



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 11, 2021**

The City Council will meet in Closed Executive Session at 7:10 pm Monday, October 11, 2021, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021(3) Personnel.

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

- 1. Meeting Called to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance to the Flag of the United States of America.**
- 4. Approval of Agenda.**
- 5. Approval of the September 27, 2021, Closed City Council Meeting Minutes.**
- 6. Approval of the September 27, 2021, Regular City Council Meeting Minutes.**
- 7. Proclamation- Fire Prevention Month**
- 8. Proclamation- National Code Enforcement Month**

9. REGULAR AGENDA.

10. Communications from the Audience.

Members of the public are invited to speak about any topic not listed on the agenda. When speaking, please state your name and address for the record and limit comments to 5 minutes.

11. Communications from the City Council.

12. Communications from the City Manager.

13. CONSIDER SPECIAL EVENT PERMIT: 7601 N. Broadway; Hobby Hill Park West. CenterPoint Medical Center Disc Golf Event. Saturday, November 13, 2021 from 9:00 am to 12:00 pm.

14. Approval of August Interim Financial Statement

15. PUBLIC HEARING: Site Plan Revision at 90 Northwest Vivion Road.

16. FIRST READING BILL NO. 21-35 An Ordinance approving a Site Plan Revision for property located at 90 Northwest Vivion Road, Gladstone, Missouri.

17. RESOLUTION R-21-48 A Resolution directing city staff to delay the acceptance and processing of applications for extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone, Missouri.

18. Other Business.

19. Adjournment.

Representatives of the News Media may obtain copies of this notice by contacting:

Becky Jarrett
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 3:00 pm
10/7/2021



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 27, 2021**

PRESENT: Mayor R.D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Jean Moore
Councilman Tom Frisby
Councilmember Tina Spallo

City Manager Scott Wingerson
Assistant City Manager Bob Baer
Deputy City Clerk Becky Jarrett
City Attorney Chris Williams

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Mallams opened the Regular City Council Meeting Monday, September 27, 2021, at 7:30 pm.

Item No. 2. On the Agenda. Roll Call.

Deputy City Clerk Becky Jarrett called the roll. All Councilmembers were present.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

Color guard presentation by VFW Post 1096.

Item No. 4. On the Agenda. Approval of Agenda.

Mayor Mallams asked for a motion to add item 21A to the agenda: A Special Event Permit request for the annual Walk to End Alzheimer's at Happy Rock West on October 9, 2021 from 8:00-11:00 am.

Councilmember Moore moved to add item 21A: A Special Event Permit request for the annual Walk to End Alzheimer's. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 5. On the Agenda. Approval of the September 13, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the September 13, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the September 13, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the September 13, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 7. On the Agenda. **CONSENT AGENDA**

Following the Clerk’s reading:

Councilmember Moore moved to approve the Consent Agenda as published. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-21-47** A Resolution supporting the concepts contained in the Climate Protection Playbook. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve the Special Event Permit, Scarecrow 5K Run/Walk, 602 NE 70th Street, Linden Square, Sunday, October 3, 2021; 6:30-7:30 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve the Special Event Permit, Kansas City Symphony, 7600 N. Troost, Oak Grove Park, Saturday, October 9, 2021; 6:30-7:30 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve the Special Event Permit, Friday Fright Night, 7600 N. Troost, Oak Grove Park, Friday, October 15, 2021; 3:30-7:30 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve the Special Event Permit, Kansas City Symphony, 7600 N. Antioch, Happy Rock East, Thursday, October 21, 2021; 6:00-7:00 pm

Councilmember Frisby seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Councilmember Moore moved to approve the Semi-Annual Financial Statement ending June 30, 2021. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

REGULAR AGENDA

Item No. 8. On the Agenda. Communications from the audience.

There were no communications from the audience.

Item No. 9. On the Agenda. Communications from the City Council.

Councilmember Moore expressed her congratulations to Jinny Kyle, who was recently announced as this year’s Parade Marshal for Gladfest. She added that Jinny has done so much for this community and is always ready and willing to volunteer.

Councilmember Spallo said she was so glad to see opportunities to participate in the arts with the Kansas City Symphony. She encouraged the community to enjoy these events.

Mayor Pro Tem Garnos said the Parks Board Meeting was cancelled last week.

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Wingerson announced that Gladfest is this weekend. It opens to the public on Friday with the parade on Saturday morning.

Item No. 11. On the Agenda. PUBLIC HEARING: Special Use Permit to allow the operation of a hair salon in the home at 2700 NE 68th Terrace.

Mayor Mallams opened the public hearing and called on Interim Director Greer for the staff presentation.

Interim Community Development Director Greer addressed the City Council. He stated that last year, Ms. Yates applied for and received a one-year Special Use Permit. As of September 20, 2021, staff has not received any complaints regarding the business. Tonight, the applicant is requesting a three-year Special Use Permit for a home-based beauty salon at her residential home at 2700 NE 68th Terrace. The home-based salon will operate at a part-time basis with the following hours: Monday, Wednesday, Friday: 10:00 am- 1:00 pm; Tuesday, Thursday: 4:00 pm- 7:00 pm. The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

Interim Director Greer explained that staff recommended the following conditions should the application be approved:

1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 am nor end later than 7:00 pm on any day.
5. Casie Yates shall reside at this address for this permit to be valid.
6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.
9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
10. No outside storage or signage shall be placed on the property.

Interim Director Greer concluded his presentation by saying that Ms. Yates and her family were in the audience and would be glad to answer any questions the Council may have.

Councilmember Spallo commented that she lives on the same street as Ms. Yates, and that she has noticed that she has complied with everything Director Greer stated. She appreciates that.

There was no one in favor or opposition to the application. Mayor Mallams closed the public hearing.

Item No. 12. On the Agenda. **FIRST READING Bill No. 21-28** An Ordinance approving a Special Use Permit for property located at 2700 NE 68th Terrace, Gladstone, Missouri.

Councilmember Moore moved **Bill No. 21-28** be placed on its First Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **Bill No. 21-28**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **Bill No. 21-28**, and enact the Bill as **Ordinance 4.566**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

Item No. 13. On the Agenda. PUBLIC HEARING: Zoning and Site Plan for 605 NE 69th Street.

Mayor Mallams opened the public hearing and called on Interim Director Greer for the staff presentation.

Interim Director Greer addressed the City Council. He reported that the applicant is requesting a Re-plat, Rezoning, and Site Plan Revision, to expand their operation by adding one additional loading dock and approximately twelve parking spaces to accommodate employees. The applicant owns the single family home located at 605 NE 69th Street and plans to demolish the structure in order to achieve adding the loading dock and parking spaces.

Interim Director Greer continued. The applicant is requesting a Re-plat to combine the properties at 605 and 607 NE 69th Street into one property. A Rezoning is also being requested for 605 NE 69th Street from R-1, single-family to CP-3, Planned District Commercial, to match the commercial zoning of 607 NE 69th Street. The driveway that leads to the single-family home will be closed and curb/gutter will be added to match the existing public improvements on NE 69th Street.

In the Winter of 2018, the Planning Commission and City Council approved the initial Site Plan Revision that is currently under construction.

Interim Director Greer read the recommended conditions into the record:

1. All exterior existing lighting shall be converted to LED.
2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 am to 10:00 pm.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be maintained in perpetuity.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.
7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

Interim Director Greer concluded his presentation and stated that Mr. Brian Hill was there to represent the applicant and answer any questions the Council may have.

There was no one in favor or opposition to the application. Mayor Mallams closed the public hearing.

Item No. 14. On the Agenda. **FIRST READING BILL NO. 21-29** An Ordinance amending Ordinance No. 3.973 related to Zoning Ordinance Regulations and the establishment of use districts within the City of Gladstone, Missouri, for property located at 605/607 NE 69th Street, Gladstone, Missouri.

Councilmember Spallo moved **Bill No. 21-29** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-29**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-29**, and enact the Bill as **Ordinance 4.567**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

Item No. 15. On the Agenda. **FIRST READING BILL NO. 21-30** An Ordinance approving a Site Plan for property located at 605/607 NE 69th Street, Gladstone, Missouri.

Councilmember Spallo moved **Bill No. 21-30** be placed on its First Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-30**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-30**, and enact the Bill as **Ordinance 4.568**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

Item No. 16. On the Agenda. **FIRST READING BILL NO. 21-31** An Ordinance approving a Final Plat at 605/607 NE 69th Street, Gladstone, Missouri.

Councilman Frisby moved **Bill No. 21-31** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 21-31**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote:

“aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 21-31**, and enact the Bill as **Ordinance 4.569**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

The following portion of the meeting was transcribed by Naegeli USA Court Reporters. See attached.

Item No. 17. On the Agenda. (Public hearing for 2610 NE 60th Street)

Item No. 18. On the Agenda (Zoning – 2610 NE 60th Street)

Item No. 19. On the Agenda (Final Development Plan- 2610 NE 60th Street)

Item No. 20. On the Agenda. **PUBLIC HEARING:** Fixing the annual rate of levy for the 2021 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Mallams opened the public hearing and called on Director Accurso for the staff presentation.

Finance Director Accurso addressed the City Council. Director Accurso reported that tonight’s presentation would be the public hearing for fixing the property tax levy for just the City of Gladstone. This does not include NKC School District, Clay County Services, or the Health Department.

Director Accurso explained that this process started with two advertisements to the public in the newspaper. At that time, the City did not have the final valuations. Numbers were based on information from June, which is a preliminary valuation. (PowerPoint presentation attached). The final valuations were received in September. He reported that the valuations had all increased for 2021.

**Tax Year 2020 and 2021
(Pro forma)**

2020 Actual

Real Estate	Valuation	Tax Rate	Revenue
Residential	269,432,490	0.867	2,335,980
Agricultural	30,020	0.929	279
Commercial	68,639,133	0.877	601,965
Personal Property	62,128,358	0.929	577,172
	\$ 400,230,001		\$ 3,515,396

2021 Approved

Real Estate	Valuation	Tax Rate	Revenue
Residential	312,202,630	0.758	2,366,496
Agricultural	58,930	0.479	282
Commercial	84,785,588	0.721	611,304
Personal Property	72,367,124	0.929	672,291
	\$ 469,414,272		\$ 3,650,373

He went on to explain that just because the valuations went up, doesn't mean that revenue increases. The Hancock Amendment states that the City can only increase its revenue by a certain amount. The State Auditor set the rate a 1.4% this year. Although last year's residential, for example, was .867, but due to the valuation increase, it rolled back to .758. It's a decrease of 10%. In total, it is about a total increase of \$135,000. Last year the City had a total collected revenue of \$3,383,436. Budgeted revenue for 2022 is \$3.4 m. Mr. Accurso completed his presentation and offered to answer any questions at this time.

There was no one in favor or opposition to the application. Mayor Mallams closed the public hearing.

Item No. 21. On the Agenda. **FIRST READING BILL NO. 21-34** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the Annual Rate of Levy for the 2021 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

Councilmember Moore moved **Bill No. 21-34** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **Bill No. 21-34**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **Bill No. 21-34**, and enact the Bill as **Ordinance 4.570**. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

Item No. 21A. On the Agenda. A Special Event Permit request for the annual "Walk to End Alzheimer's" at Happy Rock Park West on October 9, 2021, from 8:00-11:00 am.

Councilmember Spallo moved to approve the Special Event Permit. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 22. On the Agenda. Other Business.

There was no other business to come before the City Council.

Item No. 23. On the Agenda. Adjournment.

Mayor Mallams adjourned the September 27, 2021, Regular City Council meeting at 8:34 pm.

