

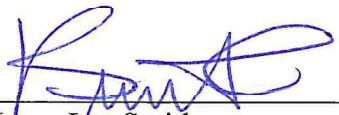
AN ORDINANCE APPROVING THE FINAL PLAT OF BLANKENSHIP HOMESTEAD AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and presented to them, that all parties having any right, title, or interest in or to the property more particularly described in the attached Plat have executed said Plat, and the Council deeming it to be in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, Missouri, that the Final Plat described in the attached Plat as: "Blankenship Homestead, Section 16, Township 51, North, Range 32 West, a subdivision in Gladstone, Clay County, Missouri" is hereby approved and accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF DECEMBER 2025.



Mayor Les Smith

ATTEST:



Kris Keller, City Clerk

First Reading: December 8, 2025

Second Reading: December 8, 2025

File # Plat25-00003



Community Development Department

Staff Report

Date: November 4, 2025

File #: Plat25-00003

Requested Action: Final Plat (Re-plat)

Date of PC Consideration: November 17, 2025

Date of Council Consideration: December 8, 2025

Applicant/Owner: Dan and Michelle Blankenship
7312 NE Antioch Rd Gladstone, MO. 64119
913-208-7173/electriconedan@gmail.com

Surveyor: Snyder & Associates Inc.
Zachary Brinker
201 NW 72nd St Gladstone, MO. 64118
816-436-0732/zbrinker@snyder-associates.com

Parcel Number: 14410000100800

Planning Information

- Current Zoning: R-1 Single- Family Dwelling District
- Planned Land Use: Residential
- Surrounding Uses: Residential (R-1, RP-2, and R-3)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: N. Indiana Avenue

Analysis

The applicant is requesting approval from the City for a replat of the residential property located at 7312 NE Antioch Road. The proposal seeks to subdivide the existing parcel of approximately 9.86± acres into two (2) lots:

- Lot 1: 2.20± acres
- Lot 2: 7.66± acres

Lot 1 is proposed to be conveyed under contract to the property owners of 7323 N Indiana Avenue, which lies directly north of the proposed Lot 1. The intent is to allow for future consideration of the construction of a single-family residential home on this lot.

Recommendation

City staff recommends that the Planning Commission approve the replat as submitted.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, November 17th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Robert Wilson
Steve Beamer, Chair
Brenda Lowe
Jennifer McGee
Katie Middleton
Nick Smith
Mike Ebenroth
Kim Murch
Chase Cookson Secretary

Absent: Joseph Brancato V-Chair

Council & Staff Present:

Alan Napoli, CD Administrator/ Building Official
Angie Daugherty, Admin. Assistant
Jean Moore, Council Liaison

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the October 20th, 2025 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the October 20th meeting.

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

Item 4 on the Agenda: Consideration: Re-plat for property located at 7312 N Antioch Rd

Mr. Napoli stated that last meeting there was a discrepancy in the acreage. The survey company corrected this and now the acreage is 2.20 acres. The applicant has verified that and now the site plan is correct.

Chair Beamer stated that this is a straightforward issue. They did have a concern last meeting that the survey did not match the owners intention. He believes both property owners are present at the meeting tonight and everyone is now comfortable with the survey and how it is being presented to Planning Commission.

Both owners agreed.

Chair Beamer asked for a motion to approve the replat for the property located at 7312 N Antioch Rd.

MOTION: By Mr. Ebenroth, second by Mr. Turnage to consider a Re-Plat located at 7312 N Antioch Rd.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Mr. Cookson	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Mr. Murch	Yes
Ms. Lowe	Yes
Mr. Ebenroth	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Council Liaison Moore stated that the City Council met for their annual Goal Setting last week. This is a good time for them to talk about the future. They set their goals with safety police and fire, Economic Development, Code Enforcement both residential and commercial, neighborhood infrastructure, communication strategies, World Cup challenges and opportunities and to begin the process of a new park master plan. The City Manager will now meet with the leadership team and figure out ways for the pathways to make these goals happen.

The Mayors Christmas Tree is on December 2nd at 6:00. The mayor has chosen three charities this year. They are Neighbors Helping Neighbors, Feed Northland Kids and The Northland Christmas Store.

