

PLANNING COMMISSION
GLADSTONE, MISSOURI

January 21, 2003

Item 1 on the Agenda: Meeting called to order – Roll Call.

Present: Ms. Lowe
Mr. Evans
Mr. Kiser
Ms. Alexander
Chairman Hill
Mr. Dillingham
Mr. Steffens
Mr. Bone
Ms. Wild
Ms. Abbott
Ms. Newsom

Council & Staff Present:
Scott Wingerson, Assist. City Manager
David Ramsay, City Counselor
Councilman Shirley Smith
Councilman Wayne Beer

Absent: Mr. Revenaugh

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Hill led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of December 2, 2002 Minutes.

The minutes were approved as submitted.

Item 4 on the Agenda: Communications from the Audience.

None.

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

Councilman Smith said that the City is starting a new year and that she knows the Commission will do as great a job as they always have.

Councilman Beer welcomed the Commission back from the holidays. He also welcomed the new members and mentioned how pleased he was at the good turn-out this evening.

Mr. Wingerson welcomed the Commission back and also welcomed Ms. Newsom to the Commission. He spoke with the other new member, Mark Revenaugh earlier in the week and he sends his regrets that he would not be able to attend this evening but looks forward to the next meeting. He comes to the Commission from the Sister Cities Commission.

Mr. Wingerson announced that the Commission needs to establish new leadership and it was up to them if they would like to do that at this meeting or not. Four actions are necessary. Two members of the Commission need to be appointed to the Capital Improvements Committee and then the Chairman and Vice-Chairman of the Commission need to be appointed.

Ms. Alexander asked who currently sits on the Capital Improvements Committee.

Mr. Wingerson answered that Chairman Hill currently does and that Mr. Duncan did.

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

Ms. Lowe wished the Commission a Happy New Year. She noted that this completes her first year on the Commission and although it has been a learning curve for her, she appreciates the opportunity to serve.

Mr. Evans wished everyone a Happy New Year.

Mr. Kiser wished everyone a Happy New Year and welcomed the new members.

Ms. Alexander wished everyone a Happy New Year. She asked Mr. Wingerson if a streetlight could be placed at the curve at 64th and Antioch by the daycare center. She said it is a very dark area at night.

Mr. Wingerson said he would check into it.

Ms. Abbott wished everyone a Happy New Year and welcomed the new members. She said she is very pleased with the custard shop going in at 58th and North Oak. It is progressing along quickly and really improving the neighborhood.

Mr. Bone wished everyone a Happy New Year and said he looks forward to serving during the coming year.

Ms. Wild said she would like to re-iterate what Ms. Abbot said about the custard shop. It looks very nice as does the carwash, which is a wonderful improvement.

Mr. Steffens wished everyone a Happy New Year and welcomed the new members.

Ms. Newsom said it is glad to be back on a Commission. She noted that when she was first on the Planning Commission in the 80's she was the only female for a long time and she is glad to see a more balanced Commission. She commented that she looks forward to working with the group.

Mr. Dillingham wished everyone a Happy New Year and best wishes for the upcoming year. He added that the carwash is turning out to be a really nice project.

Chairman Hill welcomed Ms. Newsom as Mr. Duncan's replacement. He would like to thank Mr. Duncan for his many years on the Commission. His wisdom and knowledge of the City will be

greatly missed. He announced that Ms. Newsom will be taking over for Mr. Duncan on the Capital Improvements Committee.

Item 7 on the Agenda: Other Business: Detached Building Ordinance.

Chairman Hill asked Mr. Wingerson for his presentation on the ordinance.

Mr. Wingerson said that he would like to highlight the changes that Staff made from the Commission's recommendations. On page one of the ordinance Staff added to the definition examples which include storage sheds, hobby shops, pool houses, equipment sheds, gazebos and garages. Excluded from this definition are fences and in-ground and above-ground swimming pools. On page two, numbers seven and eight were added: no adverse impact to existing stormwater drainage shall be created and impervious surfaces shall be reduced to the least amount possible.

Mr. Wingerson announced that if the Commission recommends this ordinance tonight, two things can happen. Staff can take a draft to the City Council at the next available study session, or it can be advertised as a public hearing for the Planning Commission to hear.

Ms. Abbott asked Mr. Wingerson what his recommendation would be.

Mr. Wingerson answered that if the Commission feels comfortable, he would like the City Council to study it from a policy standpoint. The next available study session would probably be mid-March.

Ms. Newsom asked if the maximum detached structure is 144 square feet, how would a dog house and dog run fit into that definition.

Mr. Wingerson said that 12X12 would be the maximum area. He added that if a dog house is added to the definition as a structure, these regulations would apply.

Ms. Newsom asked about impervious area regarding gazebos.

Mr. Wingerson said that would work together with the stormwater provision. The intent not being to prohibit a four foot area of concrete around a gazebo or shed, but rather to prohibit concrete close to the property line.

Ms. Newsom asked if this ordinance seems enforceable.

Mr. Wingerson said that it will be difficult.

Chairman Hill asked Mr. Wingerson if he felt as though dog houses should be added to the definition.

Mr. Wingerson said he is a little nervous about getting too specific in the definition and he would probably caution the Commission in this area.

Ms. Abbott made a motion to have the ordinance taken to the City Council for further consideration at the next available study session. Mr. Steffens made the second to the motion.

Roll Vote:	Ms. Lowe	No
	Mr. Evans	Yes
	Mr. Kiser	Yes
	Ms. Alexander	Yes
	Chairman Hill	Yes
	Mr. Dillingham	Yes
	Mr. Steffens	Yes
	Mr. Bone	Yes
	Ms. Wild	Yes
	Ms. Abbott	Yes
	Ms. Newsom	Yes

(10 Yes, 1 No)

Other Business: Officer Election

Ms. Abbott nominated Mr. Hill to continue to serve as Chairman, a second was made by Ms. Newsom. All said aye.

Ms. Newsom nominated Mr. Dillingham to continue to serve as Vice-Chairman, a second was made by Ms. Alexander. All said aye.

Item 8 on the Agenda: Adjournment.

Chairman Hill adjourned the meeting at 7:53 P.M.

Respectfully submitted:

_____	Approved as submitted _____
Becky Jarrett, Recording Secretary	

_____	Approved as corrected _____
Brian Hill, Chairman	