Respectfully submitted:

Becky Jarrett, Deputy City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor R.D. Mallams



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IN RE:

BILL 21-32

PROPERTY LOCATED AT
2610 NORTHEAST 60th STREET

FINAL

CITY COUNCIL MEETING

HELD ON
MONDAY, SETEMBER 27, 2021
7:57 P.M.

GLADSTONE, MISSOURI

APPEARANCES

MAYOR R.D. MALLAMS

MAYOR PRO TEM BILL GARNOS

COUNCILMEMBER JEAN MOORE

COUNCILMAN TOM FRISBY

COUNCILMEMBER TINA SPALLO

FINAL**CITY COUNCIL MEETING****GLADSTONE, MISSOURI****HELD ON****MONDAY, SETEMBER 27, 2021****7:57 P.M.**

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8 **MAYOR MALLAMS:** The 17th item on the
9 agenda is a continued public hearing. It's related
10 to the zoning and site plan revision for 2610
11 Northeast 60th Street, and I would like just to
12 reiterate, the public hearing was previously open;
13 therefore, we'll move to the City Staff who will be
14 giving their presentation first followed by a
15 presentation by the Applicant.

16 Once the City Staff and the applicant have
17 presented, the City Council will take the
18 opportunity to ask the Applicant and City Staff
19 questions regarding the proposed project.

20 Once those questions have been concluded,
21 the Public will be given an opportunity to speak.
22 Members of the Public who are in favor of the
23 project will be allowed to speak first at the
24 podium. Those who are opposed to this project will
25 speak second at the podium.

1 After everyone in the audience has had a
2 chance to speak, I will give the Applicant an
3 opportunity to respond to Public comments. After
4 the council is satisfied with all the information, I
5 will close the public hearing.

6 At this time, then, we will continue the
7 public hearing with Mr. Greer.

8 **CITY STAFF GREER:** The Applicant is
9 requesting a zoning change from CP3 planned district
10 commercial to CP4 planned district small warehouse
11 and storage district to build a new indoor climate
12 controlled storage facility called Storage 1 KC.

13 Previously, this property was a
14 dilapidated car wash that was recently demolished.
15 Currently, this property is vacant. This facility
16 will be fully fenced, gated, have secure access and
17 24-hour video surveillance. Storage access hours
18 will be from 6:00 a.m. to 10:00 p.m., seven days a
19 week. An underground storm water retention system
20 will be installed on the north side of the property
21 to accommodate the development and site improvement.

22 City Staff has received four letters of
23 support for this project from organizations in the
24 area. These letters of support come from Ellen Todd
25 at Curry Real Estate, Steven Potter from the Mid-

1 Continent Public Library, Dr. Lilly Fitzpatrick from
2 the Animal Clinic of the Woodlands and Jason Howe
3 with Midas Auto Repair.

4 The developers have agreed to the
5 following details on the proposed project: Change
6 the external EIFS color from white to gray; change
7 the external red lettering and font color to white;
8 remove the phone number from the building; add a
9 brick monument sign that will demonstrate the
10 business phone number, address and the name of the
11 business; reduce signage height from 36 inches to 30
12 inches; reduce parapet height from 12 feet to 8
13 feet; the driveway on the south side of the property
14 has been closed and significant landscaping has been
15 added.

16 City Staff recommends that the following
17 conditions be considered if the City Council chooses
18 to approve this project request:

19 Number one, keep an active Gladstone
20 business license in perpetuity.

21 Number two, the facility and individual
22 storage unit shall not be used for temporary or
23 permanent human occupancy.

24 Number three, all development signage
25 shall comply with approved City standards.

1 Number four, all manicured grass and
2 landscaped area shall be irrigated and maintained in
3 perpetuity.

4 Number five, tractor-trailers shall not be
5 parked or stored overnight; storage containers shall
6 not be stored onsite unless as part of a valid
7 building permit.

8 Number six, disabled or unlicensed vehicle
9 shall not be stored on site.

10 Number seven, entry points of the facility
11 shall be secured 24 hours and seven days of the week
12 year around.

13 Number eight, dumpster and storage areas
14 shall be enclosed on four sides with materials
15 consistent with the primary building and adequately
16 screened from public view. Trash service shall be
17 scheduled between the hours of 7:00 a.m. and 10:00
18 p.m.

19 Number nine, all exterior fencing shall be
20 aluminum.

21 Number 10, all exterior windows attached
22 to a storage unit must be fake windows.

23 Number 11, hours of operation and access
24 to the facility shall be between the hours of 6:00
25 a.m. and 10:00 p.m.

1 Number 12, all mechanical equipment
2 located on the roof and the ground shall be screened
3 from public view similar in design to the rest of
4 the structure. All screening will be reviewed via
5 the building permit process.

6 Number 13, tractor-trailers, storage
7 containers and other commercial vehicles shall not
8 be parked or stored overnight on the premises.

9 Number 14, tenants of the storage facility
10 shall not conduct a private business from their
11 individual storage unit.

12 Number 15, enhance landscaping on the
13 north and east sides of the property and submit the
14 revised landscaping plan as part of the building
15 permit.

16 Number 16, a brick monument sign shall
17 serve the development in accordance of City Code.

18 The developers of this project have agreed
19 to all conditions. City Staff recommends that the
20 request be approved contingent upon the conditions
21 listed above.

22 Mr. Danner and his team are in the
23 audience tonight, and they would like to make a
24 presentation.

25 **MAYOR MALLAMS:** As far as Staff Council

1 Members, any questions for Mr. Greer?

2 **COUNCILMAN FRISBY:** No.

3 **COUNCILMEMBER SPALLO:** No.

4 **MAYOR MALLAMS:** Anyone who would like to
5 speak in favor of the application?

6 State your name and address.

7 **MS. JENSEN:** Good evening. My name
8 Patricia Jensen, and I'm with the Rouse Frets law
9 firm with offices at 4510 Belleview in Kansas City,
10 Missouri, here today on behalf of Applicant, and
11 with me is Matthew Danner who you heard from at the
12 last hearing.

13 We are very pleased to be in front of you
14 today. We have a more extensive PowerPoint that
15 will hopefully address what the application is, what
16 the work we've done with the City Staff has been in
17 terms of the elevations and how we believe that the
18 Staff's comments have improved the elevations and
19 the overall plan in the area.

20 And then we want to specifically address
21 some of the concerns that I read and comments that
22 you had made during the last public hearing. I
23 believe that we can address those through the
24 PowerPoint and hopefully show you that the rezoning
25 to CP4 will really enhance the area rather than

1 detract from the area.

2 And we believe that our development is
3 going to provide service that is not otherwise
4 available in the City of Gladstone anywhere, and
5 we'll go through that as we go through the
6 presentation.

7 First slide, as you know, the request is
8 that you approve the rezoning from CP3 to CP4 and
9 that you approve the final development plan for the
10 Storage 1 KC development.

11 There's a photograph of the site looking
12 south. You can see where the car wash, the previous
13 car wash, had been demolished from the site. The
14 concrete and the paved area is not in the best state
15 of repair, and we will address those issues as we
16 move forward.

17 And then this looks east at the site, and
18 the building with the green roof is where the
19 veterinary clinic is, and we'll go through our
20 supporters who are very enthusiastic about the
21 redevelopment of this site.

22 So this is the site plan that is currently
23 in front of you. One of the difficult things about
24 the site is it's got a very large sewer -- sanitary
25 sewer line. So what you see as a line splitting the

1 middle of the site is the sanitary sewer line, which
2 will impact development of the site immensely.

3 This is the landscaped plan. I believe
4 we've enhanced the landscape plan pursuant to the
5 conditions. We certainly will continue working with
6 both you and the Staff to further enhance
7 landscaping in this area.

8 This is renderings of the initial
9 submission on your left, and the current plan is in
10 front of you on your right. The overview of the
11 changes that we've made pursuant to discussion with
12 the Staff is we changed the building color. We
13 changed the sign color. We reduced the height of
14 the sign from 36 inches to 30 inches. We removed
15 the phone number. And we reduced the parapet height
16 of the building from 12 feet to 8 feet.

17 Again, this is -- the initial submission
18 is on your left, the submission that is in front of
19 you is on your right dealing with the overall site
20 plan, and you can see that we have enhanced the
21 landscaping around the building and put the green
22 space on the south side the building.

23 Then this is another aerial view of our
24 proposed development. Again, the initial submission
25 is on your left and the final in front of you today

1 is on your right, and we have continued to enhance
2 landscaping, and we've removed the signing and
3 replaced with a window, and you can see that in that
4 right-hand slide.

5 We believe that there are several benefits
6 of this proposed development. One is that we are
7 resolving a storm water run-off detention problem
8 for our neighboring property owners, and you will
9 see that in terms of the support of the neighboring
10 property owners.

11 We solved a retaining wall issue for the
12 vet clinic to the immediate east of the property.

13 We provide an increased tax base for Clay
14 County directly impacting not only the City of
15 Gladstone and its residents but all of the other
16 taxing jurisdictions, including the North Kansas
17 City School District.

18 We will be putting a six million plus
19 dollar development in an area where the average age
20 of the buildings are roughly 35 to 40 years old. We
21 improve safety for our neighboring property owners
22 because as you know, any vacant space throughout the
23 metropolitan area is subject to persons deciding
24 that they are going to sleep there. I mean, we've
25 got an overall houseless problem, but it does not

1 help us to have those vacant spaces where they
2 aren't heavily patrolled.

3 And we create a low-impact use for an
4 otherwise difficult lot to develop due to the site
5 topography and the existing sanitary sewer easement
6 across the middle of the site, as I highlighted for
7 you.

8 We've got many neighboring property owners
9 that support us. The first letter is a letter from
10 Ellen Todd with Curry Real Estate Services, and in
11 the audience to express Curry's support is Mr. Dan
12 Sweeney, who will talk following our presentation.

13 We also received a letter today that's not
14 in this packet from Ken Hollander with Security Bank
15 who stated that he does not oppose. Security has no
16 objection to the application that's in front of you.

17 The next letter is a letter of support
18 from Mid-Continent Public Library in which Mr.
19 Potter states: I am happy to see improvements on
20 this site. You may or may not know that MCPL had
21 difficulties with the car wash, especially with
22 failure to retain storm water, creating erosion on
23 our hillside, trash damage to our fence, and the
24 like. So that's from him.

25 And then the next letter is from the Dr.

1 Lilly Fitzpatrick -- I can't even -- Fitzpatrick
2 with the veterinary clinic who is fully in support
3 of our application.

4 And then the final letter that is in our
5 PowerPoint presentation is a letter from support
6 from Midas Auto Repair, and he believes that it will
7 be a very good development and neighbor.

8 So there is a map in front of you. Our
9 site is -- there's a pin in red, which is our site,
10 and that the neighboring property owners, in which
11 I've identified the letters in our packet, are shown
12 in the yellow pin.

13 And then I know there's been some question
14 about whether there's a market for this, and I
15 believe the study that we had completed clearly
16 states that there is a market for and a need for
17 this type of storage development.

18 And then there is always questions about,
19 Well, can you use the property for some other
20 purpose that's allowed under CP3? This slide shows
21 you the retail office vacancy in the immediate area.
22 The average vacancy is 36 percent for the office,
23 and the average vacancy for retail is 42 percent in
24 the immediate area.

25 One of the things that became apparent to

1 me as I read your last council meeting minutes on
2 this project was the concern about rezoning from CP3
3 to CP4 and the impact of that. First, what I wanted
4 had to do was to look at, okay, what other areas are
5 zoned CP4 in this city? And this slide addresses
6 that, and they are two existing two storage
7 developments that have existed in Gladstone for
8 many, many years. I know because I live not far from
9 the one at about 80th and North Oak or 79th and
10 North Oak address. I drove by that every day.

11 Those two developments are the old storage
12 developments. They look -- you know, they're not
13 the climate controlled storage developments that
14 look more like office buildings these days rather
15 than the old where you can see all the doors, the
16 garage doors going to the outside. So they are very
17 different compared to what we're proposing, and we
18 believe that the citizens of Gladstone deserve just
19 as much the opportunity to store their goods inside
20 in climate controlled facilities that won't harm the
21 goods that they don't seem to want to part with,
22 so...

23 But additionally there was some concern, I
24 think, about a term that we all hear now and then,
25 which is, quote, spot zoning, and whether or not

1 just zoning this particular piece to CP4 was somehow
2 spot zoning.

3 I don't believe -- number one, spot zoning
4 is not illegal. It is illegal if it's done just for
5 a singular purpose. But if it's like these, that,
6 even though they are in the midst of residential,
7 they are done for more of a community purpose than
8 just to build a single storage development like
9 solves storm water problems or address a site that
10 you can't develop on because of the sanitary sewer.
11 It's a larger purpose, and there is nothing that is
12 unlawful about what's in front of you today.

13 I do not believe that that request for
14 rezoning is a spot zoning issue that is invalid.

15 And then I think what we also have to do
16 is, okay, if you can't rezone the site to CP4 or C4,
17 what are the permitted uses in the C3, the existing
18 zoning on this site, existing zoning of C3 or CP3,
19 and how are those uses, types of uses, that you
20 would want in that area?

21 I don't believe that the uses -- that the
22 proposed climate storage use is a use that you don't
23 want in this area. There are uses in the existing
24 zoning that I don't believe you would want, which
25 are things like the auto sales lots. There are also

1 provisions for auto repair and washing, your car
2 wash facility that you had there that certainly
3 impacted this area much more. And then there are
4 manufacturing uses that are allowed in CP3 for
5 products that are to be sold on the site. Bakeries
6 and pop-bottling are permitted on this site.

7 The only thing in the CP -- when I looked
8 at your CP4 and CP3 -- CP -- C4 categories is the
9 addition of the many storage warehouses, which
10 Gladstone's code, I don't think, has caught up with
11 the new climate controlled storage facilities
12 because you don't find the old ones being developed
13 any longer because that's not what the market is.
14 And the new ones do not really impact your
15 surrounding areas.

16 Is the fact that there are some medical
17 marijuana uses that are allowed in C4 and CP4, but
18 there are also -- some of those same uses are
19 allowed in your C3, CP3 category.

20 So in summary, we believe that the
21 proposed development provides a solution to the
22 myriad of factors which makes this site difficult
23 and more costly to develop, including the storm
24 water detention facility to address storm water
25 detention for our adjacent neighbors, topography and

1 sanitary sewer easement that lies across the middle
2 of the site.

3 The self-storage is needed in Gladstone as
4 there is currently an undersupply, and Gladstone
5 citizens don't have the option to choose the new
6 climate controlled storage facilities unless they go
7 outside Gladstone city limits into Kansas City,
8 Missouri, that has them.

9 The new development will provide an
10 increased tax base and tax revenue for the City of
11 Gladstone and all of the taxing jurisdictions that
12 receive that. And the requested zoning and plan
13 approval is reasonable and is supported by our
14 adjacent neighbors, it's supported by your planning
15 expert, your City Staff, and it's unanimously
16 supported by your Planning Commission.

17 We believe that this facility provides a
18 great opportunity for this development of this site,
19 and we request that you pass these ordinances, and
20 we're in agreement with all of the conditions that
21 have been offered by the Staff.

22 So with that, we would entertain any
23 questions.

24 **MAYOR MALLAMS:** Any questions for her?

25 Any other people who would like to speak in favor.

1 Matt?

2 **MR. DANNER:** I was just going to come up
3 here to answer questions specifically from the
4 council if you guys had some for us.

5 Any questions at this time?

6 **COUNCILMAN FRISBY:** I do have one. Do you
7 guys currently own this property?

8 **MR. DANNER:** We do not.

9 **MAYOR MALLAMS:** Anyone else?

10 Okay. Let's see.

11 Dan, please step forward to the podium.

12 **MR. SWEENEY:** Thank you very much for
13 allowing me to come forward to speak to you this
14 evening.

15 My name is Dan Sweeney. I am a
16 representative with Curry Real Estate Services in
17 Gladstone, Missouri, at 2700 Northeast Kendallwood
18 Road. I wanted to come before you to reiterate our
19 support in addition to the letter that President
20 Ellen Todd submitted for the zoning change and final
21 development plan for the property at 2610 Northeast
22 60th Street.

23 As some of you may know, our company has
24 been trying to sell this property for the Plumber
25 family ongoing for six years now, and we have had no

1 viable offers or concepts until the Danner plan came
2 forward.

3 In the past three years, our marketing
4 data has shown that only 181 people have viewed the
5 property on our marketing websites, and of that
6 amount, only 17 of them have actually opened the
7 marketing plan and only one, the Danner Group, has
8 actually come forward and submitted an offer with a
9 plan for the property.

10 There's been no real market interest for
11 office use at this location nor at actually any our
12 vacant land at roughly Brooktree Lane and Chestnut,
13 which has been on the market for several years now.

14 A prime example of the market being -- the
15 office market struggling recently due to COVID is
16 over at two of our buildings at 2610 -- or 2601
17 Northeast Kendallwood and 2700 Northeast
18 Kendallwood. In those properties, we have had more
19 vacancy now than in the last five years combined.
20 So it's very bear market right now for offices with
21 people working from home.

22 The second reiteration of the Danner Group
23 proposal was very appealing and -- with the color
24 choice and the proposed landscaping, and after
25 review -- and with statements with many of the

1 neighbors in support, we believe that the services
2 we'll be providing would be a great value to the
3 existing and new homeowners and apartment residents
4 in Gladstone.

5 Curry is a company that is vehemently
6 invested in the geographic area, and we want you-all
7 to know that we would not be recommending this use
8 if we did not think it would bring a positive impact
9 in development in the city, which is our home.

10 Thank you.

11 **MAYOR MALLAMS:** Is there anyone else who
12 would like to speak in favor of the application?

13 Is there anyone within our audience that
14 would speak in opposition to the application?

15 I will use the gavel and I'll close the
16 public hearing.

17 The next item on the agenda is the first
18 reading of Bill No. 21-32 that being an Ordinance
19 amending Ordinance No. 3.973 related to Zoning
20 Ordinance Regulations and the establishment of use
21 districts within the City of Gladstone, Missouri,
22 for the property located at 2610 Northeast 60th
23 Street, Gladstone, Missouri.

24 **MAYOR PRO TEM GARNOS:** Mayor Mallams.

25 **MAYOR MALLAMS:** Councilmember Garnos.

1 **MAYOR PRO TEM GARNOS:** I place Bill No.
2 21.32 on its first reading.

3 **COUNCILMEMBER SPALLO:** Second.

4 **MAYOR MALLAMS:** It has been moved and
5 seconded to place Bill 21-32 on its first reading.
6 Is there any discussion?

7 Seeing none, all those in favor of placing
8 Bill No. 21-32 on its first riding, signify by
9 saying aye.

10 **(All Councilmembers reply aye.)**

11 **MAYOR MALLAMS:** Those opposed, same sign?
12 Madam Clerk, please read the bill.

13 **THE CLERK:** First reading of Bill 21-32,
14 an Ordinance amending Ordinance No. 3.973 related to
15 Zoning Ordinance Regulations and the establishment
16 of use districts within the City of Gladstone,
17 Missouri, for the property located at 2610 Northeast
18 60th Street, Gladstone, Missouri.

19 **MAYOR PRO TEM GARNOS:** Mayor Mallams.

20 **MAYOR MALLAMS:** Mayor Pro Tem.

21 **MAYOR PRO TEM GARNOS:** I accept the first
22 reading of Bill No. 21-32, waive the rule and place
23 the bill on its second and final reading.

24 **COUNCILMEMBER SPALLO:** Second.

25 **MAYOR MALLAMS:** Move and second it to

1 accept the first reading of Bill No. 21-32, waive
2 the rule, place the bill on its second and final
3 reading.

4 Is there any discussion?

5 Seeing none, all those in favor of placing
6 Bill No. 21-32 on its second and final reading
7 signify by saying aye.

8 **(All Councilmembers reply aye.)**

9 **MAYOR MALLAMS:** Those opposed, same sign.
10 Madam Clerk, please read the Bill.

11 **THE CLERK:** Second reading of Bill 21-32,
12 an Ordinance amending Ordinance No. 3.973 related to
13 Zoning Ordinance Regulations and the establishment
14 of use districts within the City of Gladstone,
15 Missouri, for the property located at 2610 Northeast
16 60th Street, Gladstone, Missouri.

17 **MAYOR PRO TEM GARNOS:** Mayor Mallams.

18 **MAYOR MALLAMS:** Mayor Pro Tem.

19 **MAYOR PRO TEM GARNOS:** I move to accept
20 the second and final reading of Bill No. 21-32 and
21 enact the Bill as Ordinance No. 4.570.

22 **COUNCILMEMBER SPALLO:** Second.

23 **MAYOR MALLAMS:** I'm going move to second
24 the take the second final reading of Bill No. 21-32,
25 enact the Bill as Ordinance 4.570.

1 Is there any discussion?

2 **COUNCILMEMBER MOORE:** Mayor Mallams.

3 **MAYOR MALLAMS:** Councilmember Moore.

4 **COUNCILMEMBER MOORE:** I find this project
5 to be very conflicting. First of all, I want to
6 commend the developers for the improvements that
7 they've made to the site plan. They've listened to
8 objections raised and have tried to make
9 accommodations to address those issues, and I
10 appreciate their willingness to invest in Gladstone.

11 I also deeply respect the business and
12 community leaders who have offered their support for
13 this project. However, the core of this project for
14 me is the issue of land use, which I stated in our
15 August meeting. I simply do not believe that this
16 zoning change from planned commercial to small
17 warehouse and storage district is compatible nor
18 consistent with the other businesses in the area,
19 the assistance league, professional offices, senior
20 housing to mention a few.

21 This area is Gladstone's premier office
22 park, and adding a storage facility, regardless of
23 the alterations in the original design, brings an
24 industrial feel and use of this area. I just don't
25 believe this is the highest and best use of this

1 property.

2 For these reasons I cannot support the
3 zoning change.

4 **MAYOR MALLAMS:** Thank you.

5 Any other Councilmember? Mayor Pro Tem?

6 **COUNCILMAN FRISBY:** Mayor Mallams.

7 **MAYOR MALLAMS:** Councilmember Frisby.

8 **COUNCILMAN FRISBY:** I do thank the
9 developers. The process has been ongoing and many
10 changes, and the building itself is -- I have no
11 issue with the building itself.

12 However, I also have a problem with a
13 zoning change, not only in this area, but I heard
14 the word "spot zoning." I still can't see taking a
15 six, seven, eight-acre parcel and taking one small
16 piece of that parcel out with a zoning change. I
17 just can't support that either.

18 **MAYOR MALLAMS:** Personally, I think it's a
19 reasonable use of the property, and I will vote in
20 favor of it.

21 Any further discussion?

22 Madam Clerk, please call the roll:

23 **THE CLERK:** Councilmember Spallo?

24 **COUNCILMEMBER SPALLO:** No.

25 **THE CLERK:** Councilmember Frisby?

1 COUNCILMAN FRISBY: No.

2 THE CLERK: Councilmember Moore?

3 COUNCILMEMBER MOORE: No.

4 THE CLERK: Mayor Pro Tem Garnos?

5 MAYOR PRO TEM GARNOS: Yes.

6 THE CLERK: Mayor Mallams?

7 MAYOR MALLAMS: Yes.

8 Bill No. 21-32 fails to be approved by the

9 City Council.

10 (Bill 21-32 concluded at 8:27 p.m.)

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CERTIFICATE

I, Lori Roy, do hereby certify that I reported all proceedings adduced in the foregoing matter and that the foregoing transcript pages constitutes a full, true and accurate record of said proceedings to the best of my ability.

I further certify that I am neither related to counsel or any party to the proceedings nor have any interest in the outcome of the proceedings.

IN WITNESS HEREOF, I have hereunto set my hand this 6th day of October, 2021.

Lori Roy

Lori Roy

CCR No. B-2278

PROCLAMATION OF THE MAYOR

WHEREAS, the City of Gladstone is committed to ensuring the safety and security of all those living in and visiting our community; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,770 people in the United States in 2019, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 339,500 home fires; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Gladstone residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and

WHEREAS, Gladstone residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Gladstone residents will make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities;
and

WHEREAS, Gladstone first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and public education; and

WHEREAS, Gladstone residents who are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2021 Fire Prevention Month theme, “Learn the Sounds of Fire Safety,” effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms.

THEREFORE, I, R.D. Mallams, Mayor of Gladstone do hereby proclaim October, 2021, as:

FIRE PREVENTION MONTH

throughout this city, and I urge all the people of Gladstone to “Learn the Sounds of Fire Safety” for Fire Prevention Month 2021 and to support the many public safety activities and efforts of Gladstone’s Fire and Emergency Services.

PROCLAMATION OF THE MAYOR

WHEREAS, Code Enforcement Officers provide for the safety, health, and welfare of citizens throughout the United States through the enforcement of local codes or ordinances facing various issues of building, zoning, housing, environmental, health and life safety; and

WHEREAS, Code Enforcement Officers often have a challenging and demanding role and often do not receive recognition for the job that they do in improving living and working conditions for residents and businesses of local communities; and

WHEREAS, the role of many Code Enforcement Officers has expanded in recent years with the increased number of foreclosed and abandoned homes in communities impacted economically; and

WHEREAS, Code Enforcement Officers are dedicated professionals who share the goals of preventing neighborhood deterioration, enhancing and ensuring safety, and preserving property values through knowledge and application of housing, zoning and nuisance codes and ordinances; and

WHEREAS, Code Enforcement Officers have a highly-visible role in the communities they serve and regularly interact with a variety of state officials, county officials, first responders, legislative boards, commissions, agencies and bodies; and

WHEREAS, the American Association of Code Enforcement, wants to recognize and honor Code Enforcement Officers and Professionals all across the United States and bring awareness to the importance of Code Enforcement to the communities of the United States; and

WHEREAS, the American Association of Code Enforcement was established in 1988 for the purpose of providing ongoing training and support for Code Enforcement professionals working in the United States; and

NOW, THEREFORE, I, R.D. MALLAMS, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim October 2021, as:

NATIONAL CODE ENFORCEMENT MONTH



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/5/2021

Department: Community Development

Meeting Date Requested: 10/11/2021

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Special Event Permit

Background: This event is being hosted by CenterPoint Medical Center to raise awareness about health regarding people who have gone through trauma or health concerns and what recovery looks like. They would like to promote Disc Golf as a great way to exercise while recovering. This event is not a fundraiser.

The event will take place at Hobby Hill Park West on Saturday, November 13, 2021 from 9:00 am- 12:00 pm.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan D. Napoli, C.B.O.
Community Development Administrator
Building Official

JM
City Attorney

SW
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: OCTOBER 5, 2021
PERMIT NO.: SEP21-00090
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: DISC GOLF TOURNAMENT
LOCATION OF EVENT: HOBBY HILL PARK WEST
DATE OF EVENT: SATURDAY, NOVEMBER 13, 2021
TIME OF EVENT: 9:00AM TILL 12:00PM
EST. ATTENDANCE: 80

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

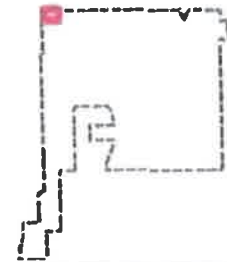
ATTACHMENT(S):

☒ Map

☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon



333.3 0 166.67 333.3 Feet

1 in. = 167 ft.



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



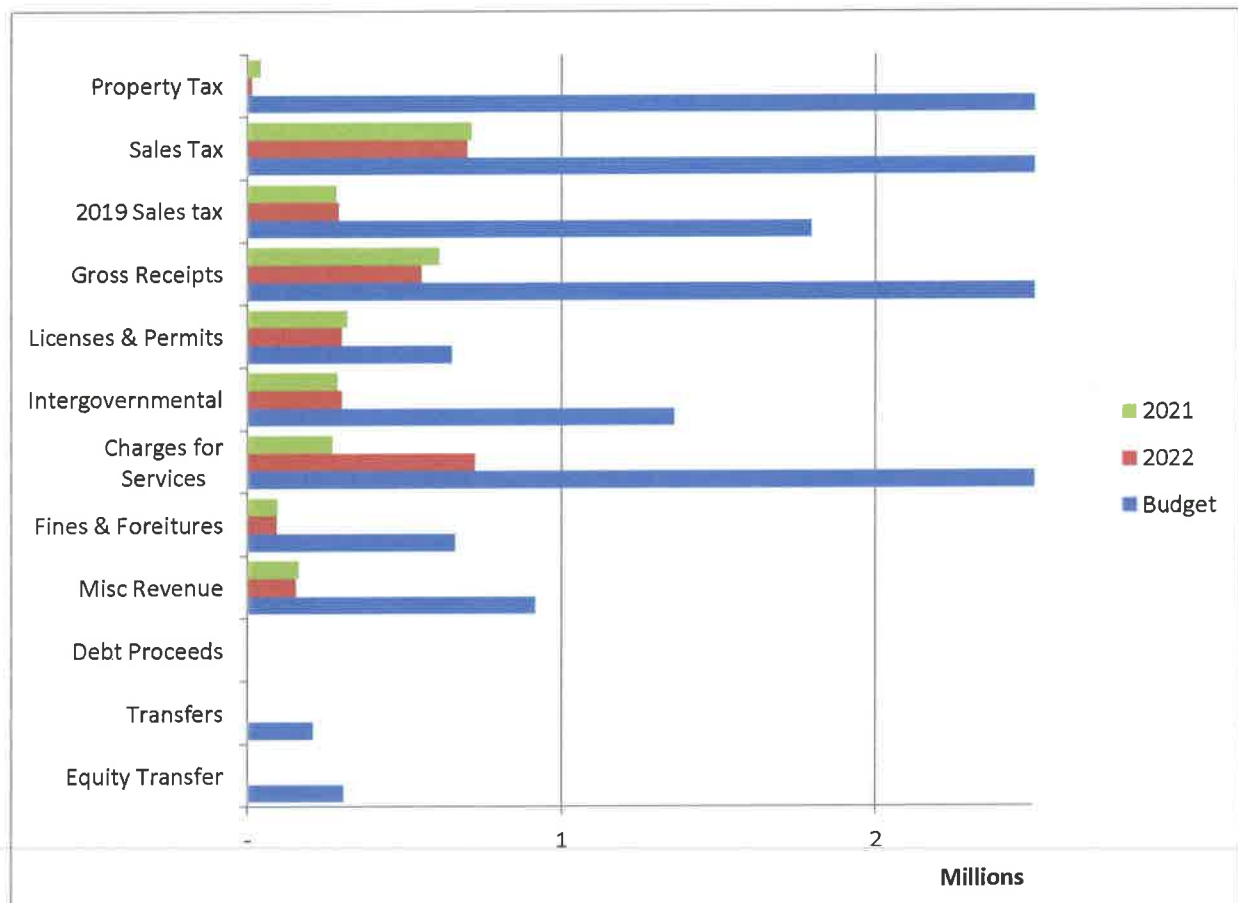
CITY OF GLADSTONE MISSOURI

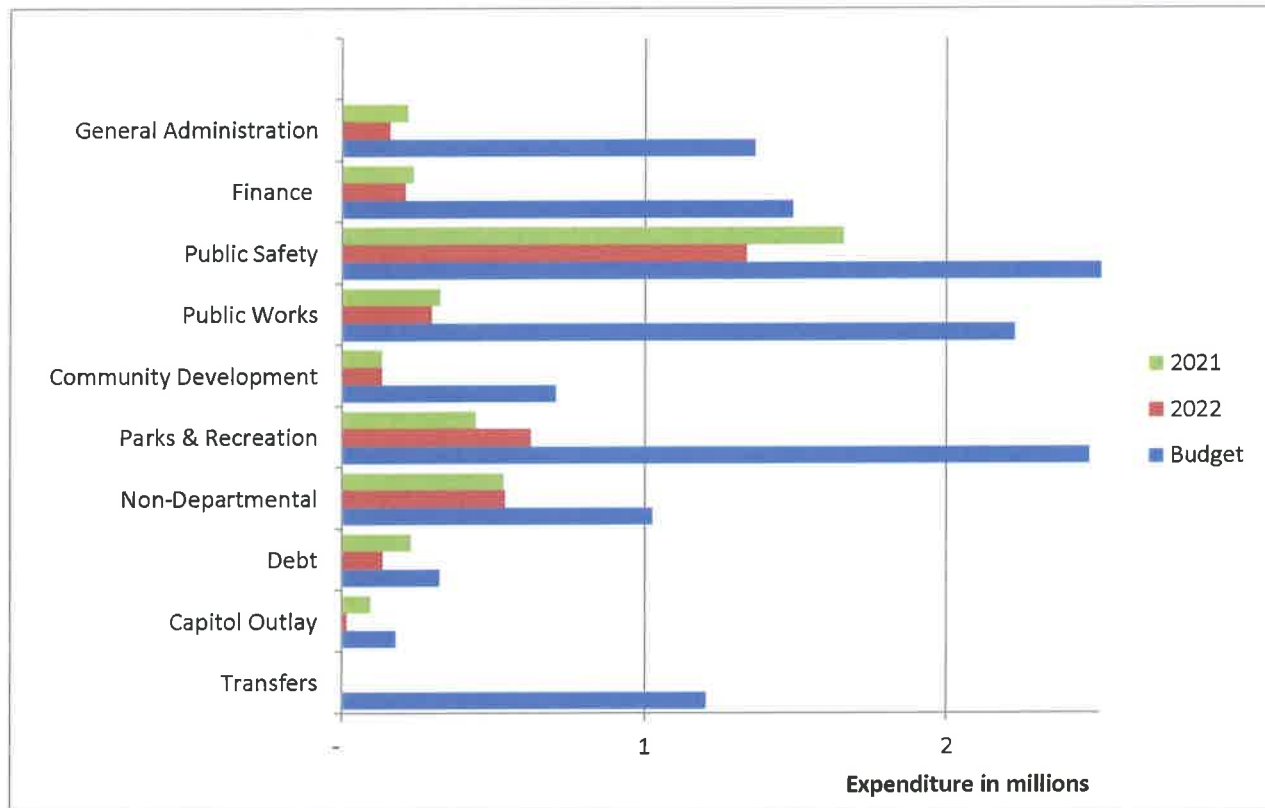
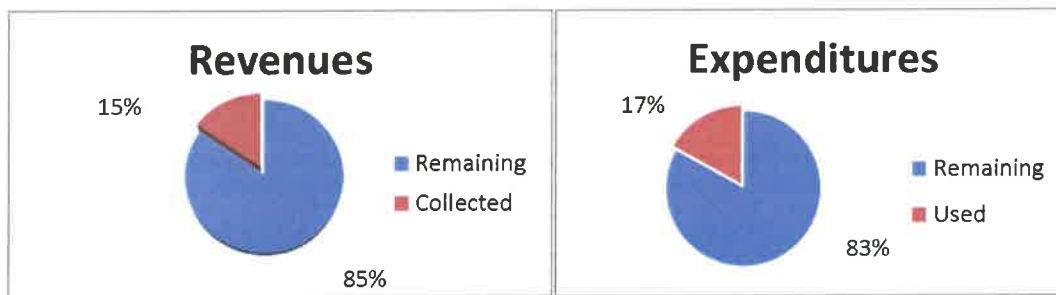
Financial Report for 2 Months Ending
August 31, 2021

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 2 months or 17% of this fiscal year are \$3,136,793 compared to total budgeted revenues for the year of \$20,483,988 or 15% of budgeted revenue. Property tax revenue received is \$15,919. Sales tax on a cash basis is \$700,708 or \$11,920 (2%) less than previous year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$289,628, an increase of 2%. Gross receipts taxes are \$554,170, down \$56,552 or 9% from last year. License and Permit revenues are \$300,553 or \$17,210 less than FY21 due to the issuing of building permits for large construction projects in the prior year. Intergovernmental revenue is \$301,124 or \$13,960 (5%) over the previous year. Charges for Services are \$725,178 an increase of 168% or \$454,901 compared to the previous year primarily due to recreation activities. Fines and Forfeitures are comparable to the prior year at \$94,405. Miscellaneous Revenue is \$155,109, a decrease of \$7,525 mainly due to sale of assets early in the previous year. Debt proceeds are not budgeted for the current fiscal year. Transfers will occur later in the fiscal year. An equity transfer of \$305,000 is budgeted for the General Fund.

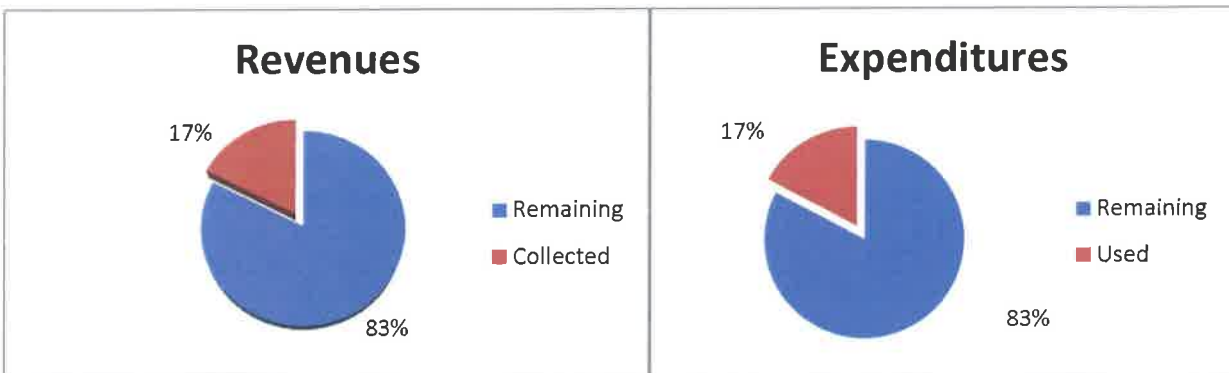
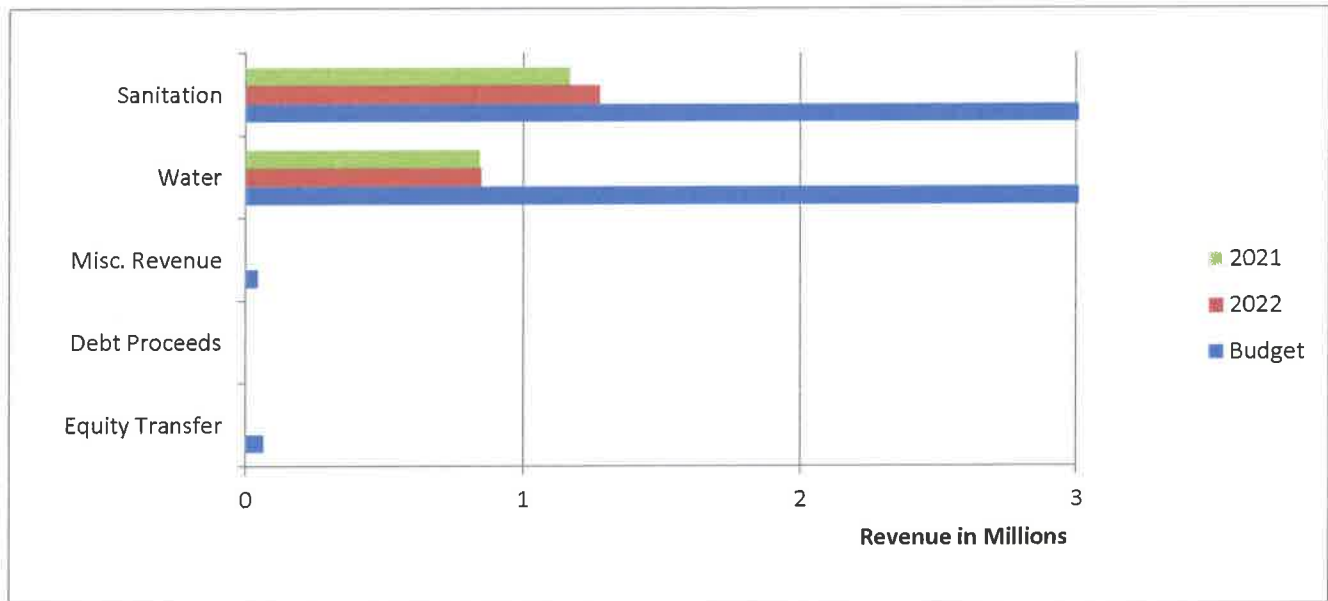




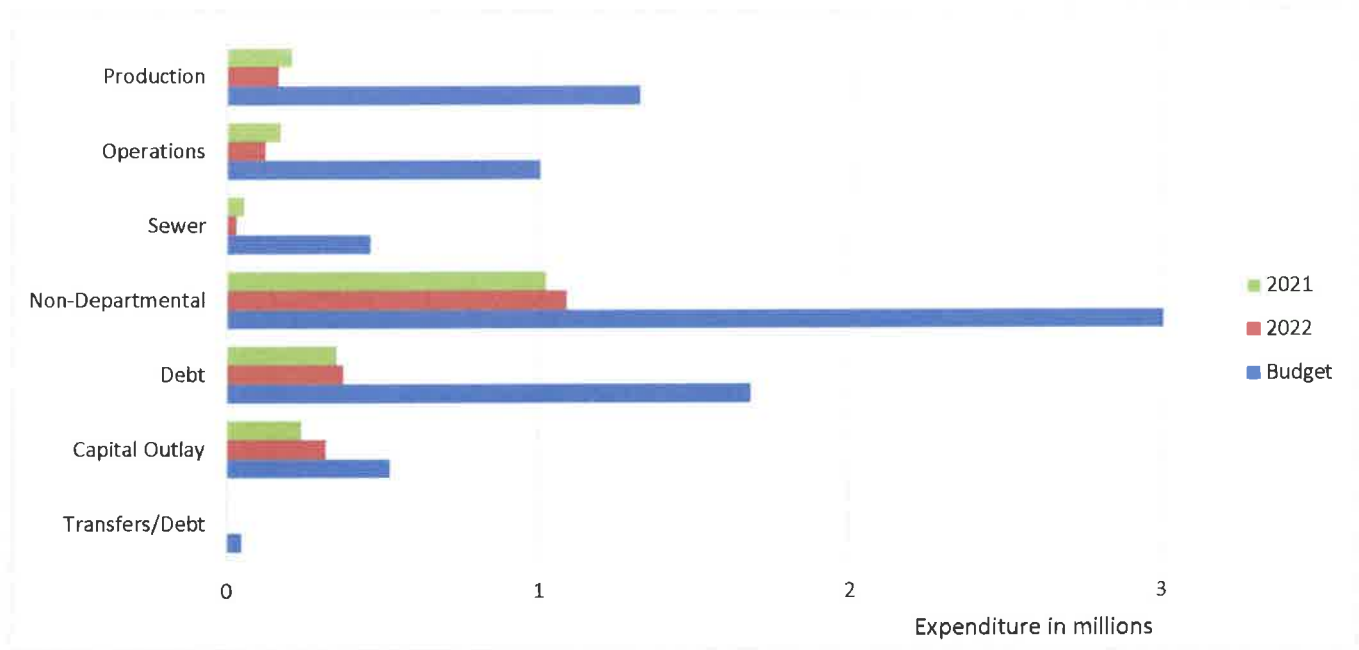
Expenditures through 2 months or 17% of this fiscal year amounted to \$3,448,520 or 17% of FY22 budgeted expenditures of \$20,483,988. This indicates that actual expenditures are 11% or \$437,374 less than last year's expenditures of \$3,885,894. The primary reason for the difference is that in FY21, July had three payroll periods. For FY22, June had three pay periods and July had only two. All departments experienced a significant decrease in period one (this difference is temporary and is only a timing difference). General Administration expenditures are \$158,405, a decrease of \$59,139 or 27% due to contractual payments (timing of Magazine). Finance expenditures have decreased \$27,798 to \$208,056. Public Safety expenditures are \$1,334,098, a decrease of \$323,665. Public Works expenditures are \$299,125, \$27,517 or 8% less than the prior year. Community Development expenditures are \$132,843, an increase of \$740 due to abatement/mowing. Parks & Recreation expenditures are \$624,943, an increase of 41% or \$181,132 from the same time last year due to increases in Senior Activities. Non-Departmental expenditures are \$539,311 an increase of 1% or \$3,393 due to increases in liability and property insurance and training. Payments for debt have decreased by 41% or \$92,465 due to moving debt payments of the 2020 and 2019 lease purchases to CERF. Capital Outlay is \$17,366. Transfers will occur later in the fiscal year. Current expenditures exceed current revenues in the amount of \$311,727. This is due to the full payment of property and liability insurance in July and the majority of property tax receipts will occur in January.