Mr. Napoli stated that they are working with Neighbors Helping Neighbors for the Neighborhood Grant that the city has been working on. This is the second year for this grant. Last year the city did three projects, and they are doing three more this year. He has about a dozen applications that he hasn't had a chance to review yet. They would like to do more, maybe in the spring or at the end of the year. The funding is run through the Neighborhood Commission and Neighbors Helping Neighbors also has some funding that helps with the grant.

Council Liaison Moore stated that the fall brush event was a great success last week. They saw over 390 residents over three days.

She would like to recognize two members of the Planning Commission whose terms will expire at the end of the year. This is Mike Ebenroth and Kim Murch. They will officially honor those individuals at the Council Meeting. She wanted to offer her personal appreciation for all Mike and Kim had done for this body. They capably and faithfully served since 2018. They will be sad to see them go. Can we please give them a round of applause.

Item 6 on the Agenda: Communications from the City Staff

Chair Beamer stated that they are having challenges with the Gladstone Hub emails. When the commission emails back stating that they will or will not be at the meeting Angie is not getting those emails. From now on, let's try and email her on her work email.

Item 7 on the Agenda: Communications from the Planning Commissioners

Ms. McGee stated she has been really excited about the new walking path. She doesn't think it is totally done yet, but she likes it so far.

Mr. Napoli stated this path when finished will go from Oak to Antioch.

Mr. Wilson stated he is excited for the Venue.

Mr. Turnage stated that he was able to help a couple of his neighbors' bags of leaves to the brush drop off.

Mr. Turnage asked if there was an update on M1 highway.

Mr. Napoli stated that the last he heard they are supposed to be done before the year is over.

Ms. Lowe wanted to wish everyone a Happy Thanksgiving.

Mr. Cookson wanted to thank Kim and Mike both for their service.

Chair Beamer would like to thank both Kim and Mike for their service. They will be missed. Happy Thanksgiving.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:12 p.m.

Respectfully submitted:

Steve Beamer, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



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

File #: Plat 25-00003

Date: 8-18-2025

October 20
November 10

Application Type:

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

Address of Action: 7312 NE Antioch Road, Gladstone, MO 64119

Legal Description:

Attach under separate cover if needed.

Separate document attached.

Proposed Change: 2 lot minor subdivision

Applicant/Property Owner Information:

☐ Applicant(s) Dan + Michelle Blankenship
Company _____
Address 7312 NE Antioch Rd, Gladstone, MO 64118
Phone 913-708-7173 Fax: _____ E-Mail: electriconedan@gmail.com

☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

☐ ^{Surveyor} Architect/Engineer: Zachary Brinker
Company Snyder + Associates Inc.
Address 701 NW 72nd St, Gladstone, MO 64118
Phone 816-436-0732 Fax: _____ E-Mail: zbrinker@snyder-associates.com

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

Applicant's Signature Dan Blankenship Date 8/8/2025

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Michelle Blankenship, do hereby authorize Snyder and Associates Inc.
(Owner's name) (Applicant's name)

to apply for the following action on my property at _____
7132 NE Antioch, Gladstone, MO 64119

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

Date: 8/18/2025 Owner's Signature: Michelle Blankenship

NOTARIZATION

State of MO

County of Platte

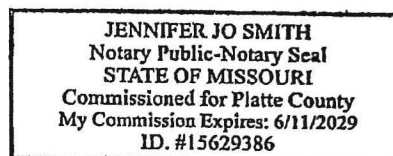
Subscribed and sworn before me this 18th day of August, 2025.

Notary's Signature:

Jennifer Jo Smith

My Commission expires: 6/11/29

(seal)





Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-32

ORD ☒ # 4.716

Date: 12/1/2025

Department: Community Development

Meeting Date Requested: 12/8/2025

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

Subject: Final Plat – Blankenship Homestead, Section 16, Township 51, North, Range 32 West, a subdivision in Gladstone, Clay County, Missouri.

Background: The applicant is requesting approval from the City for a Plat (lot split) of the residential property located at 7312 NE Antioch Road. The proposal seeks to subdivide the existing parcel of approximately 9.86± acres into two (2) lots:

- Lot 1: 2.20± acres
- Lot 2: 7.66± acres

Lot 1 is proposed to be conveyed under contract to the property owner of 7323 N Indiana Avenue, which lies directly north of the proposed Lot 1. The intent is to allow for future consideration of the construction of a single-family residential home on this lot.

Budget Discussion: N/A

Public/Board/Staff Input:

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager