

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO A TURNING POINT FOR THE PURPOSES OF OPERATING A SOCIAL SERVICES ORGANIZATION IN AN R-1 ZONING DISTRICT AT 1900 AND 1904 NE ENGLEWOOD ROAD EXPIRING MAY 1, 2025.

WHEREAS, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1900 and 1904 NE Englewood Road, and

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

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein;

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

SECTION 1. SPECIAL USE PERMIT:

THAT, A Turning Point is hereby granted a Special Use Permit for operation of a social services organization on property located at 1900 and 1904 NE Englewood Road, the effective date of which shall be the enactment date of this Ordinance and expiring May 1, 2025, all subject to the terms and conditions set forth herein:

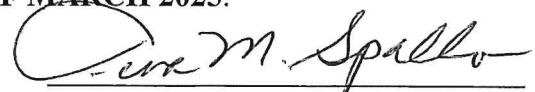
1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit allows for the following uses at 1900 & 1904 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Idemia services for Fingerprinting & background check
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Day Center Services (Guesthouse)

- Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.
 - Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.
 - Community meetings will continue and take place every other month.
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq.ft.
 - The institute job training program for skilled trades and workforce development
 - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities. The repurposed space in the southeast wing can also be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies. Shower and laundry facilities are prohibited.
5. All building and fire safety requirements shall be complied with and maintained as required.
 6. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
 7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
 8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
 9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
 10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
 11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
 12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
 13. ATP shall submit an annual report of services provided by program type to Community Development as an attachment to any Special Use Permit renewal application. ATP shall track all service usage by residence. For clients that are currently houseless, ATP shall attempt to determine previous locations of habitation.
 14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP. ATP shall provide these educational materials and operational procedures to the Community Development Department within fourteen (14) days upon request.

15. In the spirit of community partnership, ATP shall facilitate and host meetings every other month inviting the City's Police Department, the Kansas City Police Department, Clay County Sherriff's Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.
16. Continue to operate and update the existing emergency and security plan. If updates occur, submit the updated plan to the Community Development Department and Police Department within fourteen (14) days of the implementation date.
17. Continue to operate and update the existing plan that provides for a volunteer or staff onsite monitor/greeter to be present during peak Guesthouse hours who is responsible to oversee access to the property and to facilitate pedestrian clients onto and off of the property. If updates occur, submit the updated plan to the Community Development Department within fourteen (14) days of the implementation date.
18. Continue to operate and update rapid communication tools that allow area residents to alert ATP of concerns as they arise. ATP shall provide the Community Development Department with information regarding the mechanisms developed to continue implementation of this requirement. ATP shall document the number, type of concern, and outcome of each response and submit the resulting data to the Community Development Department upon request and as part of any future Special Use Permit renewal application.
19. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
20. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

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.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF MARCH 2025.



Tina M. Spallo, Mayor

ATTEST:



Becky Jarrett, Deputy City Clerk

1st Reading: March 10, 2025

2nd Reading: March 10, 2025

File #SUP25-00001



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-08 & 25-09

ORD ☒ # 4.693 & 4.694

Date: 3/4/2025

Department: Community Development

Meeting Date Requested: 3/10/2025

Public Hearing: Yes ☒ Date: 3/10/2025

Subject: Special Use Permit – A Turning Point

Background:

The applicant is seeking an extension of their current Special Use Permit until May 1, 2025, as well as a new three-year Special Use Permit to begin on May 2, 2025, to continue operating a social services organization at 1900 and 1904 NE Englewood Road. The purpose of the extension is to allow A Turning Point to notify their clients that the on-site Guesthouse services will be discontinued and that the organization will transition to its Guesthouse Outreach program. A Special Use Permit is required for this location due to A Turning Point's operation of a social services organization in an R-1 Single-Family zoning district. By comparison, Synergy Services and the Northland Shepherd's Center are situated in commercial zoning districts along commercial corridors near North Oak Trafficway and NE Antioch Road.

In 2023 and 2024, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

In summary, A Turning Point at this location will be able provide the following services:

- Food pantry
- Wardrobe clothes closet
- Education academy
- Job training programs and workforce development
- Community outreach meals
- Community meetings
- Support groups
- Gymnasium/Recreation

Rikki Fulmer, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

In the packet, you will also see emails, letters, photos, etc. submitted to City Staff from residents, business owners, Holy Cross Lutheran Church, and Village of the Oaks about what they have been experiencing while being located next to or on the route to A Turning Point.

The primary difference in this Special Use Permit application versus the previous Special Use Permits is that the Guesthouse services are being discontinued at this location starting May 2, 2025. The Guesthouse offers space for clients who want and need laundry facilities, showers, hot meals, computer/internet access, and case management services.

The City has been able to track statistics related to A Turning Point over the last year and these statistics can be found in your packet. From March 1, 2024 through January 31, 2025, there have been approximately 77 calls for service. Below, is the synopsis from the city's Crime Analyst regarding A Turning Point:

“Overall, the call volume at ATP exceeds that of most other businesses within the Gladstone jurisdiction. The majority of these calls involve individuals who appear to be under the influence of narcotics and/or alcohol, raising significant concerns regarding the safety of both the community and law enforcement personnel. When not at ATP, these individuals are often observed frequenting nearby areas and businesses, engaging in suspicious behaviors such as attempting to break into vehicles, walking through private property, lying on sidewalks, and exhibiting other concerning actions. Although only eight arrests have been made in connection with calls at ATP, most incidents involve repeat offenders who are frequent patrons of the establishment. A small number of these calls have involved individuals armed with weapons, presenting potential risks to officers, ATP staff, other individuals at the location, and the broader community.”

The City believes that A Turning Point provides many social services at a very high level and does a lot of good for the Northland community, but the Guesthouse services, backed by statistics, we believe is having a negative impact on residents, business owners, and other organizations in the region of this commercial operation. Currently, the way the organization is operating, the use is inconsistent with the character of the neighborhood, has created a concentration of negative external impacts in the community that have affected nearby properties and has utilized a significant amount of city resources.

City staff appreciates the passion of those who support A Turning Point and the valuable services they provide. The City believes that the solution provided allows residents, business owners, other organizations and A Turning Point to coexist. Achieving this goal requires cooperation and compromise from all involved parties. For the Planning Commission and the people in the audience tonight, I want to summarize the many negative experiences residents, business owners and other organizations have been facing.

Residents & Business Owners:

- There has been a significant increase in individuals with suitcases wandering the neighborhood and along Englewood Road, appearing intoxicated by drugs or alcohol. Recently, my sister-in-law was chased by an individual wielding a machete in the parking lot of the salon where she works, located at the corner of Antioch Rd. and Englewood Rd.
- A mother with a young child chose to live in the Northridge neighborhood when it was home to a dance school and a church, not A Turning Point. They regularly walked to Englewood Park from their home, but no longer do so due to negative experiences. She feels unsafe for herself and her child, and her family, who resides out of town, has expressed serious concerns, strongly encouraging her to move.
- As the commercial property owner of Antioch 58 Plaza, located near Antioch Rd. and Englewood Rd., we have witnessed a troubling rise in loitering, defecation, urination, sleeping, and the use of our water spigots for bathing in front of the building over the past 18 months. These individuals are not patrons

of the businesses on our property, but rather members of the homeless population seeking services from A Turning Point. We have documented evidence of these incidents, and request assistance to address this situation before it leads to further complications or dangerous situations.

- As a concerned business owner in Gladstone, located at the corner of Antioch Rd. and Englewood Rd., I am troubled by the large number of individuals frequenting A Turning Point and loitering outside my business. This situation is directly affecting my operations, resulting in lost clients. There is persistent trash accumulation, individuals setting up tents, and drug use taking place, including overdoses occurring in my parking lot. I am concerned about the safety of my staff, my clients, and the general public. I respectfully request that A Turning Point's Special Use Permit not be renewed, and that the organization relocate to a more appropriate area.
- There has been a noticeable increase in the number of homeless individuals walking along Englewood Road daily to access services from A Turning Point. As this is a residential area, it is inappropriate for a large portion of the homeless population to be trespassing, loitering in yards, and setting up tents. Would it be possible for A Turning Point to relocate to a more commercially zoned area?
- Clothing and trash are regularly discarded on Englewood Road and throughout Gladstone, which I attribute to the clientele of A Turning Point. I am also concerned about the individuals loitering near the daycare and school facilities across the street. Since A Turning Point began its operations, I have observed an increase in crime and a higher number of individuals wandering the area. I strongly urge relocating A Turning Point to a more suitable commercial zone, to minimize the impact on local homeowners and children.

Holy Cross Lutheran Church:

- A parent reported an incident in which a homeless person was soliciting money while another parent was attempting to drop off their child for daycare.
- Clients of A Turning Point have been observed yelling, screaming, and undressing while attempting to enter the daycare facilities.
- Clients of A Turning Point have been involved in physical altercations in the street outside the daycare, with parents witnessing the incidents while attempting to drop off their children.
- An individual receiving services from A Turning Point was observed selling alcohol to other clients utilizing their services.
- Homeless individuals are regularly found sleeping on church property.
- Men are frequently loitering in front of the infant house.
- A woman was seen undressing in the parking lot and soliciting money.
- Parents have expressed ongoing concerns about the presence of unfamiliar individuals near the daycare.

The City and A Turning Point's leadership have been in constant communication over the last year and have been very transparent with one another. At peak levels of when the Guesthouse is being utilized, the program became overwhelming, a challenge to maintain and even dangerous. Moving forward, A Turning Point will pivot and focus on the Guesthouse Outreach Program and continue to provide the Food Pantry, Wardrobe, Community Meals, and Academy programs on-site.

The leadership of A Turning Point has agreed to all of the conditions listed in the Ordinances.

Public:

Approximately 10-15 members of the public attended the meeting. The majority of public comments were opposed to the continued operation of A Turning Point at its current location. Several individuals shared personal, negative experiences with A Turning Point's clientele, expressing concerns about the impact on the community.

Board:

The Planning Commission voted unanimously (9-0) in favor of extending the current arrangement until May 1, 2025. Additionally, the Commission approved a three-year Special Use Permit, with a vote of 8 in favor and 1 opposed, to take effect starting May 2, 2025. The lone dissenting vote was cast by a Commissioner who does not believe A Turning Point should be operating at this location.

City Staff: City Staff recommends that both requests be approved.

Austin Greer
Department Director/Administrator

JA
City Attorney

BB
City Manager



Community Development Department

Staff Report

Date: 2/13/2025

File #:

Requested Action: Special Use Permit

Date of PC Consideration: 2/18/2025

Date of Council Consideration: 3/10/2025

Applicant: Rikki Fulmer, Executive Director

Owner: A Turning Point

Address of Property: 1900 & 1904 NE Englewood Road, Gladstone, MO 64118

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: N. Woodland Avenue; NE Englewood Rd. (Private Drive)
- Parking Provided: 128 parking spaces
- Existing Signage: Monument signage along NE Englewood Rd.

Analysis

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individuals loitering near the daycare and school facilities across the street. Since A Turning Point began its operations, I have observed an increase in crime and a higher number of individuals wandering the area. I strongly urge relocating A Turning Point to a more suitable commercial zone, to minimize the impact on local homeowners and children.

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- Clients of A Turning Point have been involved in physical altercations in the street outside the daycare, with parents witnessing the incidents while attempting to drop off their children.
- An individual receiving services from A Turning Point was observed selling alcohol to other clients utilizing their services.
- Homeless individuals are regularly found sleeping on church property.
- Men are frequently loitering in front of the infant house.
- A woman was seen undressing in the parking lot and soliciting money.
- Parents have expressed ongoing concerns about the presence of unfamiliar individuals near the daycare.

The City and A Turning Point's leadership have been in constant communication over the last year and have been very transparent with one another. At peak levels of when the Guesthouse is being utilized, the program became overwhelming, a challenge to maintain and even dangerous. Moving forward, A Turning Point will pivot and focus on the Guesthouse Outreach Program and continue to provide the Food Pantry, Wardrobe, Community Meals, and Academy programs on-site.

The leadership of A Turning Point has agreed to the following conditions listed below.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council chooses to approve this three (3) year Special Use Permit.

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit only allows for the following uses at 1900 & 1904 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Site to store outreach supplies within campus buildings
 - Community meetings that will continue and take place quarterly
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - Job training programs for skilled trades and workforce development
 - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. Loitering and/or lingering on the property is prohibited.
7. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
8. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
9. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
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19. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

Recommendation

City Staff recommends that both requests be APPROVED.