COMBINED WATER AND SEWERAGE SYSTEM FUND

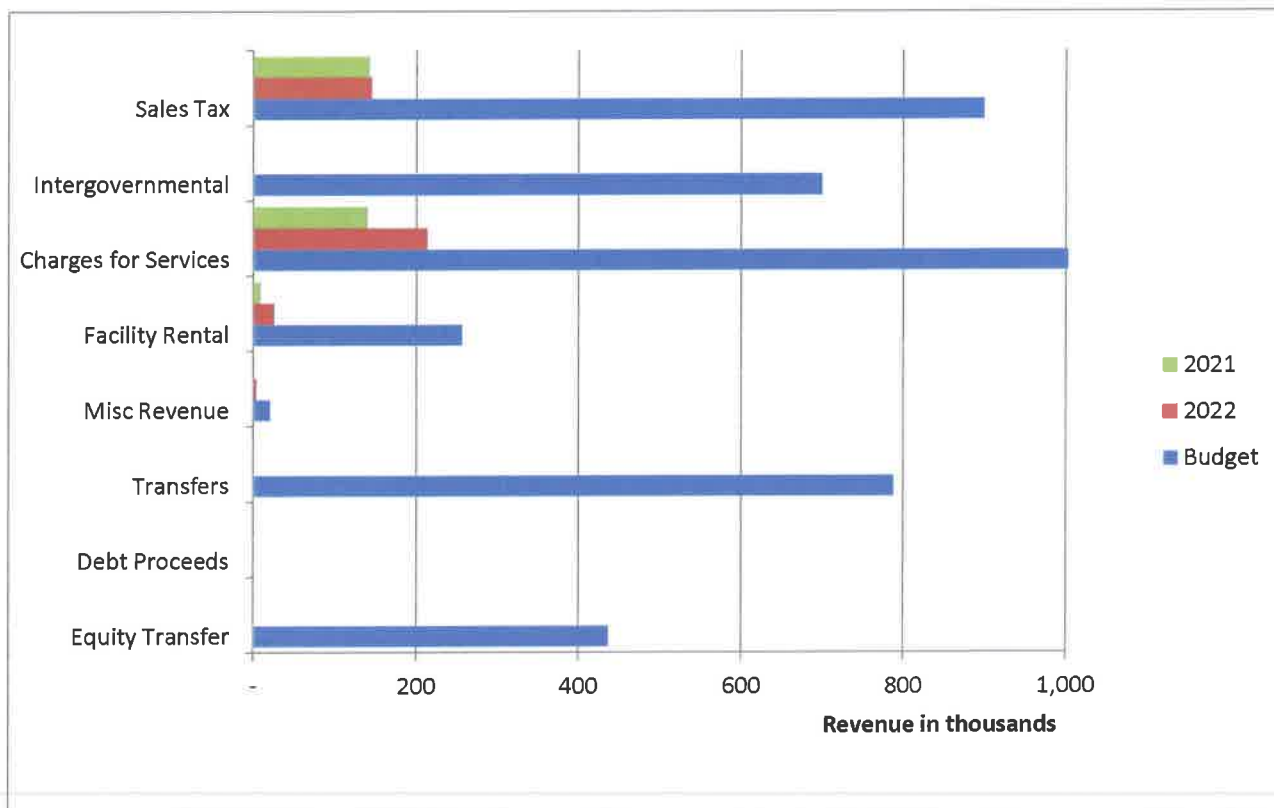
Total budgeted revenues for the fiscal year are \$12,227,438. Total revenues through 2 months or 17% of this fiscal year, amounted to \$2,130,352 or 17% of FY22 budgeted revenues. Although consumption has decreased, operating revenues are up \$113,466 (6%) from the previous year due to increased water and sewer rates.

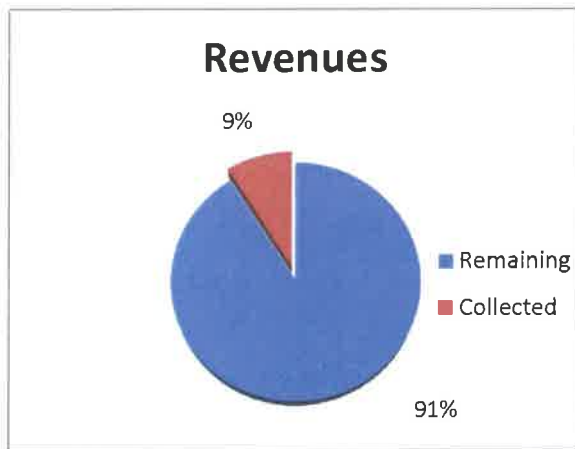


Total budgeted expenditures for the fiscal year are \$12,227,438. Total expenditures through 2 months or 17% of this fiscal year amounted to \$2,109,459 or 17% of FY22 budgeted expenditures. The same payroll difference occurred in the CWSS Fund as the General Fund (three payrolls in FY2021 and two payrolls in FY2022). Differences other than decreases in payroll are noted in the following narrative. Production expenditures are down \$43,217 to \$166,103. Operations division expenditures are \$123,862, a decrease of \$50,043. Sewer division expenditures have decreased \$24,061 to \$32,438 due to the timing of sewer line maintenance. Non-departmental expenditures are \$1,091,917, up \$66,698 due to the increase in sewage rates. Payments for debt have increased 6% or \$20,041 to \$375,043 due to the 2020 COP. Capital outlay is \$375,043. Current revenues exceed current expenditures by \$20,893.



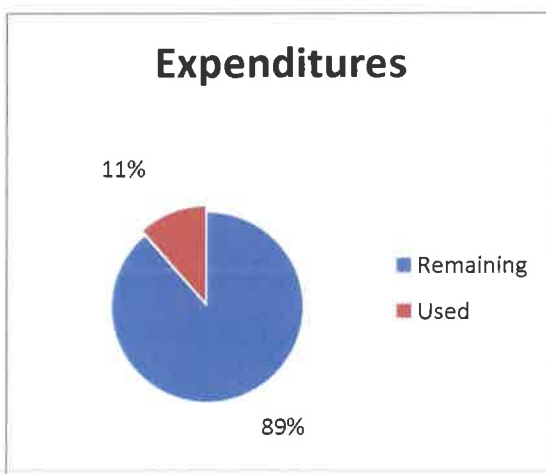
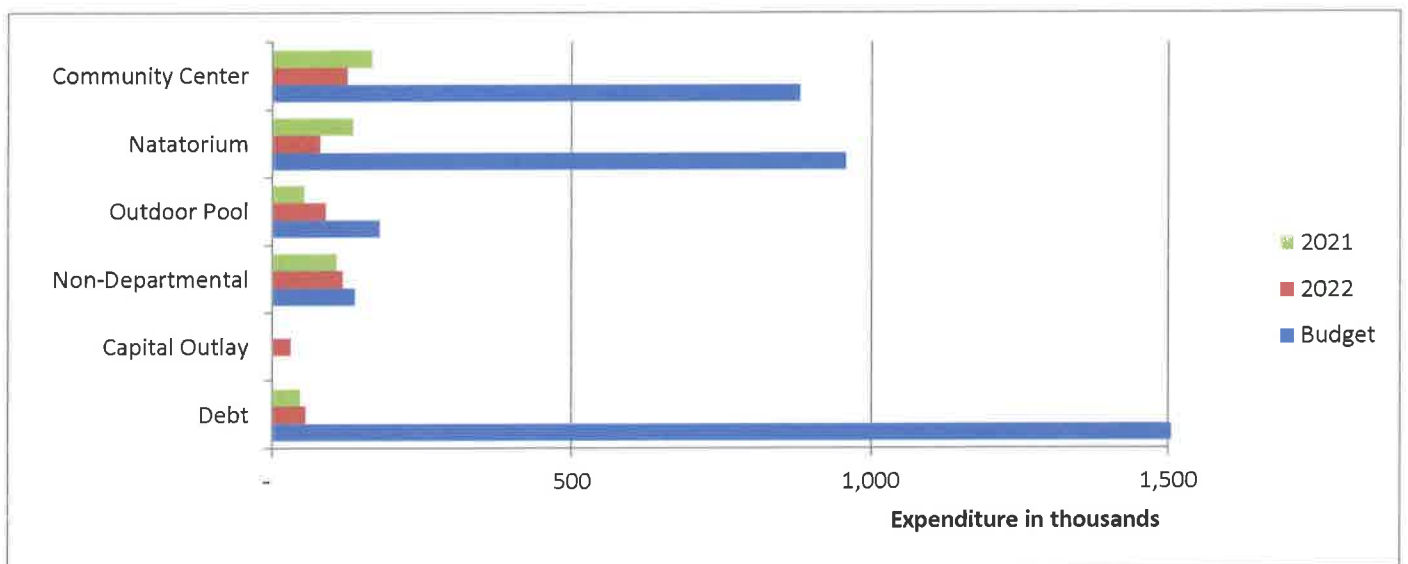
COMMUNITY CENTER AND PARKS TAX FUND





Total budgeted revenues for the fiscal year are \$4,358,940. Total revenues through 2 months or 17% of this fiscal year, amounted to \$389,596 or 9% of FY22 budgeted revenues. Sales tax received is \$146,126, an increase of \$2,579 from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$214,077, an increase of \$72,526 primarily due to the increased usage of the outdoor pool. Revenue from facility rental is \$25,866, an increase of \$16,665. Miscellaneous revenue is \$3,527. Budgeted transfers to the fund are \$788,300 and will occur later throughout the year. Equity

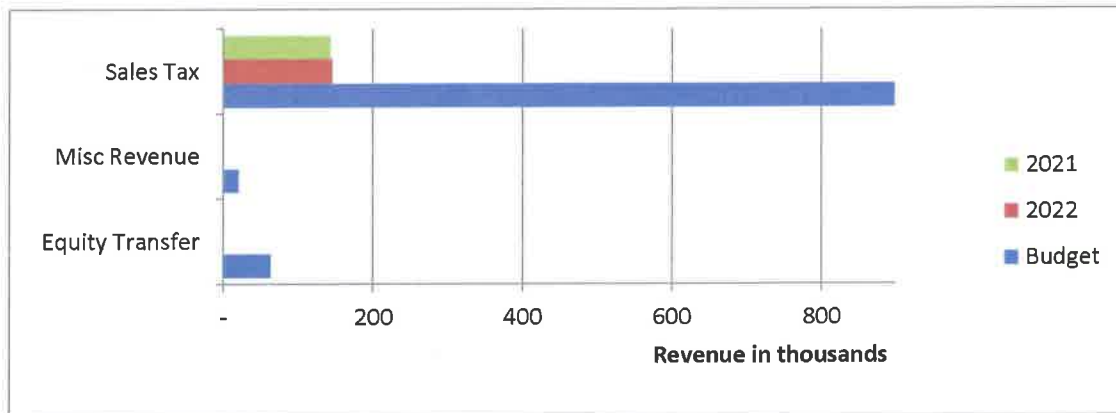
transfer budgeted for the fiscal year is \$437,109.



