaces, and it would be maintained by the Northland Shepherd Center. The other lots could be rented or sold as you would a condominium, for example. It is very minor in its scope. Nothing of any material would really change other than allowing the Northland Shepherd Center to profit more from their location and situation. A part of this does extend into Kansas City and Director Pappas has spoken with the Kansas City Planning and Development department and they have no issues with this request. All that is required is the Planning Commission's approval and then it will be sent to City Council for consideration. He asked if there were any questions.

Mr. Turnage asked for clarification for the term "condo-ize".

Director Pappas explained that it basically makes it in to pad sites the way you would see a Burger King or a McDonald's take part in a Walmart parking lot. It makes them into pad sites.

Chairman Markenson asked if there were any questions or comments. None were stated. He asked for a motion to recommend approval of the final plat for Green Havenston Place, commonly known as 5601 NE Antioch Road.

**MOTION: By Ms. Poindexter, second by Mr. Ward, to approve the Replat of Green Havenston Place, commonly known as 5601 NE Antioch Road. File #2017-019.**

<b>VOTE:</b>	<b>Chase Cookson</b>	<b>Yes</b>
	<b>Jennifer McGee</b>	<b>Yes</b>
	<b>Katie Middleton</b>	<b>Yes</b>
	<b>James New</b>	<b>Yes</b>
	<b>Shari Poindexter</b>	<b>Yes</b>
	<b>Bill Turnage</b>	<b>Yes</b>
	<b>Don Ward</b>	<b>Yes</b>
	<b>Gary Markenson</b>	<b>Yes</b>

**The motion carried (8-0).**

**5. Discussion: Miscellaneous revisions to the Zoning and Planning Ordinance.**

Chairman Markenson stated that the first 48 pages show changes from the "City Engineer" to the "Director of Community Development" and suggested starting on page 48.

Director Pappas stated that the change in names was needed because in 1974, when this ordinance was written, there wasn't a Director of Community Development. They only had a City Engineer so all duties fell on him, or her. Now the City Engineer is in the Public Works department and has no dealings with this code. It makes sense to change it to the Director of Community Development.

Director Pappas continued with the revisions. The first item is the front porch amendment which is changed to read, "Unenclosed porches or decks may extend up to 10 feet into the required front yard setback (exclusive of stairs) and 15 feet into the required rear yard setback (exclusive of stairs)." He clarified that they can't go into the side yards or into the setbacks without a variance. This change responds to numerous variance requests we've seen in the BZA over the past year that have requested a porch larger than 60 square feet. The ordinance was written in 1974 when front porches were not a big deal. It wasn't part of the housing trends of the real estate market. No one cared about front porches at that time. Now they do. Porches are making a comeback. After reviewing a number of cities, including Liberty, Grandview, Raytown, Prairie Village, and Overland Park, it seemed that 10 feet was the go-to number.

He reminded the Commission that this is up for change. He asked if they see anything that should be amended, to let him know. The goal is to have these revisions to the Commission as a public hearing on December 18<sup>th</sup>. If at any point there is a concern to let him know, either privately or now, and we can figure it out.

Chairman Markenson asked for clarification that this refers only to unenclosed porches and not enclosed.

Director Pappas confirmed that was correct. Enclosed porches would be considered a structure and they would need to be behind the front building line.

The second item refers to parking areas. Currently you can concrete or pave up to your property line for parking. While that is allowed, they want to stipulate that storm water is directed away from the property line back on to your property so as not to negatively influence your neighbors.

He continued with Section 7.180.060 that goes into new parking considerations, especially when considering business parking, commercial parking. Up until the late 1990's, cities were primarily concerned that we needed to have enough parking. At least a bare minimum of parking, if not a lot more in order to accommodate consumers, or whoever would be parking at a location. Since then it has fallen to the side and cities all over the country, the more progressive cities, are starting to take a different look at things. Not parking minimums, but parking maximums, or some combination of the two. The proposal is that it be changed from one parking space per 200 square feet of square foot area to a rate of one parking space for each 240 square feet of service floor area in the building, up to a maximum rate of one parking space for each 200 square feet of service floor area in the building. Any parking exceeding that minimum prescribed parking would require the use of permeable materials as approved by Community Development.

As you will see, your handouts tonight talk about flooding. This summer we have had a very wet year. It's been a wet season and we've seen a couple of hundred year and fifty year storms that have flooded parts of our city. It's part of our Council goals to look at ways to mitigate flooding as we move forward. We're entering a new age of storms that are more intense and unpredictable and we need to be able to respond to that. The answer can't always be to have Public Works make bigger, wider channels.

Chairman Markenson asked what were considered permeable materials. Grass is.

Director Pappas said that grass could be. There are other ways. There are certain technologies that could be used that allow the seepage of water into the ground. You could have grass with a brick paver on top to allow some grass, some brick paver. Others that look more conventional, like asphalt, have an entire engineering system built in to it to allow the seepage of the ground water in. Commissioner Poindexter pointed that out in her email.

Chairman Markenson asked if it would be expensive.

Director Pappas said that it can be. So it dis-incentivizes people coming in that wanting to put in large parking lots. It's not just for the storm water but it's also for the fact that Gladstone is about 90% built out. We have a lot of parking. It's not good land use. We could do so much better with land that we have that isn't used appropriately. So many better things could happen, new buildings, new commercial buildings, and density. Density is a Council goal now. To have more density in our residential areas, if it wasn't for all the parking that has been required over the years. This really hopes to change that.

As a bench mark to put this into perspective, if you have a 10,000 square foot building, the size of our old Walgreens, we used to require a minimum of 50 parking spaces for that store. With the new ordinance it would be 42 required. They could do an additional eight with pervious surface, and then no additional allowed. A 200,000 square foot building would be like Walmart. We used to require 1000 minimum parking spaces. Under the new ordinance it would be 833 required. They could add an additional 164 parking spaces with pervious surface and no extra. That helps to put things into perspective. It's still more than enough parking. These parking lots are never full and it regulates our land use a little better and encouraging better uses.

Mr. Ward asked if the whole parking lot was required to be pervious or only the additional spaces.

Director Pappas said that only the additional spaces would be required to be pervious, but they would encourage the whole parking lot to be pervious.

The next item is landscaping requirements. He said landscaping plans shall accompany any site plan that includes parking improvements. One thing that a lot of cities are doing is replacing grassed islands with inverted islands. It acts as a storm water buffer. It allows for low impact design so storm water can run

into it instead of away from it. It helps mitigate that storm water better, and is actually cheaper. You don't have to bring in as much fill. He read the ordinance, "Landscaping plans shall accompany any site plan that includes parking improvements. Inverted landscaping islands of similar size as a standard parking space shall be constructed at the rate of one island per 10 parking spaces. Such islands shall be planted with native vegetation." This came out of our Council goal setting. He continued, "at least one approved tree as stipulated by the City Tree List (that is put together by our Parks and Recreation department), and shall have curb inlets that allow for the collection of storm water runoff. Additional Low-Impact Design considerations are encouraged." That is new in our ordinance that is recommended.

Chairman Markenson stated there would no longer be Walmart or Hy-Vee parking lots. He asked if our Community Center qualified for this. There are some islands out there.

Director Pappas stated that, if they renovated, they would have some work to do. But it's a good start.

Chairman Markenson inquired about the verbiage for native vegetation.

Director Pappas said that native vegetation is a term that references another part of our code in our building and construction ordinance. It actually references a different code where people can go and developers can go and get a listing of what is defined as native landscaping. We are a tree city and we want to continue that.

Director Pappas continued with the next change. We are eliminating the term "preferred source" for illumination and just stating that LED lighting is required throughout the city. Not encouraged, but required.

Director Pappas mentioned more changes from City Engineer to Director of Community Development. He noted that, at the end, we get to the Board of Zoning Adjustment. The Board of Zoning Adjustment is a code that really needed to be updated as of 1992 and hadn't been. It gets us in line with state statute and gives the Board a guide book to process applications that come in to the City. The Board won't have to use their discretion. They can use an actual checklist, yes or no. It also gives a little bit of security to the City that, if a variance is approved, it actually becomes effective 30 days after the approval date. In case there is an appeal, we don't want to have anybody come back to the City and say, "well you permitted this right after we obtained the variance and now it's been appealed and we have to remove the deck we just put in, so we are going to sue the City". We don't want that to happen so we're putting in a clause that there is a thirty day waiting period. If a variance is denied, no similar requests concerning the same property may be heard by the Board for a period of six months after its decision.

Those are the biggest changes that you can see before you tonight. You don't have to make a decision tonight. The meeting wasn't advertised as a public hearing, which it needs to be. If you have any thoughts or changes that you would like to make to this, just let him know. We can get it in front of you at the December 18th meeting.

Chairman Markenson asked if the Board members were the first ones to see this, or if it had been presented to any developers.

Director Pappas said they are not the first ones to see this. It was shared with some of our North Oak business partners and North Oak businesses. They have taken a look at this and they are onboard with cleaning up the image of North Oak, which this can definitely do.

Chairman Markenson asked if there were any questions.