The findings of this analysis are based on data from March 1, 2024 through January 31, 2025. This period reflects all calls for service initiated and/or dispatched by the Gladstone Police Department (GPD), Gladstone Fire Department (GFD), and Emergency Medical Services (EMS). Additionally, the analysis includes vagrancy-related calls received within a one-mile radius of the ATP. The data used in this analysis was sourced from the Gladstone RMS.

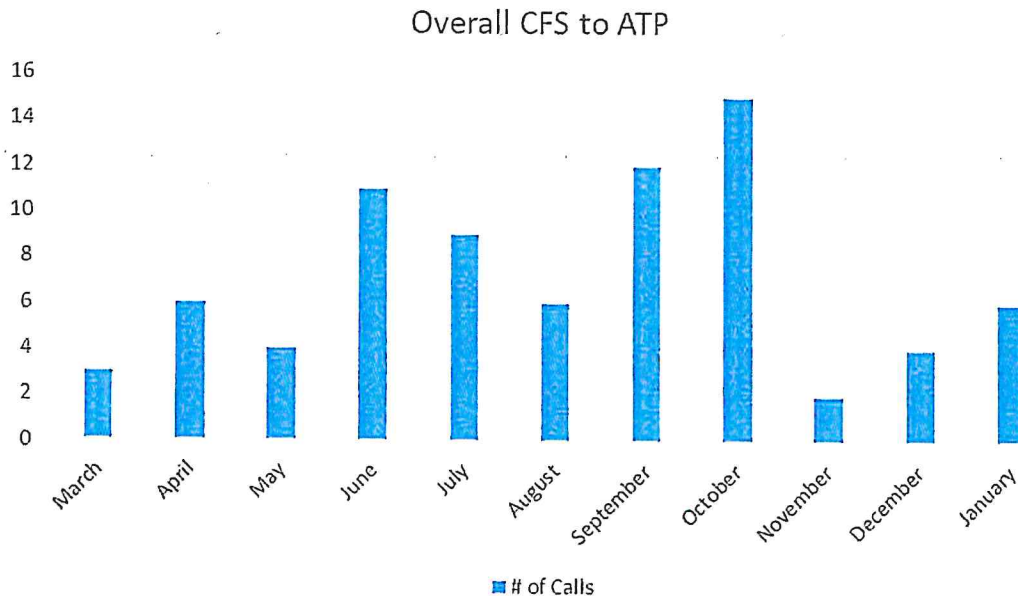


Figure 1

Figure 1 shows the data on calls to the specified location over the period from March 2024 to January 2025 reveals seasonal trends. The highest number of calls occurred in October, with 15 calls, followed by June (11) and September (12). In contrast, November had the lowest call volume, with just two calls. Overall, the call volume fluctuated month to month, with a seasonal pattern, although there was a slight increase in calls from the spring months to the fall months.

The call volumes in the summer months (June to September) were more consistent, ranging between 6 and 12 calls. The average number of calls per month across the 11-month period was approximately **7.09 calls**. This suggests a generally moderate level of activity, with some months experiencing notably higher call volumes that can be accredited to the weather.

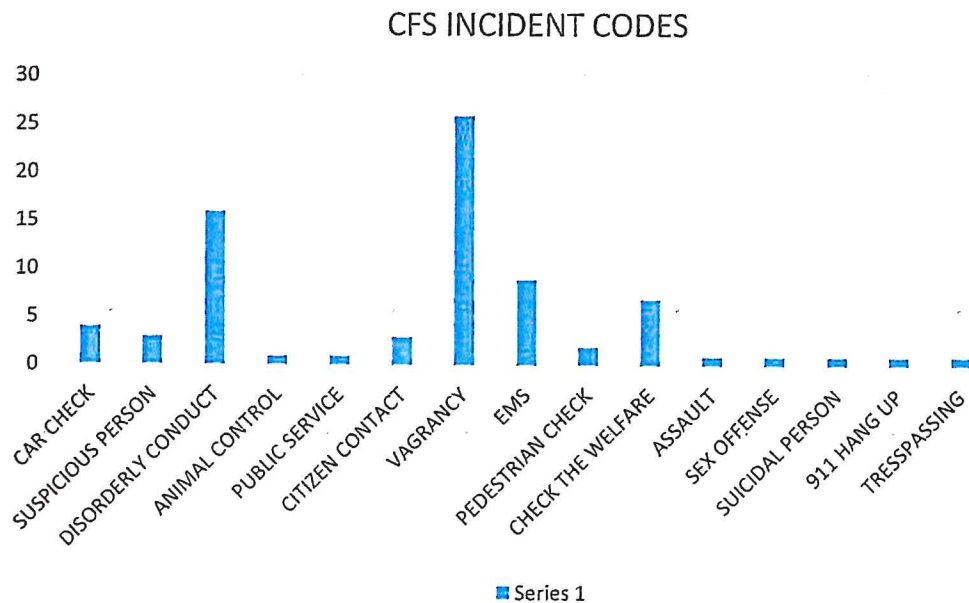


Figure 2

Figure 2 presents data on calls for service (CFS) to the location, categorized by incident code type. The top three dispatched incident codes were vagrancy (26), disorderly conduct (16), and EMS (9).

The vagrancy incident code pertains to individuals known to be homeless or transient within the area, with all vagrancy-related calls within one mile of ATP included. Many of the individuals involved in these calls are frequent visitors to ATP and often wander into surrounding areas, causing disturbances, lying on the ground, or displaying behaviors that alarm the public. The disorderly conduct code is used for incidents disrupting the environment, such as an individual refusing to leave the premises or a confrontation between two people. Other dispatched calls included welfare checks, where concerns about an individual's well-being arise (e.g., suspected alcohol or narcotic influence, or mental health issues), as well as reports of suspicious persons and assaults.

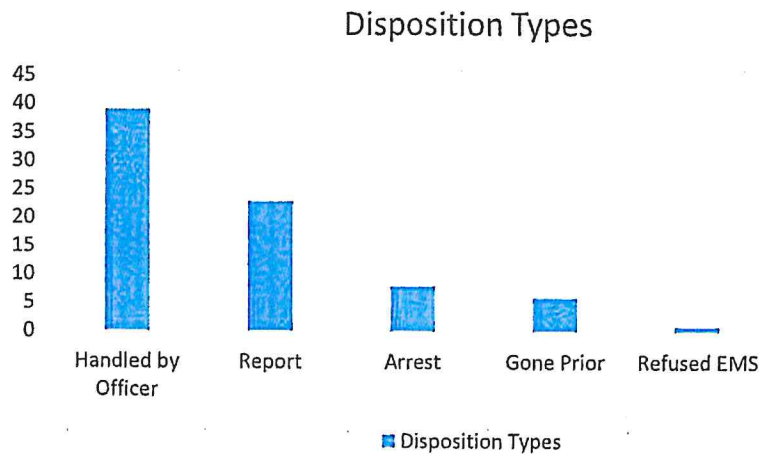


Figure 3

Figure 3 illustrates the disposition of the 77 calls for service (CFS) to ATP. The breakdown is as follows: officers (HBO) handled 39 calls, 23 resulted in reports, eight led to arrests, six were classified as "Gone Prior," and one involved a refusal of EMS.

An HBO disposition indicates that the call was addressed at the officer's discretion, with no further action required. Examples of this include resolving issues with an unruly individual or providing a subject with a courtesy ride to another location. Reports typically occur when a subject is trespassed due to ongoing conflicts at the location or when property management requests the removal of an individual. The citation issued stemmed from a traffic stop at the location.

The time spent on an HBO can vary from 10 minutes to an hour, with multiple officers sometimes involved on scene. The time required for reports depends on the complexity of the situation, while arrests can take several hours, including the time needed for booking, processing, and eventual release or transportation to Clay County Detention Center.

Synopsis:

Overall, the call volume at ATP exceeds that of most other businesses within the Gladstone jurisdiction. The majority of these calls involve individuals who appear to be under the influence of narcotics and/or alcohol, raising significant concerns regarding the safety of both the community and law enforcement personnel. When not at ATP, these individuals are often observed frequenting nearby areas and businesses, engaging in suspicious behaviors such as attempting to break into vehicles, walking through private property, lying on sidewalks, and exhibiting other concerning actions. Although only eight arrests have been made in connection with calls at ATP, most incidents involve repeat offenders who are frequent patrons of the establishment. A small number of these calls have involved individuals armed with weapons, presenting potential risks to officers, ATP staff, other individuals at the location, and the broader community.

Angie Daugherty

From: Austin Greer
Sent: Tuesday, December 3, 2024 8:10 AM
To: Angie Daugherty
Subject:

Hey Angie,

Can you print the email below and add to the ATP file?

Thank you

From:
Sent: Monday, December 2, 2024 4:16 PM
To: Austin Greer <austing@gladstone.mo.us>
Subject:

Austin.

Thanks for taking my call. This e-mail is regarding the turning point. I live in Village of Oakwood which is adjacent to Englewood. The turning point probably has good intentions for everyone, however, over the past year it has really grown to a large number of people walking down the sidewalks and in the center of Englewood Rd with their rolling suitcases. Occasionally people wonder through our neighborhood and some of them strung out on who knows what. Another concern is that the NKC school bus let kids out on Englewood with these people. Let's face it, they are not all law-abiding people. My sister-in-law was chased by someone swinging a machete in the parking lot of the salon she works at, at the corner of Antioch and Englewood. It is my hope that they can relocate to a more appropriate location.

Thanks for your consideration,

Janice Stephenson

This e-mail is confidential and may also be legally privileged. If you are not the intended recipient please reply to sender, delete the e-mail and do not disclose its contents to any person. Any unauthorized review, use, disclosure, copying or distribution is strictly prohibited.

From: Chris Beavers <
Sent: Tuesday, January 14, 2025 3:03 PM
To: Austin Greer <austing@gladstone.mo.us>
Subject: A Turning Point

Hello Austin,

I am reaching out to you as a concerned businessman in Gladstone on the corner of Antioch and Englewood. My concern is with the abundance of people who are going to A Turning Point and afterwards tend to come to my place of business to wait for the bus. It is directly affecting my business and has cost me clients. There is trash everywhere on a daily basis, there have been people erecting tents and sleeping in the bushes outside my office, drug use taking place and even overdoses that have happened in my parking lot, I have worked with the building owner to address the issues, we have installed cameras & speakers that play classical music to help quell the accumulation of people and noise. I am concerned for the safety of staff, my clients and myself along with the general public as a result of having A Turning Point located here in Gladstone. I would ask that their business license be suspended or non-renewed. I do apologize for how direct this email is coming to you and would be more than happy to discuss in person or via phone to answer any questions.

Best Regards,

Christiaan Beavers

From: clerk@villageofoaks.com <clerk@villageofoaks.com>

Sent: Monday, December 9, 2024 7:43 PM

To: Alan Napoli <alann@gladstone.mo.us>; Austin Greer <austing@gladstone.mo.us>

Subject: Planning & Zoning Request

REQUEST TYPE: Zoning

The Village of Oaks Board of Trustees would like to be on the Agenda for the next City Council meeting to discuss issues the Village is encountering associated with the Turning Point Day Shelter. I am the Clerk for the Village of Oaks and my email is above.

MARY MENARD

From: Felicia Siragusa Bondi
Sent: Thursday, September 5, 2024 12:36 PM
To: Tina Spallo <tspallo@gladstone.mo.us>
Subject: Antioch 58 Issues

Mayor Spallo,

I would like to bring to your attention some of the issues that we have had in the past eighteen months or so at Antioch 58 Plaza. We have seen a significant increase in people loitering, defecating, urinating, sleeping and leaving trash and clothing on the property. These people are not customers or clients of our businesses but rather appear to be homeless people trying to find shelter.

I have called the non-emergency phone number to the Gladstone police department requesting an increase in patrols in our area. All our tenants understand that they should be calling the police for any trespassing that occurs. The ones who have video will submit it to the officers when called.

We would appreciate any suggestions from you or the city council on how to remedy this problem. We would like to avoid any further issues and potentially dangerous situations in the future.

The following email is from a tenant who continuously has had issues. She attached video for us.

Felicia Siragusa Bondi

From: Delanna Neely
Date: Thursday, September 5, 2024 at 11:59 AM
To:
Subject: Onsite incidents

Hello Felicia, here is one of the videos this morning of a man utilizing the water supply in front of the building to bathe. Police did show up and I showed him the video. Unfortunately my camera outside didn't save the incident of another man urinating in front of my business yesterday. I'm still currently waiting on a client to find another video of a woman accompanied by a live possum in our walkway a few weeks ago.

Sent from my iPhone

Austin Greer

From: Kirsten Hudson
Sent: Wednesday, May 15, 2024 4:25 PM
To: Austin Greer
Cc: Fred Farris; Bryan Boydston
Subject: Re: Police Department Request

Hi Austin,

Thanks so much for your quick response! I appreciate you mentioning A Turning Point. I've driven by it many times, and it never clicked for me about their mission + the increase in the homeless population in the area. I have noticed a dramatic increase in the homeless population and those wandering my neighborhood over the past year. While I appreciate the organization's goal, it's not something I selected to live nearby (it was a church and dance school when I moved into the area.)

I've also recently started walking to Englewood Park from my house and let's just say it's not a super enjoyable experience until I get to the park. I also hosted out-of-town family this past weekend and there were a few comments about the homeless in the area and my family's concern about where I'm living. It definitely has put a nugget in the back of my mind to start looking for a new home outside of the area.

I'd appreciate my comments being considered when deciding on renewing their permit.

Thank you!
Kirsten

On Wed, May 15, 2024 at 3:14 PM Austin Greer <austing@gladstone.mo.us> wrote:

Good Afternoon Ms. Hudson,

I hope all is well.

Currently, A Turning Point is a non-profit organization located at 1900 NE Englewood Road, Gladstone, MO 64118 (not far from your house). Their mission in summary is to help the less fortunate with the homeless population being a significant part of their operation. A Turning Point is operating on a one (1) year Special Use Permit in order for staff and the City Council to evaluate their impact on the southern side of Gladstone.

I will certainly take note and pass your concerns on to the Executive Director of A Turning Point, the City Manager, and members of the City Council.

If you ever feel unsafe and/or people are trespassing on private property, please do not hesitate to contact the Police Department.

Thank you and have a great rest of your week.

Sent: Wednesday, May 15, 2024 1:07 PM

To: Fred Farris <fredf@gladstone.mo.us>; Bryan Boydston <bryanb@gladstone.mo.us>; Austin Greer <austing@gladstone.mo.us>

Subject: Police Department Request

REQUEST TYPE: General Information

Can anything be done about the homeless population in the south Gladstone area? I live in the Northridge neighborhood (58th Terrace and Garfield Ave) and I passed three homeless people on my walk around the neighborhood this morning. It makes me feel very unsafe with a small child.

KIRSTEN HUDSON

Hey,

Please print and add to the A Turning Point file.

Thank you

From: _____

Sent: Wednesday, May 15, 2024 1:07 PM

To: Fred Farjis <fredf@gladstone.mo.us>; Bryan Boydston <bryanb@gladstone.mo.us>; Austin Greer <austing@gladstone.mo.us>

Subject: Police Department Request

REQUEST TYPE: General Information

Can anything be done about the homeless population in the south Gladstone area? I live in the Northridge neighborhood (58th Terrace and Garfield Ave) and I passed three homeless people on my walk around the neighborhood this morning. It makes me feel very unsafe with a small child.

KIRSTEN HUDSON

From: Kandy Hartzell
Sent: Tuesday, January 14, 2025 12:15 PM
To: Austin Greer <austing@gladstone.mo.us>
Subject: Turning Point Feedback

Good afternoon,

I recently heard that the turning point will be up for their renewal. I would like provide my feedback on this non-profit.

First, let me start by saying I appreciate the service turning point is providing. Until recently I have even made some donations.

However, I have started to notice clothes that have been discarded on Englewood Rd and around Gladstone. I can't help but attribute this to the turning point clients.

I am also concerned with the clientele loitering around daycare and school facilities that are located entirely too close to turning point.

I have heard that turning point is looking to open a homeless shelter. I can not stress enough I am opposed to his location for a homeless shelter. There is too much distance to the location and the nearest bus stops on N Oak. There are daycare and school facilities near by and as a home owner in the Village of Oakwood, I have noticed more crime and wandering people in our area and this started when turning point started providing services.

Please remove Turning Point from this location, move it to a more commerical area where there will be less impact to home owners and children.

Thank you for your consideration
Kandy Hartzell

From:

Sent: Thursday, December 26, 2024 10:52 AM

To: Austin Greer <austing@gladstone.mo.us>; Becky Jarrett <beckyj@gladstone.mo.us>

Subject: City Manager Request

REQUEST TYPE: City Manager

Hello, I wanted to bring to your attention the large influx of homeless individuals walking up and down Englewood Rd almost everyday now to get services at A Turning Point at 1900 NE Englewood Rd. Obviously the services they provide are necessary and very helpful to those who need them, but this is a very residential area and its completely inappropriate to invite a homeless caravan into our neighborhoods. They loiter in yards, walk in the street, and have tried setting up tents in the area. Is there any way the city can suggest moving A Turning Point to a more commercial area?

ROSS TRIMBLE

ATP 2024

Feb. 21-2024- There were several guys across the street at ATP one guy was selling Liquor. I did call Cathy to let her know.

Feb. 22-2024- A women was acting crazy, like she was on something. Someone from ATP came to check on her.

Feb. 26-2024- Called 911 we had a homeless person sleeping on the property.

April 10-2-24—men hanging out in front of the infant house.

May-6-2024—A parent called and let me know that a homeless person was asking for money.

May 15-2024—A women was undressing and asking for money.

June 10-2024—called the cops a lady was laying on the ground not moving she was on ATP side

July 8-2024—Had to go outside and ask people to move on because they were sitting right by the baby house on the sidewalk. I had a parent complain about strange people on the property.

July 15-2024—Had to go outside and ask people to move on because they were sitting right by the baby house on the sidewalk. I had a parent complain about strange people on the property

July 15-2024—A lady sitting waiting on a ride

July 16-2024—Called 911 because we had 2 homeless people sleeping on the property with their dog.

July 21,2024—Called 911 because we had a man talking to himself waving his arm on our baby house deck. We locked all of our doors, and the police never did show up.

July 23,2024—Asked a couple to move on they were sitting on the sidewalk where my parents have to walk to pick up . This was around 3 pm. I didn't call the cops because they never come or can't show up until 20-30 minutes later and I have parents picking up anytime.

July 25,2024—called 911 2 times We had a lady trying to get into the building she was trying all the doors on the property. She took her shirt off, then put it back on . She was yelling and kept trying to get into the building. It took the cops 45 mins to come.

July 29,2024—Had a lady try to get into all the daycare doors, then she approached daycare parents. I called 911 was on hold for a while. The cops did come.

July 30,2024---Two men were fighting right across the street in front of our daycare and parents where watching this as they dropped off there children and the men where loud and not using good language.

August 2,2024—A lady camped out behind the trash bin.

August 2,2024—A lady that we saw coming across from ATP was talking to herself and not sturdy on her feet. I was watching her because she was right across from the baby's house. I called Rikki and she came over to help with her.

August 5,2024—A larger gathering right in front of the Atp before they open to them. This looks bad for when my parents are dropping off their children.

August 6,2024—Had a Z-trip van park in front of the baby house, The driver left 2 men in the car to chase after 3 people. There was yelling at each other I did call 911

August 6,2024-- A lady that I have seen before who scratches at herself and talks to herself was right across the baby house called Rikki to move her down the road and she did.

Sept. 5,2024—A man tried to get into the building

Sept.23-24—A man left his bike behind our trash bin

Sept 24,2024—ATP called 911 on a lady right across from the baby house having a issue

Oct.1-2024—A man just standing across from the baby house.

Feb-21-24 selling Beer/wine



4-10-20



Feb-21-24 There was several guys across the street
at ATP one guy was selling Liquor/Beer
I did call Cathy and let her know

Feb 22-24 A women was acting crazy like
she was on something. Someone from
ATP came down to check.

Feb 26-24 called 911 had a homeless person
sleeping on the property

5-15-24 A women was undressing and asking for Money
(The women with Hooked + Dog)

5-15-24 A. parent called me to let me know
someone was asking for money



Lo-10-24
Called Coast Airblance
+ Turning Point



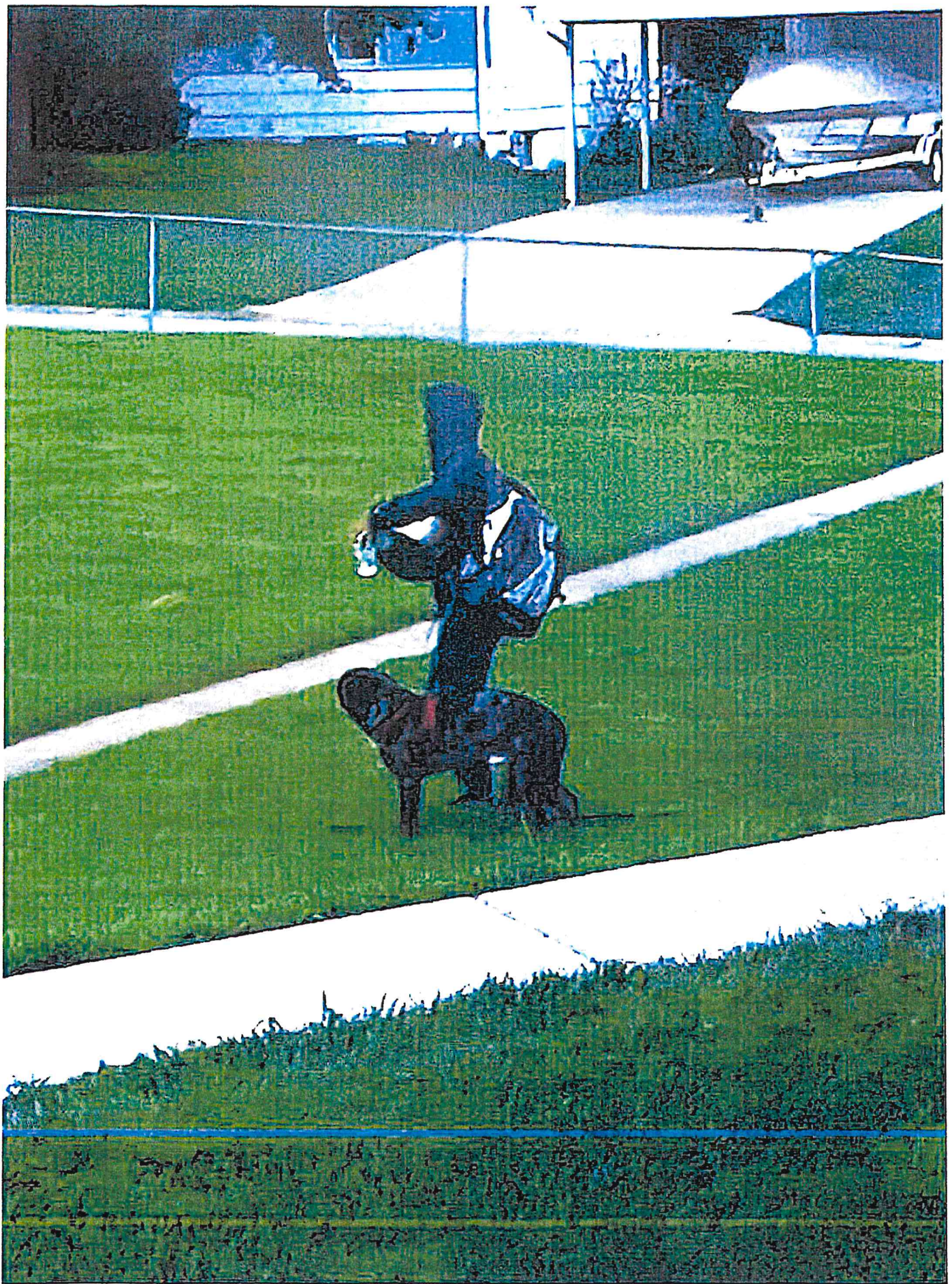
7-1524



7-15-24 waiting for a ride

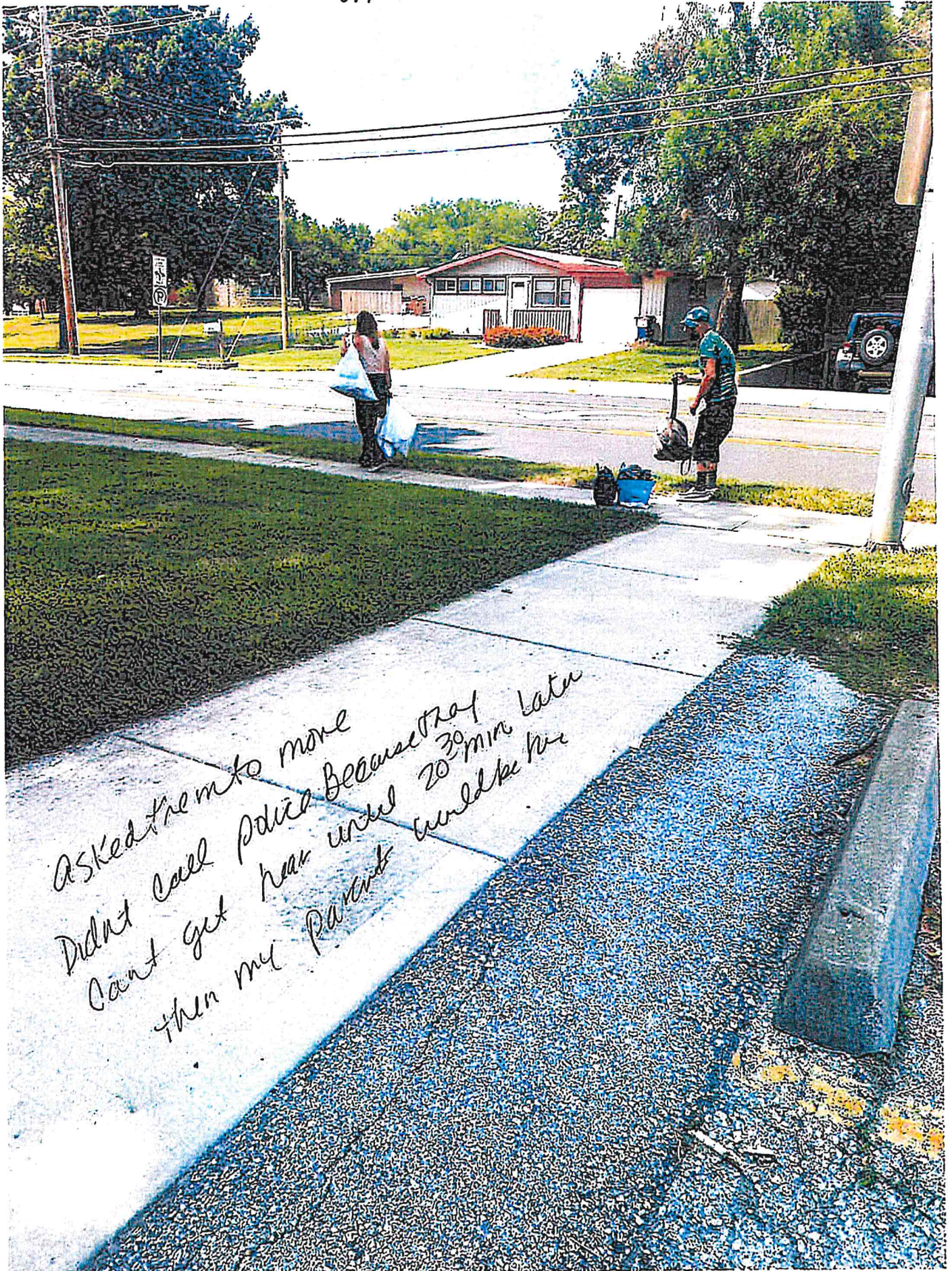


Slept on the property 7-16-24



7-16-24 Slept on the property

Jul 23-24 at 304



asked them to move
Didn't call police because that
can't get hear until 20 min later
then my parents would be here



7-30-24 2 men fighting @ HDM



7-30-24 2 men fighting at
10 am



8-2-24 at 3:05 a lady in something behind Bin



8-5-21 740 Right in front of Baby House



8-2-2+ A Lady that just came from ATP



8-5-24 Right in front of baby house

Fight

1 message

Holy Cross Lutheran Church <church@holycrosskc.org>
To: Holy Cross Early Childhood Care <ecc@holycrosskc.org>

Tue, Aug 6, 2024 at 2:31 PM



Fighting in parking lot



Thanks for contacting Holy Cross Lutheran Church and Early Childhood Center. Feel free to visit our website at holycrosskc.org! We also have a new email address, church@holycrosskc.org, please update your contacts.

(no subject)

1 message

Holy Cross Lutheran Church <church@holycrosskc.org>
To: Holy Cross Early Childhood Care <ecc@holycrosskc.org>

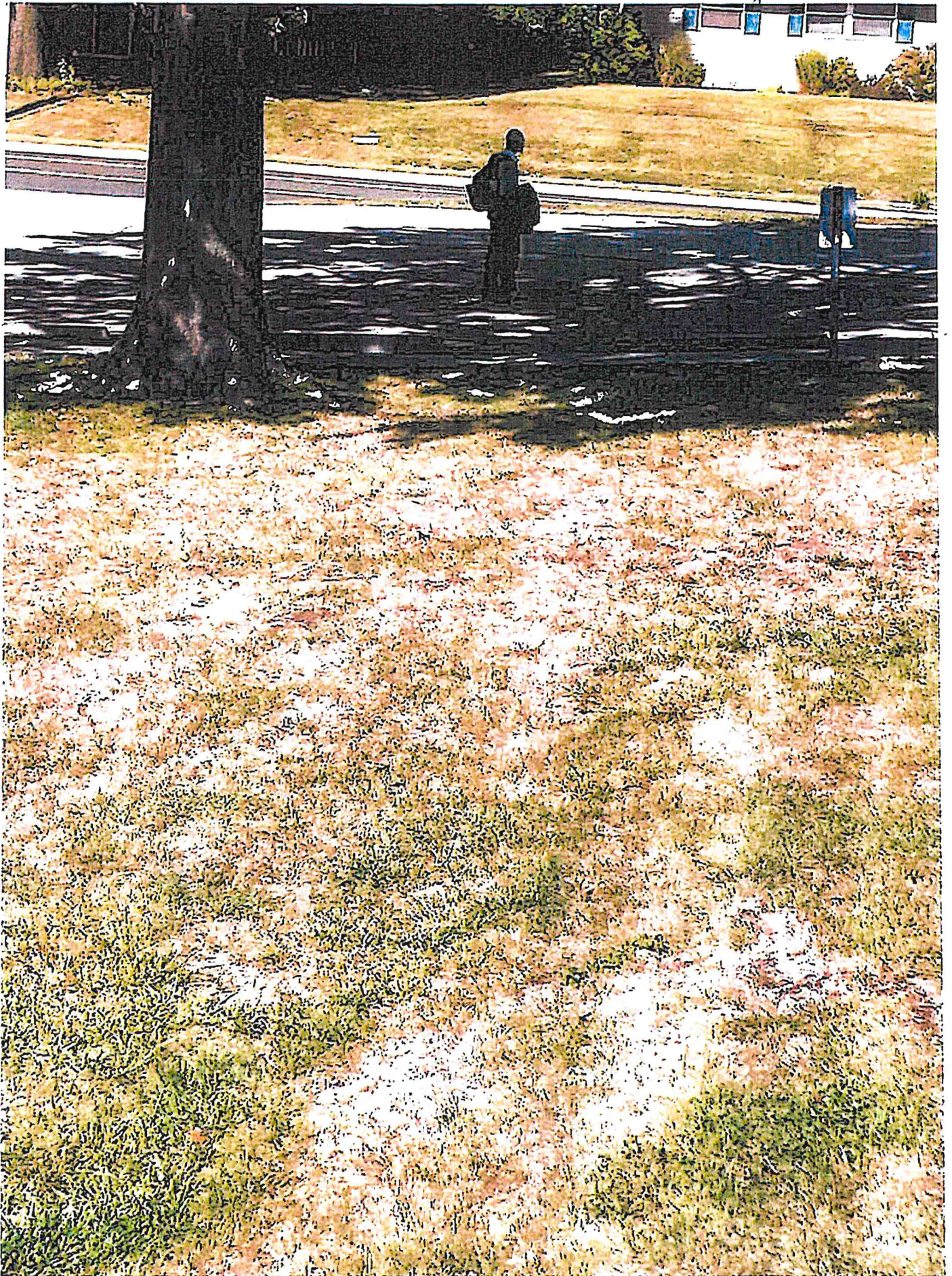
Tue, Aug 6, 2024 at 3:03 PM



I called Lukei at ATP to come and see
if she could move this lady on Down the
Road because I had parents picking up their children.

9-25-21

tried to get in the museum



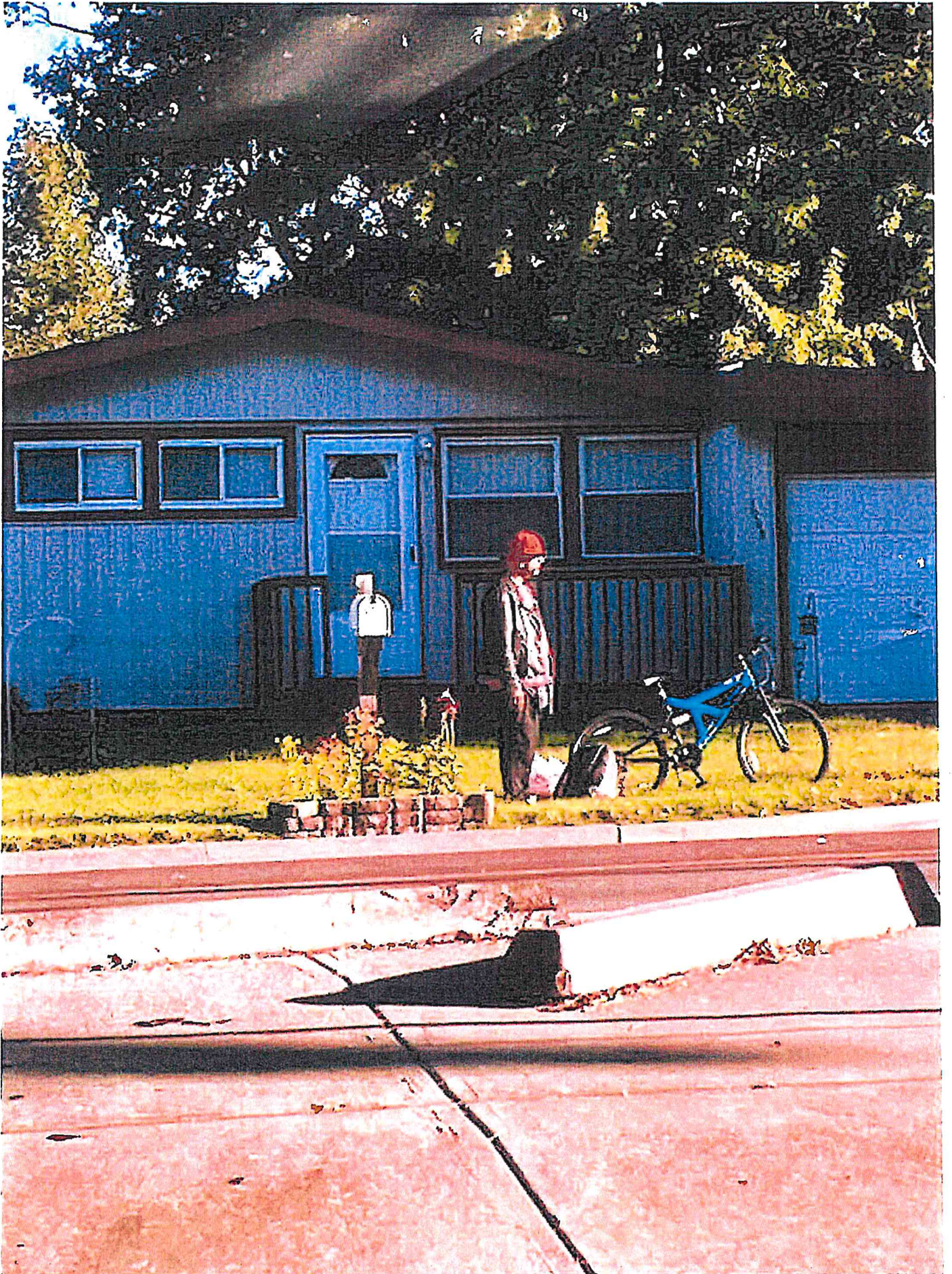
9-29-24



4-25-24



10-1-24



DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: SUP25-00001
Application Date: Jan 7th
PC Date: February 18
CC Date: March 10

Application Type:

- | | |
|---|---|
| ☒ (PH) Special Use Permit (\$500) | ☐ (PH) Right-of-Way Vacation (\$200) |
| ☐ (PH) Zoning Change (\$500) | ☐ (PH) Variance - BZA (\$200) |
| ☐ (PH) Site Plan Revision (\$500) | ☐ Final Plat/Replat (\$75) |

Address of Action: 1900 NE Englewood Rd Gladstone, MO 64118
Legal Description:

Attach under separate cover if needed

Proposed Change:

Applicant/Property Owner Information:

- ☒ Applicant(s) A Turning Point - Rikki Fulmer
Company _____
Address 1900 NE Englewood Rd Gladstone, MO 64118
Phone Blue 702.6801 Fax: _____ E-Mail: rfulmer@turningpointke.org
- ☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- ☐ Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

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

Applicant's Signature R. Fulmer Date 1/6/2025



Special Use Permit: Organization Information

VISION: We exist to serve as a catalyst for families to thrive.