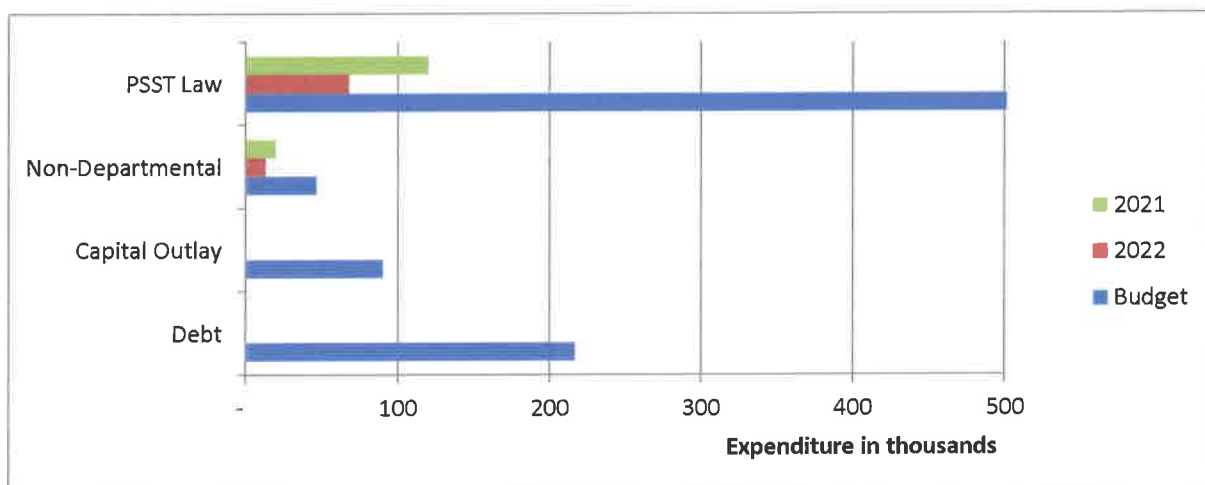
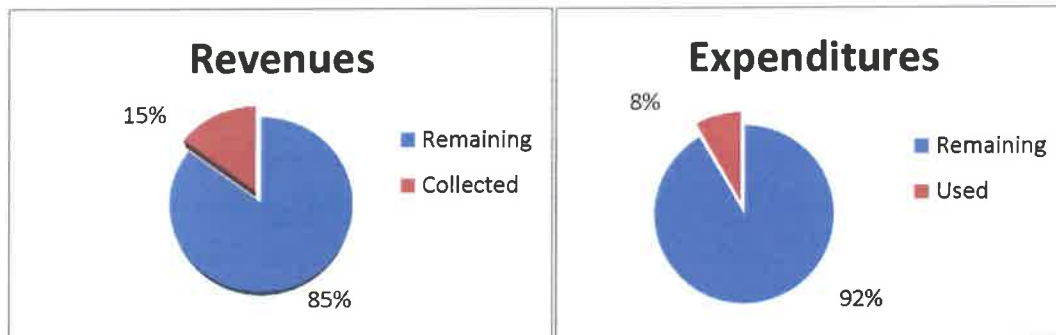
Total budgeted expenditures for the fiscal year are \$4,358,940. Total expenditures through 2 months or 17% of this fiscal year amounted to \$501,213 or 11% of FY22 budgeted expenditures. The same payroll difference occurred in the CCPT Fund as the General Fund (three payrolls in FY2021 and two payrolls in FY2022). Differences other than decreases in payroll are noted in the following narrative. Community Center expenditures have decreased \$41,123 from the same time last year to \$125,224. Natatorium expenditures are \$80,329, a decrease of \$54,836. Outdoor Pool expenditures are \$90,230, an increase of \$35,946 due to increases in part time personnel costs. Non-departmental expenditures have increased \$9,461 to \$117,627 due to increases

in property and liability insurance. Expenditures for Capital Outlay are \$31,224. Debt has increased by \$9,541 to \$56,579 due to the 2020A COP. Current expenditures exceed current revenues by \$111,6119.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$985,818. Total revenues through 2 months or 17% of this fiscal year amounted to \$146,197 or 15% of FY22 budgeted revenues. Sales tax on a cash basis is \$146,122, or an increase of \$2,622. Miscellaneous revenue is \$75.



Total budgeted expenditures for the fiscal year are \$985,818. Total expenditures through 2 months or 17% of this fiscal year are \$81,384 or 8% of the FY22 budgeted expenditures. The same payroll difference occurred in the PSST Fund as the other funds (three payrolls in FY2021 and two payrolls in FY2022). Differences other than decreases in payroll are noted in the following narrative. Law division is \$68,074, down \$51,755 from the same time last year due to the timing of payment for the MARRS system. Non-Departmental is \$13,310, compared to \$19,894 during the previous year. Capital outlay and debt are budgeted at \$90,000 and \$216,500, and will occur later in the fiscal year. Current revenue over expense for the fund is \$64,814.

Respectfully submitted,

A handwritten signature in dark ink, reading "Dominic Accurso". The signature is written in a cursive style with a large, stylized initial "D".

Dominic Accurso
Director of Finance



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 21-35

ORD # 4.571

Date: 10/5/2021

Department: Community Development

Meeting Date Requested: 10/11/2021

Public Hearing: Yes ☒ Date: 10/11/2021

Subject: Site Plan Revision for property located at 90 NW Vivion Rd. also known as Van Subaru

Background:

The applicant, is requesting a site plan revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility.

The service reception area is an additional 705 sq. ft. and the additional vehicle service bay area is an additional 13,690 sq. ft. The existing 2,630 sq. ft. certified pre-owned office building located just south of the Van Subaru facility will be demolished.

According to engineers for this project, there will be a decrease in impervious area and will not generate additional storm water runoff with the proposed building additions.

The site plans and renderings can be found in the packet.

Budget Discussion: Funds are budgeted in the amount of \$ from the Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Staff Input/Commission:

Public: No Comment

Staff: Staff recommends that the request be approved contingent upon the conditions listed in the report.

PC: Unanimously voted in favor of approving the site plan revision request.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer
Interim Comm. Dev. Director

JM
City Attorney

SW
City Manager

BILL NO. 21-35

ORDINANCE NO. 4.571

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LOCATED AT 90 NORTHWEST VIVION ROAD GLADSTONE, MISSOURI, ALSO KNOWN AS VAN SUBARU.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 90 NW Vivion Rd, Gladstone, Missouri;

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. SITE PLAN REVISION APPROVAL.

The Site Plan Revision for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF
GLADSTONE, MISSOURI, THIS 11th DAY OF OCTOBER 2021.**

R. D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

FIRST READING: October 11, 2021

SECOND READING: October 11, 2021

File # SITE21-00007



Community Development Department Staff Report

Date: September 15, 2021

File #: SITE21-00007

Requested Action: Site Plan Revision

Date of PC Consideration: Monday, September 20, 2021

Date of Council Consideration: Monday, October 11, 2021

Applicant: James R. Marshall, JRMA Architects, Inc.

Owners Aaron Davis, Berkshire Hathaway Automotive
Agent:

Architect/ James R. Marshall, JRMA Architects, Inc.
Engineer: Cook, Flatt and Strobel Engineers, PA.

Address of Property: 90 NW Vivion Rd, Gladstone, MO 64118

Planning Information

- Current Zoning: CP3 Planned Commercial District;
- Planned Land Use: Commercial
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: One (1) location on Old Pike Rd.
- Traffic Impacts: None
- Proposed On-Site Improvements: See Plans
- Proposed Signage: On the building and refurbishing existing pylon signage

Analysis

The applicant, is requesting a site plan revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility. The service reception area is an additional 705 sq. ft. and the additional vehicle service bay area is an additional 13,690 sq. ft.

The existing 2,630 sq. ft. certified pre-owned office building located just south of the Van Subaru facility will be demolished.

According to engineers for this project, there will be a decrease in impervious area and will not generate additional storm water runoff with the proposed building additions.

The site plans and renderings can be found in the Planning Commission packet.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this project.

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The owner of this property has agreed to all conditions.

Recommendation

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

DEVELOPMENT APPLICATION



CITY OF
GLADSTONE

7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118

PHONE: 436-4110 FAX: 436-2228

File #: Site 21-0007

Application Date: August 26th 2021

PC Date: 9-20-21

CC Date: 10-11-21

Application Type:

- | | |
|---|---|
| <input type="checkbox"/> (PH) Special Use Permit (\$500) | <input type="checkbox"/> (PH) Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> (PH) Zoning Change (\$500) | <input type="checkbox"/> (PH) Variance - BZA (\$200) |
| <input checked="" type="checkbox"/> (PH) Site Plan Revision (\$500) | <input type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: Amendment to Previously Approved Plan

Legal Description:

Attach under separate cover if needed.

See attached survey

Proposed Change: Adding (1) additional Customer Reception Bay
Adding Service Bays to the North end of the building.

Applicant/Property Owner Information:

- ☐ Applicant(s) James R. Marshall, Architect
Company Jrma Architects, Inc.
Address 12200 N Ambassador Dr, KC, Mo 64163
Phone 818-505-3700 Fax: _____ E-Mail: jmarshall@jrmaonline.com
- ☐ Property Owner (if different than applicant) Aaron Davis, Owner's Agent
Company Berkshire Hathaway Automotive
Address 833 Royal Ridge Parkway, Suite 100 Irving, TX 75063
Phone .469.242.5768 Fax: _____ E-Mail: adavis01@Berkshirehathawayautomotive.com
- ☐ Architect/Engineer James R. Marshall, Architect
Company Jrma Architects, Inc.
Address 12200 N Ambassador Dr. Kansas City, Mo 64163
Phone 816-505-3700 Fax: _____ E-Mail: jmarshall@jrmaonline.com

Please indicate in one box above which person is to be the contact.

Applicant's Signature James R. Marshall

Date 7-13-2021

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

Aaron Davis
I, Berkshire Hathaway Automotive, do hereby authorize James R. Marshall
(Owner's name) (Applicant's name)

to apply for the following action on my property at 90 NW Vivion Road
Gladstone, Mo

- a. Rezone from _____ to _____
- b. Site Plan Revision Yes
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat _____

Date: 7/15/21 Owner's Signature: [Signature]

NOTARIZATION

State of TEXAS

County of DALLAS

Subscribed and sworn before me this 15 day of July, 2021.

Notary's Signature:

Shannon Kay Tuggle

My Commission expires: 6/10/2024

(seal)





TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: September 20th, 2021
SUBJECT: Van Subaru – Remodel at 90 NW Vivion Rd

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on September 20th, 2021 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Site Plan Revision at 90 NW Vivion Rd. Legally described as 000100 NW VIVION RD BEG NW COR INTERS VIVION/OLD P IKE RDS, WLY ALNG ROW TO WL SE C, N TO SW COR LT3 TAYLORS SUB D, E TO WL OLD PIKE RD, SE

Applicant: James R Marshall with JRMA Architects

Owner: Berkshire Hathaway Automotive

Subsequently, at its regular meeting of October 11th, 2021, at 7:30 PM, the City Council will conduct a public hearing on the same request.

Additional Information: This is a hearing on a Site Plan Revision for Berkshire Hathaway Automotive to remodel and expand service bays at Van Subaru.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, September 20th, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mike Ebenroth, V-Chair
Gary Markenson
Kate Middleton
Kim Murch
Bill Turnage
Alicia Hommon
Brenda Lowe
Jennifer McGee, Chair
JN Hernandez
Chase Cookson

Absent: Larry Whitton
James New

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
Tom Frisby, Councilman

Item 2 on the Agenda: Pledge of Allegiance.

Chair McGee led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the September 7th, 2021. Chair McGee asked if there was a motion to approve the minutes from the September 7th meeting minutes.

Ms. Lowe moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Public Hearing: On a Site Plan Revision for property located at 90 NW Vivion Rd. Applicant: James R Marshall, Architect Owner: Aaron Davis, Berkshire Hathaway Automotive. *The City Council Public Hearing is scheduled for Monday, October 11, 2021.*

Mr. Greer read from the staff report.

The applicant, is requesting a site plan revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility.

The service reception area is an additional 705 sq. ft. and the additional vehicle service bay area is an additional 13,690 sq. ft. The existing 2,630 sq. ft. certified pre-owned office building located just south of the Van Subaru facility will be demolished.

According to engineers for this project, there will be a decrease in impervious area and will not generate additional storm water runoff with the proposed building additions.

The site plans and renderings can be found in the Planning Commission packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this project.

1. All exterior existing lighting shall be converted to LED
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The Owners of this property have agreed to all conditions.

City Staff recommends that the request be approved contingent upon the conditions listed above.

Mr. Greer stated that Mr. James Marshall is in the audience tonight. He is the applicant and the architect for this project and that he would like to introduce himself and answer any questions you all may have.

Mr. Marshall stated that his office is located at 12200 N. Ambassador Dr. Kansas City, MO. If anyone has any questions for him he would be more than happy to answer them.

Ms. Middleton asked if they are eliminating the surface area that is covered by any asphalt or concrete type of material.