Ms. McGee said that she had a question about a different section in the ordinance. It is something she has always wondered why it was the case. She was on page 10, Chapter 105, Section 7.105.10a5, Public Schools. She asked, "Why is a public school allowed in R1 but a daycare is not? What's the difference architecturally, or from a land usage purpose, between a school and a daycare?"

Director Pappas said that much of that had to do with state law. Cities can't regulate schools the way they can daycares because it is a division of the state. We are equal to school boards. We are equal to other entities. It would be like trying to regulate the state of Missouri. We can't do that. We have to allow them (schools) in any zoning district. They don't want to go into an industrial zoning district. That wouldn't be safe for the kids. We predominantly allow them into R1. The same goes for churches. Churches are not regulated by cities because there is a lot of case law behind it that has upheld religious institutions. Daycares have to come with additional licensing and requirements. They are allowed in R1, but they need to go through a special use process.

Chairman Markenson asked if churches have to comply with building codes.

Director Pappas replied that they do, but the city doesn't designate where they can go.

Chairman Markenson asked for questions or comments. None. He stated this would be on the agenda on December 18<sup>th</sup>.

## **6. Other Business:**

### **a. Commission Education (handouts).**

Director Pappas shared that the American Planning Association in November contained an article titled "Flood Ready". He provided everyone with a copy of it. It discusses why we need to start looking at doing things with low impact design and permeable paving. It is a very timely read and not very long. He encouraged everyone to read it. It explains some of the items about pervious paving and how it works. It shows how some communities have implemented it in recent years.

### **b. Planning and development related news.**

Director Pappas said there were many new businesses coming in. They are working very hard with the Economic Development team in getting businesses interested in Gladstone. He's received several requests over the past month. Soon you'll be seeing the old Gladstone Flowers building renovated. They received a CDC Program Loan for \$20,000. They will completely change the face of that building. That will be a nice improvement for North Oak.

We've had a conceptual design come in for the old BP gas station along North Oak. The new owner of that entire block is proposing a mixed use development with a new gas station, similar to QuikTrip, as well as a coffee shop and several market rate apartments. You might be seeing that on December 18<sup>th</sup> as well. It would really improve the face of North Oak in that area.

We are going door-to-door right now to our businesses in Gladstone asking them what they need and how we can keep them here, how we can help them improve. That's one of our priorities.

## **7. Communications from City Council and Staff.**

Mayor Mallams encouraged everyone to bundle up and bring spouses, kids and grandkids down to Linden Square at 6:00pm tomorrow night for the Lighting of the Mayors Christmas Tree. Chapel Hill Elementary Choir will be singing, as well as Antioch Middle School Choir. For the little ones, Santa will be there with Mrs. Claus. Hy-Vee is providing the hot chocolate and the cookies. He would love to have everyone there. Dress warm, it's going to be chilly.

The Mayor's Christmas Tree Fund. We receive so many different mailings from different national organizations (for donations). If you want to keep your donations in the Northland, we would like to encourage everyone to consider the Mayor's Christmas Tree Fund. This year the Mayor's Christmas Tree Fund will be used for Feed Our Northland Children, which is the backpack snack program. It's a wonderful program that provides weekend snacks for nearly 2,000 children every weekend. Then, the Northland Christmas Store, which we are all very familiar with, is the first week in December. Bill (Turnage) serves as the Co-Chair on that committee. Income eligible families get to come through and pick out age appropriate gifts, food items, cleaning items, hygiene. It makes for a memorable holiday season for those families. He thanked Bill for his work.

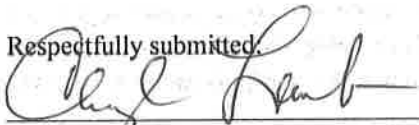
The third organization that receives the donations will be our Gladstone Animal Shelter. They aren't at the top of the list when it comes to the budget and they have probably have dropped down a little bit. All the funds they can provide to help the soon-to-be adopted pets get medical treatment, their vaccinations, will help. He hopes to see everyone tomorrow night.

**8. Communications from Planning Commission.**  
None.

Chairman Markenson acknowledged two guests in the audience. Director Pappas' mother was present. She is visiting for the holidays and shared that this was the first time she has seen her son in action, and she appreciated everyone's comments and points of view in the Community. She shared that it was a very rewarding experience to see. Also present was Rebecca Gordon, the Executive Director from the Northland Shepherd Center. Her new building is the 5601 NE Antioch Road that was approved this evening.

**9. Adjournment-** Chairman Markenson adjourned the meeting at 7:28 pm.

Respectfully submitted,



Cheryl Lamb, Recording Secretary

Approved as corrected \_\_\_\_\_



Gary Markenson, Chairman

Approved as submitted ☒