Our mission is to support families by providing basic needs and education equipping them for self-sufficiency.

HISTORY OF ORGANIZATION:

In 2015, Good Shepherd United Methodist Church, located in the Kansas City, MO Northland region, established a task force committee to consider how it could best serve the surrounding community. After devoting a year of extensive time and energy into researching, collecting data, and collaborating about pertinent support needs and gaps in essential services provided by local agencies and/or other area organizations, the committee concluded that creating a separate non-profit to effectively impact and improve the lives of at-risk individuals was the most forward-thinking plan; thus, A Turning Point (ATP) was organized, incorporated, and received 501c-3 status. ATP launched in January 2016 with the mission of providing individuals in crisis with not only the most basic short-term necessities to sustain life, but also the long-term confidence and skill-set necessary to achieve self-sufficiency and become contributing, productive members of society. At the core of ATP's mission of lasting success is the goal of client transformation and empowerment.

It is the mission of A Turning Point to always take a reflective look at our responsibility in the community as well as how we're impacting those we serve. A Turning Point has a stringent process for starting or ending programs, beginning with a recognized gap in the community, application to the board of strategic plans for impact and following through with a review and interview process. This rhythm has worked well in ensuring that our programs are meeting the needs of our clients and the populations we seek to serve.

In addition to that, our board and staff are constantly evaluating and re-evaluating our programs for effectiveness and best use of time and resources. We do not want to duplicate any services, but rather find the program gaps and fill them in creative ways that cater to the needs of clients while also helping them discover and pursue their way forward.

2024 UPDATES:

Since 2024 started out strong with a successful week of Cold Weather Sheltering. Across the Northland, we have found that there are often spaces for individuals to be out of the elements during the day, but nowhere for unhoused individuals to sleep when it is bitter cold. Mid-January was dangerously cold, with temperatures hitting close to -20°. As a response to there being *no* cold weather beds north of the river, we created some.

For one week, A Turning Point staff and a team of dedicated volunteers hosted Cold Weather Shelter at Good Shepherd North Oak. This week was a huge success, sheltering over 260 people throughout the week. This included everything from a 72 year old woman to a 8 month old baby. We were able to get a family straight into housing and three people stepped into rehab programs after being shown what a life of stability looks like and having a safe place to rest and clear their minds to think about their future. We were so thankful to the people that worked diligently to make this happen.

From the bitter winter into the Spring we continued to grow programs, and staff. Through a partnership with Arts Tech we were able to hire additional Guesthouse Staff. This was used to replace our Case

Manager, at the time, who was soon to be promoted to Executive Director. The former Executive Director was offered a full-time position outside of the Agency and couldn't pass it up. Though it's been a season of transition, A Turning Point feels like this was the right season to do it. Our former Executive Director worked endlessly to create and grow programs, recruit and retain volunteers, and maintain a community that puts dignity and respect in the front of all we do.

As we round out 2024, our Client Database has just reached 10,000 clients. This is not an easy feat and has prompted us to make some shifts as we look towards how to best serve clients in our programs as the need continues to increase. We are forever grateful for the ways that our marginalized communities continue to rely on us, but we also want to help provide them a way out of their stressful season.

Our Food Pantry is serving close to 5000 people each month. We started the Senior Citizen shopping session on Friday mornings to better serve the need of our Seniors. That averages about 30 shoppers each Friday and continues to grow. Our Wardrobe has increased to serve close to 1000 individuals monthly. We graduated 35 Adults who were able to receive their High School Diploma. We have continued to work in collaboration with other community agencies to meet the ever growing demand. Through the past year we have strengthened our relationship with Care Beyond the Boulevard, Beacon, Metro Lutheran Ministries. We have continued to work with Harvesters and Costco. We work closely with CVS and Walmart as well as other local businesses. We have developed relationships with Commerce Bank, One Reality, and Breakthrough Beverage among our already formed partnerships with First Federal Bank, Thrivent, Northland Sonic, Modern Wealth Management, Aspire Wealth Management, and more.

Our Guesthouse is one of our quickest growing programs. Despite having 43% of our visitors from 2023 *not* return in 2024, we have still grown 117%. We believe this is due to our commitment to being a minimal barrier and serving with dignity and respect first. We pivoted this Summer, after several incidents, to being zero tolerance – and implementing a strict first strike you're out policy. We also shifted to allowing folks to visit three times a week to only having them on campus twice a week. This was helpful in decreasing the number of visits we saw overall, however, with the increase in the number of unhoused individuals in the Northland, our numbers continue to grow.

Our Guesthouse is currently serving approximately 800 people during our open hours of 10a-2p Monday, Tuesday and Wednesday. In the past, we were open on Friday, however, only a few clients were showing up, so we decided to close on Fridays and move our staff to provide more coverage during our busier days.

Our Guesthouse staffing was increased this year, thanks to a grant from Arts Tech. We now have three case managers as well as a Kitchen Manager serving in this space. These Case Managers have worked tirelessly to provide a safe space for our clients to land softly, despite the many challenges they face. This team has gotten over 100 birth certificates as well as over 100 state ID's. This is a requirement to get any type of employment or housing. It is one of the biggest ways we quickly help people out of their current situation. These Case Management services are offered in addition to the basic needs of safety, daytime shelter, food, clothing and access to laundry and showers. We feel like providing those basic needs are a pathway to communicating to someone that they are worthy of their bigger needs being met, something they often have not been told.

In addition to that, our Case Managers have connected countless individuals to state programs, medical care, shelter/housing programs and rehabilitation services. By focusing first on rapport, trust and basic

needs, our clients are beginning to trust that we will do what we say and work with us to learn to trust and navigate these challenging systems that are intended to help.

As we were establishing a subcommittee within our Board to focus on strategic planning for our Guesthouse Program, City Staff informed us at the last Community Meeting that the Guesthouse component of our services has become increasingly difficult for both the City and our neighbors. We were advised to pursue a Special Use Permit renewal without the Guesthouse program. Operating in this capacity on the campus has always posed risks for our program. It was always the hope of ATP that we could collaborate with the City of Gladstone to provide a much-needed service, but in the end this type of program just doesn't work without community and city collaboration.

After learning of this news, we quickly began to pivot. We had already started looking at how we could provide services to meet the best practices of communities like ours. We have served over 850 unduplicated individuals on our campus this year alone. We believe that this mostly has to do with the increase in homelessness across the country (+12%), and with Kansas City having yet another year of being the worst Chronically Homeless city, per capita, in the country. These statistics will certainly impact communities within Kansas City and continue to have an impact on the agencies working to alleviate this issue.

We were previously offering an Institute program through Johnson County Community College. We had a total of 4 individuals start this program, but without overnight shelter and other basic needs missing, they were not successful. With our Guesthouse closing, we will have a large campus space to use. It is my hope that we can utilize it for some job readiness or training programs. ATP has submitted a grant for making our kitchen space commercialized so that we can work to train clients for the workforce. Through this we will be working with smaller groups of clients at a time so that we can invest in them with the goal of transforming the sustainability of success.

We previously had been working with Idemia to provide fingerprinting for the community. We have also ended this program so that we can work to support our other programs with the staff and volunteer hours this required. This ended November 1st, 2024.

All reporting required by the Special Use Permit from tracking program type by residence to updating safety agreement to minutes from Community Meetings to monitoring logs are all included as attachments to this permit request. Also noting that other stipulations included in previous special use permit have all been addressed – additional cameras (total of 32 now on campus) installed for safety and communication system established for Holy Cross Lutheran Church.

We also implemented the use of Panic Buttons. These buttons are a small device that can be worn on an individual and can notify ATP staff of any incidents on or off campus. In addition to this, if ATP does not immediately respond, the device will notify the local Police Department without a person having to pick up their phone and dial it. Holy Cross Lutheran Church also has two buttons for their safety.

Another change we have implemented is a locked bag policy. This policy means that when you're on campus, your bag gets locked up. Once you access your bag, it is your communication to us that you're leaving for the day. This has been a relief to our clients as they know their belongings are safe while they're here. This has also provided a layer of security while on campus.

CURRENT PROGRAMS:

In April of 2016, A Turning Point was gifted its' first facility located at 5105 NW Waukomis Drive. It was at this location that our initial programs were birthed and launched. Shortly after attaining the property, our Food Pantry opened, moving from the Good Shepherd campus and reshaping the entire prior serving model. While a food pantry in and of itself is not a unique program in our community, changes we made to our Pantry's serving philosophy certainly gives it a very unique flair that provides our guests with a dignified opportunity to receive assistance. It became (and still is) a full client-choice pantry offering non-perishables, fresh fruits and vegetables, dairy products, fresh meat, baby goods, hygiene items and more. We quickly moved from serving approximately 300 individuals monthly to currently serving about 4,500 people per month. These numbers alone affirm the need for our Food Pantry service along with the fact that in our geographic region, 1 in 8 individuals are experiencing food insecurity. Households are allowed to visit the Food Pantry once a week and must make a same-day reservation in order to access service. Our same-day reservation system provides the necessary framework of procedures to ensure that wait time, crowding, and traffic flow is not a problem. Typically during any one of our open Food Pantry sessions, we have no more than 40 client vehicles in our lot. The Food Pantry is open Tuesday evenings 5:00-6:30, on Thursday afternoons 1:00-2:30 and on Saturday mornings 8:30-10:00.

In January of 2017 two more programs, the Wardrobe and the Academy, were added to our repertoire. Our Wardrobe is the only clothes closet in the Northland that is designed to serve infants through adults of all sizes that requires no referral for services. We are able to offer a shopping atmosphere for families and individuals to attain clothes for all circumstances (casual wear, professional/work/interview clothes, special occasions attire) as well as shoes, coats, accessories, undergarments, and more. Another component of our Wardrobe program is our "Uniform Assistance" where a client can apply for assistance for specific pieces of a uniform needed for either retaining or attaining employment; ATP will purchase the needed items based on their employer's recommendation/requirements. Our Wardrobe serves between 600-700 people monthly through our three open days a month: First Saturdays 9:00-11:00, Third Tuesdays 5:00-6:30, and Fourth Thursdays 1:30-2:30. Just as with the Food Pantry, a same-day reservation system provides the structure needed to control crowding, wait time, and traffic.

The only complaint we receive regarding our Food Pantry and Wardrobe is that we don't have enough sessions to serve as many households that need it. We currently hold 90 families in our Food Pantry sessions and 52 families in each Wardrobe session. These sessions will consistently fill up in 90 seconds or less. More than 1/3 of these clients are from the 64117, 64118, and 64119 zip codes. Many schools in the North Kansas City School District, local businesses and other organizations refer clients to us, knowing that we're the largest Food Pantry in the Northland. While we would love to implement more sessions, we are currently at capacity for food and volunteers it takes to serve this many individuals. In 2025 it is our goal to add a paid Pantry Director position to our staffing. This will allow our Program Manager more time to recruit volunteers and sources for products.

One of our most unique programs is our Academy. This is an opportunity for motivated adults to earn their high-school diploma rather than taking the GED/HiSET. With the GED/HiSET process being cumbersome, expensive, and having a high failure rate, many folks find themselves with no other option of moving forward in their job, in their education, in their life...this program is the answer for them. We provide the hands-on curriculum, the tutoring/mentoring, the supplies, all the resources needed for these adult students to earn the missing credits from their high school transcripts to meet MO state requirements for graduation. We are always eager to celebrate with them when they finish the coursework with a full-blown graduation ceremony. To date, we have 250 graduates from this program

with over 200 currently enrolled. The diploma they earn from this program equips and empowers the graduates to become employed, advance in current job positions, go on to further educational and job training programs....all of which are things that have occurred with our graduates. We have four open sessions a week in our Academy: Tuesday & Wednesday evenings 5:00-7:00 and Wednesday & Thursdays 10:00-2:00. While there are many enrolled in the program, our typical sessions have between 5-15 students in attendance at any one time; therefore, traffic flow is very minimal for this program. In early 2021, the Platte County Detention Center approached us about working with their inmates and in June 2021, our Academy began serving in the Detention Center. This program is also one that we're hoping to staff in 2025 with a paid Program Director. We are also submitting grants to update supplies and curriculum as we grow this program.

Later in 2017, partnering with Hillcrest Platte County's Blessings program, A Turning Point began to offer rent and utility assistance to those in need who had income within their household with the goal of preventing eviction. We continue to be a screening and referral agency for the Blessing program which allows us to select the clients that present with a need to refer on for potential assistance. This program of ours is essentially a service that does not take up a footprint of space as it's most typically done via phone interviews. To date, we have assisted many families in avoiding eviction and remaining in their homes to prevent a crisis of homelessness for their household.

In 2018, Community Meals came to life. While still located in the Northmoor area, our Community Meals program offered hot meals to the families or community at large two nights a month during the open Food Pantry and Wardrobe sessions. COVID-19 came along however, and our Community Meals program was put on an extended pause until summer of 2021 when we were able to re-envision its purpose and bring Free Hot Soup of the Northland under our umbrella. Our new re-vamped version of Community Meals operates as a street outreach program meeting folks where they are. On Sunday afternoons, a team of volunteers load vehicles with hot meals, food packs, hygiene items, clothes and shoes, tents, propane tanks, tarps, batteries, and more to have a "picnic" with people experiencing homelessness in our immediate area. Landing at Chaumiere Park first, there follows a specific route by which deliveries of these essential items are made. The numbers served via Community Meals continues to grow, typically serving between 400-600 individuals monthly. Because this program is more community-based, the traffic at our facility for this is very minimal, usually involving less than 5 cars a couple of days a week. We are continuing to work to streamline this process, as we pivot, we will work to ensure that we are working in conjunction with the neighborhood to partner to serve the community's needs.

Also in 2018, Englewood Baptist Church began to support A Turning Point by coming on as one of our local sponsoring churches. Working collaboratively with them, we were able to begin to consider ways in which we could expand the programs we are able to offer in space they were not utilizing on a regular basis. Because A Turning Point's vision and mission is compatible with Englewood Baptist Church's basic faith tenets, collaborating for the greater good seemed to make the most sense. At that time, we began to make plans for the Guesthouse program. Renovations to the Guesthouse building's space occurred through 2020 and the Guesthouse program began functioning as a Day Center for families and individuals in crisis in February 2021. Most generally these folks are experiencing homelessness and through our Guesthouse they can access food, clothing, showering and laundering facilities, computer/internet and robust Case Management services. The Guesthouse is open Monday, Tuesday, and Wednesday from 10:00am-2:00pm. On any given day, there are between 60-80 guests utilizing this program. Since launching our Guesthouse program, we have had success in assisting these guests with finding more permanent housing, attaining identification needed, getting a job, meeting basic needs, receiving mail and helping to walk through the disability process and more. This program is essential as

there are no other Day Center services such as what the Guesthouse offers in the Northland of KC. While it was never intended on experiencing the growth that it has experienced, we feel as though under new leadership, that ATP has been able to hear the community's concerns and shift as needed to provide Guesthouse services in a way that is aware of its impact to the community. Furthermore, as the Guesthouse looks to transition to 100% outreach, it is our hope to continue to do the same.

In addition, our facility is utilized by community groups as a safe place to conduct meetings. We sponsor two Narcotics Anonymous groups that hold their meetings in the fellowship hall of the sanctuary building on site. We have group meetings on Monday, Wednesday and Friday evenings and Saturday mornings. These meetings most typically host between 10-30 folks on the road to recovery and healing. Different Girl Scout troops and leaders have meetings here throughout the year as well as other community and civic groups needing a space to meet. These are most frequently scheduled when our regular programming is not in session so as to not interfere with parking and traffic flow issues and are no different than if the Church was operating as a typical church with small groups, ongoing meetings, services, etc.

Additional ongoing programs that are more seasonal or event based in nature include: Back-to-School Blessings event (400+ backpacks handed out with school supplies); Christmas Store (Christmas shopping opportunity for 250 clients and their families), MU Extension Program assists senior clients with food stamp applications, Humana is providing safe tech classes to senior shoppers, and more. These special events involve a flow of traffic and space use that is different for each event. Typically, this is managed in much the same way our regular programming is – through use of a pre-made reservation/appointment.

FUTURE GROWTH:

In the Fall of 2021, Englewood Baptist Church and A Turning Point created an even deeper and stronger partnership and A Turning Point was invited to utilize space within all 5 buildings on the campus at 1900 NE Englewood Rd. Very recently, Englewood Baptist Church gifted the buildings and property to A Turning Point making ATP the sole owner of this property. This campus has truly transformed the potential we have to see our mission fully realized; to impact the community in a more significant way.

Future plans for programming within these buildings or campus space use potentially could include the following:

- Community Education Classes are something we are very interested in being able to offer. This might be in partnership with other agencies, businesses, churches, or organizations to provide services, resources, and education at large for the greater good of the community.
- We would also like to pursue more ongoing use of the space that will be underutilized because of the closing of the Guesthouse. An example of this is True North Volleyball Club utilizes our gym space. This is a positive and ongoing partnership that has little to no impact on the surrounding community.

The above-mentioned, bullet-pointed items are all futuristic, potential plans that ATP has considered to enhance the property/facilities, to serve the community, and to implement our mission.

ORGANIZATIONAL STRUCTURE AND DEMOGRAPHICS:

One of the key successes to A Turning Point's rapid growth since its inception just 6 years ago is the intentional partnerships we have created with other social agencies, with corporations/businesses, and the faith community. We have worked closely with other non-profits – Hillcrest Platte County, Rebuilding Together KC, Hillcrest Hope, Antioch Urban Growers, Metro Lutheran Ministry, Harvesters, Easter Seals, North Kansas City School District, ZeroKC, Care Beyond the Boulevard, NASP, Beacon Mental Health, Feed the Children, and Connections to Success – in a number of ways to best serve the at-risk, marginalized population of folks we serve. There are some companies that have embraced our work and support in a variety of ways by making donations, sponsoring fundraising events and more. These include local Hy-Vees & Price Choppers, J Jill Clothing, M & M Textiles, Community America Bank, Blue Cross Blue Shield, Gaustello Freight Recoupment, Commerce Bank, First Federal Bank, Oracle, Breakthrough Beverage, and others. The faith community is vital in our efforts as well as they provide financial support, volunteers, and donations of goods that we couldn't survive without. While A Turning Point was birthed out of Good Shepherd United Methodist Church, our current sponsoring/partnering churches are much wider now including churches across many denominations – Good Shepherd UMC, Englewood Baptist Church, Discover Church, North Cross UMC, Bread of Life, Gashland UMC, Faubion UMC, Center for Universal Oneness, New Wine, Vinyard Church, NorthStar, Faubian, Parkville Family Church of the Nazarene and New Hope Church of the Nazarene. Obviously these church sponsors are important to the work we do, but we also offer these churches, as well as the community in general, a place to volunteer and give back to the community in which they live.

The ATP client base is economically, ethnicity/racially, and geographically diverse. All clients are at-risk and have a self-proclaimed need for any one of the offered services, with the majority identifying as being income challenged/working poor, coming from a single adult family, homeless, or are disabled/handicapped. The ethnicity/race demographic varies across the spectrum and is comprised primarily of Caucasian, African American, Latin/Hispanic, Asian, Native American, and Pacific Islanders. Because of the location of the ATP facility, the greatest percentage of the guests we serve are in the Northland however, our data base system indicates that we have served households in 17 counties in some capacity within at least one program.

Organizationally, while we have had a shift in staffing, A Turning Point has three full-time employees, with the leadership team comprised of an Executive Director, an Operations Manager, and a Program Manager. In May, our previous Executive Director, Cathy MacIntire went on to take a full-time pastor position at a local Church. With that, one of our Case Managers, Rikki Fulmer, stepped into the Executive Director role. Because of Rikki's current involvement with A Turning Point, the transition was seamless.

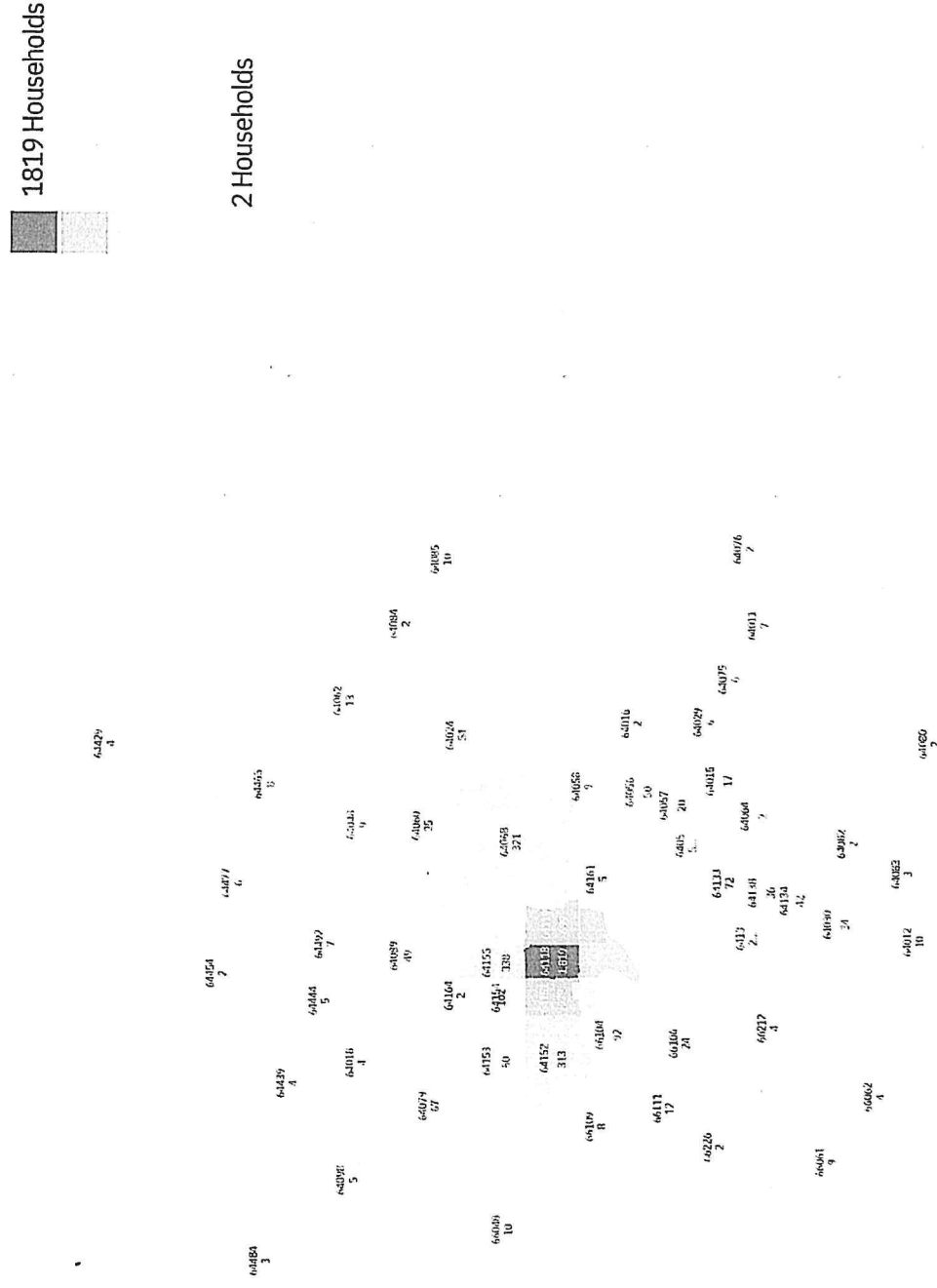
We are hoping in 2025 to increase our full-time employees to four. We currently also employ five part-time employees, including three Case Managers, a Kitchen Manager and a Director of Development. In addition to that we have elevated two clients to be onsite environmental specialists assisting in cleaning and light maintenance. We also have a partnership with Park University where we have a Social Work student working as an intern under the guidance of our new Executive Director who is a Licensed Clinical Social Worker. The governance of our organization is provided by our Board of Directors that is currently comprised of 14 individuals across a wide spectrum of professional, faith, and experiential backgrounds. The Board of Directors meets every other month for policymaking, financial/fiduciary guidance, strategic planning, new program vetting, evaluation, and other important decisions. ATP's greatest resource is its highly active and strongly committed volunteer base of 1500+ individuals, with over 300 who donate a minimum of one hour per week on an annual basis. Each program has volunteer directors who oversee day-to-day operations; volunteer recruitment, training, and scheduling; budget

oversight; and more. The voluntary program directors meet regularly with the paid staff for future planning, problem solving, and operational reporting purposes.

While we are grieving the loss of the services that ATP provides as they currently are, we are excited to move forward with Outreach services as a minimal replacement to Guesthouse services. While going out into the streets will not fill every gap that the Guesthouse does, we are hopeful that it will still provide a needed service for the future of this community. We want to both be a resource for those who need it most *and* a good neighbor. A Turning Point does not feel like those things have to be mutually exclusive and hope that our openness to pivoting our services will help Gladstone in continuing to have a resource for the marginalized neighbors in this community and beyond.

A Turning Point's Registered Client Households - By Zip Code

*excludes unhoused individuals without zip code



SAFETY AGREEMENT FOR:

NAME: _____

 A Turning Point

The Guesthouse

CLIENT ID: _____

1. No weapons of any kind while at the Guesthouse. Staff discretion used to identify weapons (i.e., sticks, chains, etc. will also not be permitted)
2. Physical fighting/Violent or verbally aggressive behavior with another guest, volunteer, staff, or community member will result in suspension of services.
3. No drugs or alcohol will be allowed on the premises, except drugs legally prescribed by a LHCP. Smoking/Vaping permitted in outdoor designated areas only. Marijuana consumption on property is prohibited.
4. Guests must be sober when entering and while at the Guesthouse. Guests blowing more than 0.00 on the breathalyzer need to leave the property immediately.
5. All dogs are required to be on a leash. Only service animals with proper papers are allowed in the building. The Guesthouse will provide a designated space for animals to be kenneled. If your dog is not in a kennel, you are required to be with it and be responsible for it at all times.
6. All belongings, including medications, will be placed in lockers/bins in specified space.
7. Guesthouse is open from 10:00-2:00. Guests are expected to leave the property promptly at 2:00. Guests are expected to abide by time restrictions for all components (showering times (20 mins), laundry times, meal times, etc.) set by The Guesthouse. If you are on property outside of regular Guesthouse hours, no services will be provided and you could receive a strike
8. Only one adult in the bathroom at a time.
9. Guests are asked to be considerate citizens while on the premises as well as in the neighborhood by respecting others' property and rights. We recommend that guests use the sidewalk on the northside of Englewood Rd for foot traffic.
10. Individual headphones must be used to listen to personal music or phones.
11. Respect the quiet room with no conversations, no phone calls, no music and lights out.
12. Gymnasium is off limits. Do not enter the Gym. In addition to that, do not spectate the events going on in the Gym.
13. If you happen to lose consciousness, we will administer Narcan and contact local emergency services.
14. When on campus, you are under video surveillance.
15. Respect the Guesthouse by cleaning up after yourself, protecting equipment, etc.
16. **We are low barrier/ZERO Tolerance for broken rules or disrespect of any kind you will receive a strike. Your first strike is 2 weeks out (at minimum).**
17. Absolutely no live feed/videoing/recording from client's devices at any time. Due to confidentiality reasons, this is absolutely prohibited.
18. Guests (head of household) are required to sign a safety agreement outlining these house rules and behavior guidelines. In addition to the rules listed above, it is the Staff's discretion to issue a strike if Staff sees appropriate.

X	Date:	Can Return On:

*Non-compliance with these rules will result in discontinuation of Guesthouse services.

Signature

Date

Guesthouse Visits:

[illegible]



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: January 30th, 2025

SUBJECT: A Turning Point - 1900 & 1904 NE Englewood Rd.

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on Tuesday, February 18th, 2025 at 7:00 PM at Gladstone City Hall on a request for a Special Use Permit at 1900 & 1904 NE Englewood Rd. The Gladstone City Council will also conduct a public hearing on Monday, March 10th, 2025 at 7:30 p.m. at Gladstone City Hall on the same request. The property is legally described as 001900 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDITION REPLAT LT 2 LT 2A & 001904 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDITION REPLAT LT 2 LT 2B

Applicant: Rikki Fulmer, Executive Director

Owner: A Turning Point

In summary:

The organization A Turning Point provides the following social services:

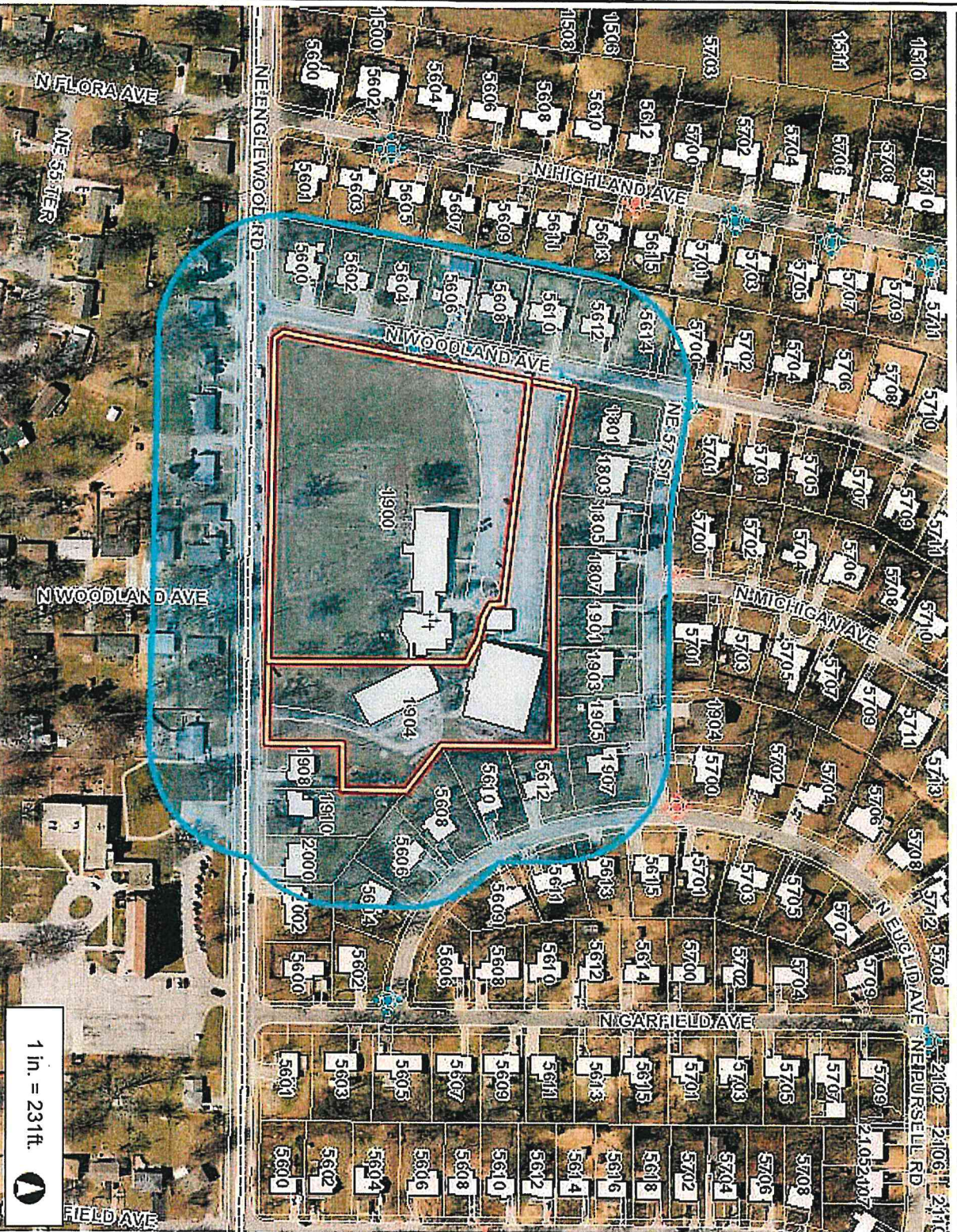
- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Community Meals
- Community Meetings
- Gymnasium for recreation
- Support Groups
- Job Training Programs

A Turning Point will no longer be offering their Day Center Services called The Guesthouse on-site starting May 1, 2025.

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



Gladstone, MO



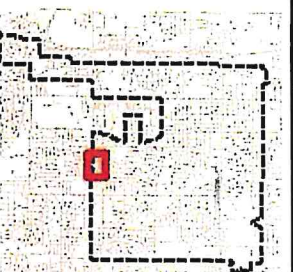
462.6

0

231.30

462.6 Feet

1 in. = 231ft.



Legend

- 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
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

Notes

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, February 18th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Bill Turnage
Jennifer McGee
Cameron Nave, Chair
Robert Wilson
Steve Beamer, Vice Chair
Joseph Brancato
Katie Middleton
Nick Smith

Absent: Mike Ebenroth
Kim Murch
Brenda Lowe, Secretary

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Jean Moore Council Liaison

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the January 21st, 2025 Minutes. Chair Nave asked if there was a motion to approve the minutes from the January 21st meeting.

Mr. Cookson moved to approve the minutes; Mr. Brancato seconded. The minutes were approved, 9-0.

Item 4 on the Agenda: Consideration: On a Special Use Permit for a renewal for property located at 1900 & 1904 NE Englewood Road until May 1, 2025

Applicant: Rikki Fulmer
Owner: A Turning Point

City Council consideration for this project is scheduled for Monday, March 10, 2025.

Mr. Greer read from the staff report:

The applicant is seeking an extension of their current Special Use Permit until May 1, 2025, as well as a new three-year Special Use Permit to begin on May 2, 2025, to continue operating a social services organization at 1900 and 1904 NE Englewood Road. The purpose of the extension is to allow A Turning Point to notify their clients that the on-site Guesthouse services will be discontinued and that the organization will transition to its Guesthouse Outreach program. A Special Use Permit is required for this location due to A Turning Point's operation of a social services organization in an R-1 Single-Family zoning district. By comparison, Synergy Services and the Northland Shepherd's Center are situated in commercial zoning districts along commercial corridors near North Oak Trafficway and NE Antioch Road.

In 2023 and 2024, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

In summary, A Turning Point at this location will be able to provide the following services:

- Food pantry
- Wardrobe clothes closet
- Education academy
- Job training programs and workforce development
- Community outreach meals
- Community meetings
- Support groups
- Gymnasium/Recreation

Rikki Fulmer, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

In the packet, you will also see emails, letters, photos, etc., submitted to City Staff from residents, business owners, Holy Cross Lutheran Church, and Village of the Oaks about what they have been experiencing while being located next to or on the route to A Turning Point.

The primary difference in this Special Use Permit application versus the previous Special Use Permits is that the Guesthouse services are being discontinued at this location starting May 2, 2025. The Guesthouse offers space for clients who want and need laundry facilities, showers, hot meals, computer/internet access, and case management services.

The City has been able to track statistics related to A Turning Point over the last year, and these statistics can be found in your packet. From March 1, 2024 through January 31, 2025, there have been approximately 77 calls for service. Below is the synopsis from the city's Crime Analyst regarding A Turning Point:

"Overall, the call volume at ATP exceeds that of most other businesses within the Gladstone jurisdiction. The majority of these calls involve individuals who appear to be under the influence of narcotics and/or alcohol, raising significant concerns regarding the safety of both the community and law enforcement personnel. When not at ATP, these individuals are often observed frequenting nearby areas and businesses, engaging in suspicious behaviors such as attempting to break into vehicles, walking through private property, lying on sidewalks, and exhibiting other

concerning actions. Although only eight arrests have been made in connection with calls at ATP, most incidents involve repeat offenders who are frequent patrons of the establishment. A small number of these calls have involved individuals armed with weapons, presenting potential risks to officers, ATP staff, other individuals at the location, and the broader community.”

The City believes that A Turning Point provides many social services at a very high level and does a lot of good for the Northland community, but the Guesthouse services, backed by statistics, we believe is having a negative impact on residents, business owners, and other organizations in the region of this commercial operation. Currently, the way the organization is operating, the use is inconsistent with the character of the neighborhood, has created a concentration of negative external impacts in the community that have affected nearby properties and has utilized a significant amount of city resources.

City staff appreciates the passion of those who support A Turning Point and the valuable services they provide. The City believes that the solution provided allows residents, business owners, other organizations and A Turning Point to coexist. Achieving this goal requires cooperation and compromise from all involved parties. For the Planning Commission and the people in the audience tonight, I want to summarize the many negative experiences residents, business owners and other organizations have been facing.

Residents & Business Owners:

- There has been a significant increase in individuals with suitcases wandering the neighborhood and along Englewood Road, appearing intoxicated by drugs or alcohol. Recently, my sister-in-law was chased by an individual wielding a machete in the parking lot of the salon where she works, located at the corner of Antioch Rd. and Englewood Rd.
- A mother with a young child chose to live in the Northridge neighborhood when it was home to a dance school and a church, not A Turning Point. They regularly walked to Englewood Park from their home, but no longer do so due to negative experiences. She feels unsafe for herself and her child, and her family, who resides out of town, has expressed serious concerns, strongly encouraging her to move.
- As the commercial property owner of Antioch 58 Plaza, located near Antioch Rd. and Englewood Rd., we have witnessed a troubling rise in loitering, defecation, urination, sleeping, and the use of our water spigots for bathing in front of the building over the past 18 months. These individuals are not patrons of the businesses on our property, but rather members of the homeless population seeking services from A Turning Point. We have documented evidence of these incidents, and request assistance to address this situation before it leads to further complications or dangerous situations.
- As a concerned business owner in Gladstone, located at the corner of Antioch Rd. and Englewood Rd., I am troubled by the large number of individuals frequenting A Turning Point and loitering outside my business. This situation is directly affecting my operations, resulting in lost clients. There is persistent trash accumulation, individuals setting up tents, and drug use taking place, including overdoses occurring in my parking lot. I am concerned about the safety of my staff, my clients, and the general public. I respectfully request that

A Turning Point's Special Use Permit not be renewed, and that the organization relocate to a more appropriate area.

- There has been a noticeable increase in the number of homeless individuals walking along Englewood Road daily to access services from A Turning Point. As this is a residential area, it is inappropriate for a large portion of the homeless population to be trespassing, loitering in yards, and setting up tents. Would it be possible for A Turning Point to relocate to a more commercially zoned area?
- Clothing and trash are regularly discarded on Englewood Road and throughout Gladstone, which I attribute to the clientele of A Turning Point. I am also concerned about the individuals loitering near the daycare and school facilities across the street. Since A Turning Point began its operations, I have observed an increase in crime and a higher number of individuals wandering the area. I strongly urge relocating A Turning Point to a more suitable commercial zone, to minimize the impact on local homeowners and children.

Holy Cross Lutheran Church:

- A parent reported an incident in which a homeless person was soliciting money while another parent was attempting to drop off their child for daycare.
- Clients of A Turning Point have been observed yelling, screaming, and undressing while attempting to enter the daycare facilities.
- Clients of A Turning Point have been involved in physical altercations in the street outside the daycare, with parents witnessing the incidents while attempting to drop off their children.
- An individual receiving services from A Turning Point was observed selling alcohol to other clients utilizing their services.
- Homeless individuals are regularly found sleeping on church property.
- Men are frequently loitering in front of the infant house.
- A woman was seen undressing in the parking lot and soliciting money.
- Parents have expressed ongoing concerns about the presence of unfamiliar individuals near the daycare.

The City and A Turning Point's leadership have been in constant communication over the last year and have been very transparent with one another. At peak levels of when the Guesthouse is being utilized, the program became overwhelming, a challenge to maintain and even dangerous. Moving forward, A Turning Point will pivot and focus on the Guesthouse Outreach Program and continue to provide the Food Pantry, Wardrobe, Community Meals, and Academy programs on-site.

The leadership of A Turning Point has agreed to the following conditions listed below.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council chooses to approve this three (3) year Special Use Permit.

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit only allows for the following uses at 1900 & 1904 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Site to store outreach supplies within campus buildings
 - Community meetings that will continue and take place quarterly
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - Job training programs for skilled trades and workforce development
 - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. Loitering and/or lingering on the property is prohibited.
7. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
8. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
9. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
10. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
11. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.

12. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than A Turning Point vehicles shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
13. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP.
15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department, the Kansas City Police Department, Clay County Sheriff's Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to the Community Development Department within seven (7) days of a request.
16. Continue to operate and improve the existing emergency and security plan.
17. Continue to operate and improve rapid communication tools that allow area residents to alert ATP of concerns as they arise.
18. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
19. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

City Staff recommends that both requests be approved.

Ms. Rikki Fulmer resides at 2009 NE 91st St., Kansas City, MO. She has been working in this field for 20 years and has been in communication for several months regarding the details of this Special Use Permit. She began her role as Executive Director in May, following two years as a Case Manager at the Guest House.

In 2024, ATP served 77,000 individuals on their campus, with 60% of them residing in the 64118 and 64119 area codes. These individuals can access the pantry once a week and the wardrobe once a month.

The Wardrobe Program provides clothing to 45 households per week, all sourced from community donations.

The Academy on campus is a high school diploma program, not a GED program. It is free for clients, entirely client-led, and has no set time frame. Retired teachers volunteer in this space, and since 2017, the program has graduated over 250 individuals.

Community Meals delivers 100 hot meals weekly in the parking lot of Family Promise, not at the Gladstone location. This initiative is volunteer-led and serves unhoused individuals.

The Guest House assists approximately 65 individuals three days a week.

Individuals entering the program review a safety agreement, undergo a breathalyzer test, and securely store their belongings. The program supports those facing mental illness, substance use, and addiction. Participants receive two hot meals and have access to showers and laundry facilities, with approximately 40 showers and 15 loads of laundry completed daily. Case management services are also available, with Case Managers on hand as needed—no appointment required.

In 2024, they recovered 180 IDs, which are essential for obtaining employment. They collaborate closely with North Kansas City High School's Special Education Department to provide students with work-life experience. Students assist with services three times a week. Additionally, they partner with NASP to offer community service opportunities, helping individuals avoid incarceration. They also supply over 350 students with backpacks and school supplies.

They operate a Christmas Store that provides gifts for 300 families each year. Additionally, they run the only cold-weather shelter in the Northland at the request of Kansas City, addressing a critical need in the community. However, no one sleeps at ATP. They are seeking a new location, but finding a suitable space has been challenging. She believes that ATP should not bear sole responsibility for addressing homelessness in the Northland.

Pastor Craig Meissner of Holy Cross Lutheran Church said we support organizations like ATP, but the ongoing issues over the past three years have been significant. He has been in contact with Rikki Fulmer, who has been very helpful. However, foot traffic along Englewood Rd. remains a concern. While other daycares in the area are growing, theirs is seeing a decline. He believes this program should be relocated. Around two or three o'clock, foot traffic increases as individuals head to the bus stop, leading to safety concerns, including a minor accident. He hopes this permit will be limited to one year rather than three.

Mr. Turnage asked Mr. Fulmer what would happen to her clients if the Guesthouse closes.

Ms. Fulmer stated that they would not be allowed on campus but cannot speak to their future actions. They provide panic buttons, walkie-talkies, and cell phones for the Holy Lutheran Church and are willing to take additional measures if needed.

Mr. David Levendahl address 2000 NE Englewood Rd. He applauds the organization for its efforts but acknowledges that foot traffic can sometimes become disruptive. He wonders if, should the council approve this permit, there are any factors that could later be brought to the city's attention to reconsider and potentially rescind the Special Use Permit.

Chair Nave stated that yes, in Austin Greer's staff report, it does state special conditions.

Ms. Janice Stephenson address 700 NE Barnes Ave. She and her husband attend the United Methodist Church and have been donating to ATP. However, she believes this is not an ideal location for such a program. A few weeks ago, she was yelled at by someone, and she has recently noticed people walking in the center lane of Englewood Rd. Belongings are often left on the

roadside, and there have been incidents of overdoses. Additionally, a school bus drops off children near where these individuals walk and wait for the city bus. She strongly believes this program should be relocated.

Mr. Beamer asked Police Chief Fred Farris whether the 79 calls at ATP are only from the City of Gladstone or if they also include calls from Kansas City.

Chief Farris stated all the 79 calls are in Gladstone. Of those calls, not all are exactly at that address, so they have their Crime Analyst do a radius around the area.

Mr. Beamer asked Mr. Greer if the negotiations with ATP resulted in this application, which will take the Guesthouse out of service effective May 2nd.

Mr. Greer stated yes.

Mr. Beamer stated that some of the concerns expressed by members of the public tonight are that of the Guesthouse. If approved by the Planning Commission and City Council, the Guesthouse services will be eliminated, along with the on-site support for individuals who need help and currently do not have a place to live.

Mr. Nave stated yes, that the Guesthouse services would become outreach.

Mr. Cookson asked if most of these police calls and emergency issues are from the individuals from the Guesthouse.

Mr. Greer stated yes, common sense tells City Leadership that these primary issues are most likely due to Guesthouse clientele.

Ms. Middleton asked what the transition would look like when ATP goes to the outreach instead of in person.

Ms. Rikki Fulmer stated that her case manager team, along with some volunteers, will provide case management services on the go in Kansas City. They are also working with Harvesters to secure donations, such as clothing.

Mr. Cookson suggested that perhaps the program has grown so large that it has become difficult to manage. He understands the need to review the Special Use Permit and the proposed ordinance, and he asked how they plan internally to prevent their programs from exceeding capacity as they continue to grow.

Ms. Rikki Fulmer stated that they are capped at 90 households per session for both their food pantry and wardrobe, with three sessions held each week. They are working on expanding mobile outreach for food pantries to serve individuals in housing.

Mr. Brancato stated that he wanted to thank them for providing information on ATP's impact on the community and the work they have done. Hearing some of the numbers was impressive—serving 77,000 people while the city received 79 related calls. He emphasized that the city has an obligation to ensure all residents feel safe in their community and that business owners can thrive in a secure environment.

Mr. Wilson inquired about the decision to grant a three-year Special Use Permit instead of a one-year term, asking for the rationale behind this choice.

Mr. Greer stated that ATP has been operating under a one-year Special Use Permit for several years and has been a valuable partner. Initially, ATP requested a three-year permit, but the city has continued to grant one-year renewals. He acknowledged Rikki's excellent collaboration and noted that City Staff believes the Guesthouse is the primary contributor to the negative impacts in the area. Given ATP's positive partnership, a three-year permit is considered a reasonable compromise.

Mr. Greer stated that the Special Use Permit is valid for three years. However, if a significant safety concern or violent incident occurs, the permit will be subject to review.

Ms. Middleton asked if a Special Use Permit is usually one year, then five years, and then it gets longer.

Mr. Greer stated that it goes one year, three years, five years, then 10 years and some 20 years.

Mr. Cookson stated that the Comprehensive Master Plan has a lot of details in terms of goals related to public health and social services. It sounds like to him that, as they just discussed, the Guesthouse was the majority of the issue.

Mr. Nave stated that he has a friend who serves as the President of the Boys and Girls Club of Greater Kansas City. While he believes the organization does great work in the Northland, he also shares some of the same safety concerns that the City is currently facing.

Pastor Craig Meissner inquired about the process for reviewing the Special Use Permit, whether it is issued for one year or three years, in the event of an incident. He asked for clarification on how the review process would be conducted.

Mr. Nave stated that ATP must adhere to specific terms and conditions to extend the Special Use Permit. Additionally, City Staff will be made aware of a significant incident, evaluate what took place and potentially recommend a special review of their three year Special Use Permit.

Pastor Craig Meissner asked where they could see the terms and conditions.

Mr. Nave stated the Ordinance and staff reports are included in the Planning Commission and City Council packets for review. They will eventually be on the website as well.

MOTION: By Mr. Beamer, second by Mr. Turnage to consider a Special Use Permit at 1900 & 1904 NE Englewood Rd until May 1, 2025.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Mr. Cookson	Yes
Mr. Beamer	Yes
Ms. McGee	Yes
Chair Nave	Yes
Mr. Brancato	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (9-0)

Item 5 on the Agenda: Consideration: On a Special Use Permit renewal for three (3) years on property located at 1900 & 1904 NE Englewood Road. This Special Use Permit will take effect on May 2, 2025.

Applicant: Rikki Fulmer
Owner: A Turning Point

City Council consideration for this project is scheduled for Monday, March 10, 2025.

MOTION: By Mr. Cookson, second by Ms. McGee to consider a Special Use Permit at 1900 & 1904 NE Englewood Rd until May 2, 2028

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Mr. Cookson	Yes
Mr. Beamer	Yes
Ms. McGee	Yes
Chair Nave	Yes
Mr. Brancato	No
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (8-1)

Item 6 on the Agenda: Communications from the City Council

Councilmember Jean Moore wanted to congratulate Chair Cameron Nave on his new title.

Item 7 on the Agenda: Communications from the City Staff

No communications from City Staff

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

Mr. Wilson wanted to thank Gladstone Public Works for doing a great job with snow removal.

Mr. Beamer stated that the challenges faced by this community are part of a broader national issue regarding homelessness and the lack of services available to support this population, including behavioral health, mental health, and substance abuse treatment. He expressed that, as a country, more should be done to address these issues. He commended ATP for their efforts and acknowledged the difficulties they face in serving these individuals. However, he also emphasized that the current environment created by this situation cannot continue. He encouraged them to keep pushing forward and not to give up on their mission.

Item 9 on the Agenda: Adjournment

Chair Nave adjourned the meeting at 7:58 p.m.

Respectfully submitted:

Cameron Nave, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____