Mr. Marshall stated he doesn't know the square footage area that they are eliminating but they are replacing hard surfaces with hard surfaces. On the west side of the building where they see the dark rectangle they actually reduced the parking and are adding landscaping. No additional concrete or asphalt is being added. The project simply calls for a building addition with a roof on already paved surfaces.

Ms. Middleton asked if this is a large portion of land they are discussing tonight.

Mr. Marshall stated no. They are getting rid of the certified pre-owned building and replacing it with grass and landscaping.

Chairperson McGee closed the public hearing.

MOTION: By Mr. Cookson, second by Ms. Hommon to approve a Site Plan Revision for the property located at 90 NW Vivion Rd.

Vote: Mr. Ebenroth	Yes
Ms. Lowe	Yes
Ms. Hommon	Yes
Mr. Markenson	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair McGee	Yes
Mx. Hernandez	Yes
Mr. Cookson	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communication from the City Council

Council Member Moore stated that she hopes everyone takes advantage of all the festivals and events we have going on in the city. This past weekend was a big one for us. We had a Friday night concert at Linden Square followed by Fiesta on the Square Saturday night. On Saturday the Atkins-Johnson Farm hosted the Big Shoal Country Fair. Also, Gladfest is coming up October 1st, 2nd and 3rd. It takes a lot of volunteers and a lot of effort to put these events on. I really appreciate all of the volunteers that make these events happen.

Item 6 on the Agenda: Communication from the City Staff

Mr. Greer stated that he has no communications tonight but there is a lot going on around town regarding construction, so if they have any questions for him he would be happy to answer them.

Mr. Markenson asked what they are doing on 72nd street and how long are they going to be doing it.

Mr. Greer stated that Everyg is doing the work. I spoke with Mr. Nebergall about this today and he said they think they will be finished towards the end of October.

Mr. Turnage asked about the Rock Creek Trail behind Fire Station two. Is that on schedule?

Mr. Greer stated yes it is on schedule.

Ms. Middleton asked when is the hotel going to be finished and are they going to be able to have a tour.

Mr. Greer stated that he believes they are going to be finished by the end of October. They are running into some supply issues but are working through that. He does believe they are going to have a bigger event for the community when they open.

Item 7 on the Agenda: Communications from the Planning Commission Members

Mr. Markenson stated that he recently toured the pre-kindergarten complex on Antioch and it is the most amazing facility he has ever seen. It is state of the art, huge, and well decorated. It is staffed with professional teachers. It is truly amazing that we can have something like that in our community.

Ms. Hommon stated that as a business they were able to be a part of both the Fiesta on the Square and Big Shoal County Fair at Atkins-Johnson Farm over the weekend. She wants to commend the Atkins-Johnson Farm & Museum staff as well as Parks and Recreation staff because both of the events were tremendous. She knows how hard it is right now to plan things with COVID-19, so she was impressed with both the events.

Mx. Hernandez stated that he is excited to inform the Planning Commissioners and City Staff about the third annual Northland Pride event happening this weekend. Northland Pride is an organization dedicated to united uplifting. It creates a safer place for the queer community north of the Missouri river. This year Northland Pride's annual pride event is going virtual again. Attendees can tune in on Sunday September 26th from 3:00 pm to 6:00 pm central time at [twitch.tv-northlandpridekc](https://www.twitch.tv/northlandpridekc). To celebrate the local LGBTQIA plus community from the comfort and safety of your own home. He hopes you will be able to join them for a fabulous three-hour event filled with local music, art, poetry, queer history, and more.

Item 8 on the Agenda: Adjournment

Chair McGee adjourned the meeting at 7:13 pm.

Respectfully submitted:

Jennifer McGee, Chair

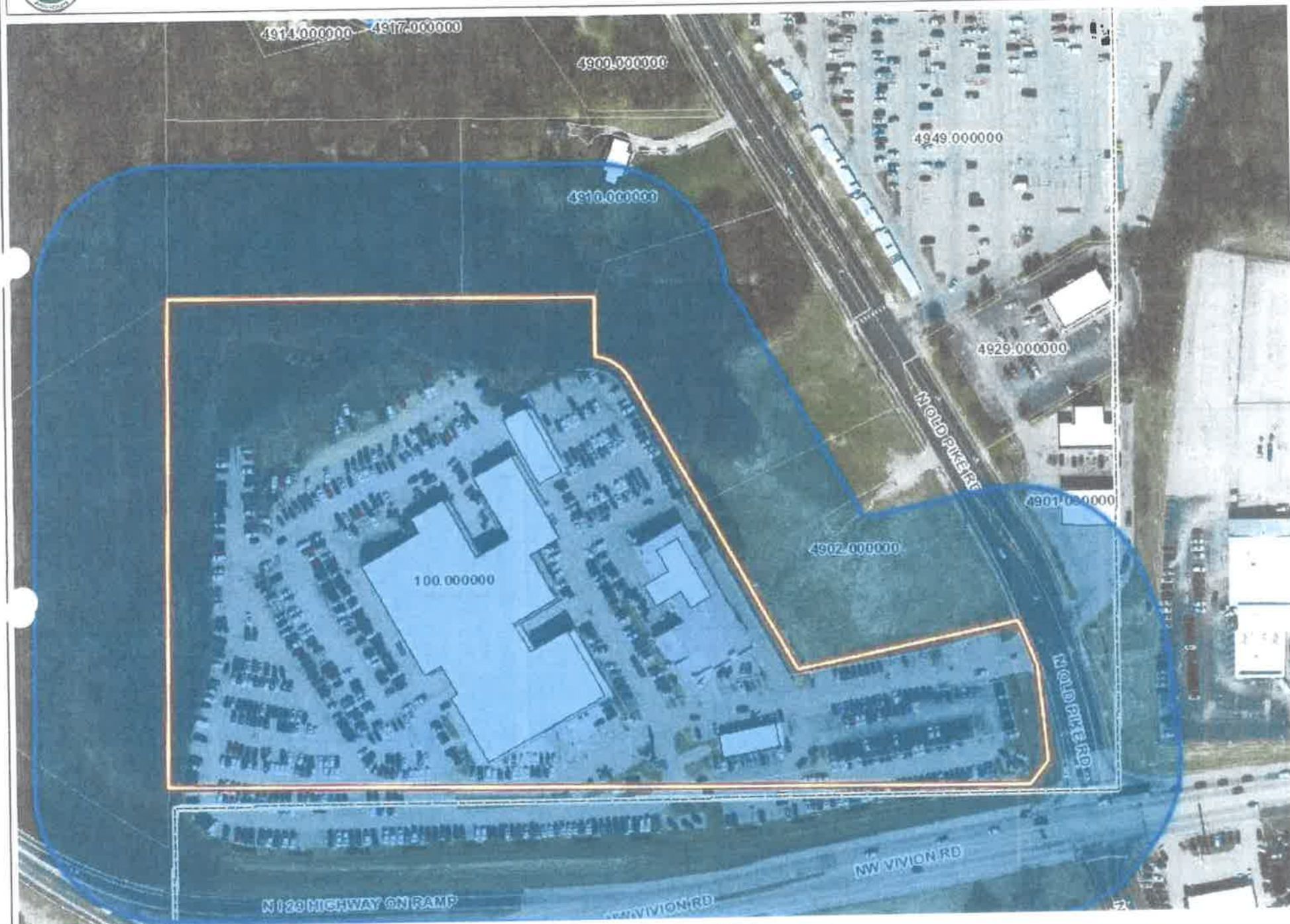
Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____



Gladstone, MO







Request for Council Action

RES ☒ # **R-21-48**

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/6/2021

Department: Community Development

Meeting Date Requested 10/11/2021

Public Hearing: Yes ☐ Date:

Subject: Administrative Delay for Extended-Stay Hotels, Transitional Housing, Homeless Shelters, Residential Mental Health Treatment Facilities, and Alcohol and/or Substance Abuse Rehabilitation Facilities.

Background:

Recently, the number of companies and organizations seeking to provide extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone has increased.

Given the increased interest in the City of Gladstone, it is City Staff's recommendation to administratively delay the acceptance and processing of applications, permits, and development approvals related to businesses and uses listed above for a period of 90 days.

Budget Discussion: Funds are budgeted in the amount of \$ from the Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Staff Input/Commission: City Staff is concerned about the impacts of accommodating those uses within the various commercial and residentially zoned districts. Staff would like the opportunity to evaluate existing zoning, land and development ordinances and possible legislative actions associated with the regulation of these businesses and uses.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer
Interim Comm. Dev. Director

JM
City Attorney

SW
City Manager

RESOLUTION NO. R 21-48

A RESOLUTION DIRECTING CITY STAFF TO DELAY THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR EXTENDED-STAY MOTELS/HOTELS, TRANSITIONAL HOUSING, HOMELESS SHELTERS, RESIDENTIAL MENTAL HEALTH TREATMENT FACILITIES, AND ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION HOUSING WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, recently the number of companies and organizations seeking to provide extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone has increased; and

WHEREAS, the City Council is also concerned about accommodating those uses within the various commercial and residentially-zoned districts of the community and believes there may be a need to study and revise existing ordinances of the City; and

WHEREAS, to ensure the City Council successfully, fairly, and rationally fulfills its legislative duty regarding the regulation of extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing, it is necessary to temporarily preserve the status quo by imposing a moratorium to administratively delay the acceptance and processing of applications, permits, and development approvals related to businesses and uses such as extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing or the operation of other similar businesses and uses pending action by the City Council; and

WHEREAS, the Council also recognizes this is an extraordinary remedy that should be used judiciously and only after serious evaluation and analysis by staff and the City Council; and

WHEREAS, the City Council determines that a reasonable timeframe during which a moratorium of this type should be in effect is a period of ninety (90) days after the adoption of this Resolution, to provide the City Council with a reasonable opportunity to study possible legislative actions associated with the regulation of these businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the Council hereby directs City staff to research issues related to the impact of facilities involving extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing will have on neighboring commercial and residential properties.

FURTHER, THAT, the Council hereby directs that applications, development approvals, and permits for extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing shall not be processed for a period of ninety (90) days to allow the Council an opportunity to study the impact of these type of businesses and uses within the City. The City Council shall consider amendments to the Zoning, Land and Development Ordinances, recommended by City staff, if any, that are needed to mitigate any adverse impacts that may be identified. The Council shall further adopt any revisions to the Zoning, Land and Development Ordinance that may be deemed necessary as a result of the Council's investigation. This moratorium shall not extend beyond January 9, 2022, unless the City Council extends the date by majority vote at a duly noticed meeting.

FURTHER, THAT, if an applicant believes the City's determination not to accept or process an application for new business or occupational licenses, permit, and/or development approval pursuant to the provisions of this Resolution is unreasonable, the applicant may file a written appeal of the determination with the City Clerk within five (5) days of the determination. If an appeal is timely and properly filed, the City Clerk shall schedule a hearing before the Council at its next regularly scheduled meeting. The applicant shall bear the burden of establishing, by clear and convincing evidence, that the acceptance or processing of the subject application will not undermine the spirit and intent of any pending revisions to the Zoning, Land, and Development Ordinance. If the Council determines that such action will not undermine the spirit and intent, it shall direct that the application be accepted for processing or processed as the case may be.

FURTHER, THAT, upon receipt of a written request for an appeal, the City shall establish guidelines for the Council to utilize in determining whether the application, if approved, will undermine the spirit and intent of the pending revisions to the Zoning, Land, and Development Ordinance pursuant to this Resolution.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF OCTOBER 2021.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk