

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
February 7, 2011
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Hartman
Mr. Turnage
Mr. Garnos
Mr. Ringhausen
Ms. Smith
Mr. Velasquez
Mr. Whitton
Ms. Abbott
Mr. Markenson
Chairman Hill

Absent: Mr. Steffens

Council & Staff Present:

Mayor Pro-Tem Barry McCullough
Councilman Carol Rudi
Scott Wingerson, Assistant City Manager
Randall Thompson, City Counselor
Melinda Mehaffy, Economic Development Administrator
Chris Helmer, Planning Specialist
Becky Jarrett, Administrative Assistant

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 the December 6, 2010 minutes.

MOTION: By Ms. Alexander, second by Ms. Abbott to approve the December 6, 2010 minutes as submitted. The motion carried.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 on the Agenda: PUBLIC HEARING on a request for a Site Plan Revision at 6300 N. Oak Trafficway. Applicant: Ozark Civil Engineering, Inc. Owner: McDonalds USA, LLC. File #1353.

Chairman Hall called on Mr. Helmer for the staff report. Planning Specialist Helmer said that before he gets started he wanted to explain that in addition to the site plan revision there has also been a final plat that has been submitted and will need a recommendation. He explained that there are thirteen conditions that have been developed by staff. The proposed building at 6300 North Oak Trafficway is for a 3,7870square feet building. The existing site has a building on it that has been used for typical restaurant-type activity. Upon approval of this application the existing building would be demolished and the proposed prototype McDonalds building would be constructed. It is roughly 400 feet to the nearest single-family residential home. A traffic impact study was conducted by a certified traffic engineer at the request of the applicant. This information was provided in the staff report. The grading system for the study is based on an "A-F" system; this site is being serviced at a "C" during peak traffic periods.

Mr. Helmer said the plan is serviced by two drives; one to the north and one in the development towards the south end. As with all developments, staff requested the applicant look at stormwater impacts to the site. A letter from the engineer indicates that overall there will not be any adverse impacts to the existing system. The building design is consistent with the [shopping] center. Landscaping detail is provided as well as a signage plan. He offered to answer any questions at this time.

Ms. Alexander said that if it could be worked out to have a left turn lane it would help because there's going to be a lot more traffic.

Ms. Abbott commented that it will be an improvement to replace the building that is there; however, she wondered if Smokehouse was happy about losing so much of their parking.

Mr. Helmer said there has been extensive conversations with the property owners and specifically Smokehouse. They received all of the information from the beginning as well as offers from staff to answer any questions.

Mr. Ringhausen asked if staff has considered the proximity of the houses to the west of the property and the effect of any noise that may be occurring as a result of the drive-thru lanes.

Mr. Helmer answered that the proposed building is very close to what was there before and there is also a pretty decent buffer. Area residents were notified of the site plan revision and staff didn't hear receive any negative comments from them.

Chairman Hill asked if the traffic study considered a need for a deceleration lane on southbound North Oak. He said he is concerned with the grade heading south.

Mr. Helmer replied that there was some preliminary conversation regarding a turn lane that would benefit the development as well as North Oak in general. He said he would defer that question to the applicant's traffic engineer who is present this evening.

Chairman Hill asked if the plan was in accordance with the North Oak Streetscape Plan. Mr. Helmer replied that the applicant hadn't been provided with the North Oak Streetscape Plan; however, in looking at the monument sign and landscaping plan he believes it will fall in very nicely with the improvements staff would like to see along North Oak.

Ms. Smith asked how many other McDonalds there were in the city limits of Gladstone and if they are owned by the applicant.

Mr. Helmer said that there is McDonalds further north on North Oak and one on Antioch.

Ms. Smith asked if they would be remaining open.

Mr. Helmer answered that the one on Antioch would remain open but his understanding is that the one on North Oak will be closing.

Ms. Smith asked if there had ever been any issues with that McDonalds such as trash, signage or other code issues.

Mr. Helmer said not to his knowledge.

Hearing no more questions from the Commission at this time, Chairman Hill asked for a representative of the applicant to come forward.

Howard Johnson, Project Manager for McDonalds Corporation, 10801 Mastin Boulevard, Suite 400 Overland Park Kansas, 66210 addressed the Commission. Mr. Johnson thanked the Commission for coming out and taking the time to hear their application tonight. He said that they are very excited about this proposal. With him tonight is the owner/operator, Jim Waggy; real estate manager, Jan Anderson and traffic engineer Todd Frederickson of Olsson. Mr. Waggy showed a large sized drawing and colored rendering of the restaurant while Mr. Johnson explained that where the white efface area was shown they would actually be placing stone. McDonalds takes great pride in their buildings including their upkeep and they way they look. He explained that the signage plan included a monument sign, canopy, pre-sale board and drive-thru signage. Mr. Johnson said that the store on North Oak will close and the Antioch store will remain open. He asked for questions from the Commission.

Ms. Alexander asked why the North Oak store will be closing.

Mr. Johnson replied that they like to build them at least three miles from each other and that one is owned by the same owner/operator; he is just looking for a better site.

Mr. Ringhausen asked what the proposed drive-thru hours are.

Jim Waggy, Jim's Management Company, 5950 N. Oak Trafficway, Gladstone addressed the Commission. Mr. Waggy said he is owner/operator of the site at 7412 N. Oak and 9551 N. Oak. He answered that he would probably do what he has been doing at a lot of the restaurants which is 24 hours on Thursday, Friday and Saturday. Other than that it would probably be closing at 11:00 pm.

Mr. Turnage asked if this was a standard McDonalds size or is it a little big smaller.
Mr. Johnson said it is a standard size; a 4587.

Mr. Ringhausen asked Mr. Johnson to clarify the number of parking spaces.

Mr. Johnson answered that there would be a total of 32 spaces provided.

Mr. Whitton asked why the application didn't come forward in January as originally planned.

Mr. Helmer said the original plan was a 180 change from what is proposed tonight. The first plan had the drive-thru configuration fronting North Oak. There were some other adjustments made on the ingress/egress, so city staff took an initial review and through some conversations with the applicant some revisions were made. Those changes caused the meeting date to be postponed.

Mr. Whitton said he would have to agree with Ms. Alexander on the turn lane; he would like to see that, but otherwise it seems to be a beautiful project.

Mr. Velasquez asked if 32 parking spaces was typical of a McDonalds this size.

Mr. Johnson said yes.

Mr. Ringhausen asked about the designation of primary versus secondary entrance/exit and wondered what the criteria was for making the north entrance the primary entrance. He also questioned the distance of the drives to the signal at 64th Street.

Todd Frederickson, traffic engineer, Olsson & Associates, 7301 W. 133rd Street, Overland Park, Kansas. Mr. Frederickson explained that in the distribution of trips they are fairly equal- 45% on the northern drive, 35% on the other and some other cross access trips. There were also no operational issues found with the distance to the signals.

Mr. Ringhausen asked what the level of service was on North Oak prior to the traffic study that established a level of service "C".

Mr. Frederickson said that there are two analysis' that they evaluate, there is the un-signalized analysis at the drive locations and a signalized operational analysis at the intersection of 64th and North Oak. The signal was operating at a level of service "B" for all three time periods. The existing plus development was level of service "B" and a noon and peak PM operating at level of service "C" during the AM.

Mr. Ringhausen asked what the time frame was for the morning hours.

Mr. Frederickson said it was 7:00-9:00 am and counted the peak as one hour in that time period.

Chairman Hill asked where the curb is being proposed compared to where the existing curb is now on the north entrance.

Mr. Frederickson answered that currently it is a two-lane entrance and it becomes three lane, so the widening occurs to the north.

Chairman Hill wondered if the south entrance could become an exit only and the entrance to the north would be the only entrance. He knows there are some site distance issues because of the grade and asked Mr. Frederickson if those were looked at in the study.

Mr. Frederickson replied that they do evaluate intersection site distance as part of the study, which was based on the current drive locations. According to the manuals they follow, they all had adequate site distance.

Ms. Alexander thought that one entrance and one exit would solve a lot of traffic problems.

Jim Wagy said that he was just going to speak from the heart on this one. His Dad built the Gladstone McDonalds in 1970 and he took over in 1991. In 1970, North Oak was two small lanes and they barely survived the widening of North Oak. They had so many problems at that location because there's just one place to turn and one place to exit. He's seen people ran over, wrecks and kids go in the hospital on bikes. They're right there in the middle of that valley. He's watched his sales decline terribly. It's time for them to upgrade and get into an area where people can come and find them and get in and out with as many options as possible. Mr. Wagy said that he has been limited at 74th and North Oak and he just doesn't want to go back to one left, one right entrance. He said that what happens is people can't get in or turn out. They think it's too much trouble and they just don't come back. He stressed the importance of giving his customers options and making it simple. His thoughts are on the double entrance by Smokehouse, which Mr. Wingerson suggested, it could be a grand entrance. If people are going south on North Oak he's hoping they will find the Smokehouse entrance, but a lot of people will miss them and the other entrance gives them a second shot and that's important. Mr. Wagy said that he's been operating at North Oak without a second shot for a long time! Customers are smart; they learn their way around the back roads. He suspects they'll be sneaking through the shopping center to the light at Shady Lane, too. There are many options there which is why he likes this location. He's been trapped at 7412 North Oak for a long time and he doesn't want to be trapped anymore. He wants to provide a safe, easy experience for customers to find them. If it's not easy they're going someplace else. He said he has looked at a lot of sites on North Oak for a long time and he feels like this is a good spot for them. He wanted to stay in Gladstone where they have a rich heritage. His Dad was on the Chamber of Commerce; he served on the Chamber of Commerce. It's important that his customers can get in and out with lots of options.

Chairman Hill asked Mr. Wagy if he could encourage his customers with signage, perhaps, to use the north entrance.

Mr. Wagy said he is way on board with that. He wanted to create a grand entrance in the shopping mall, but he couldn't get everyone to agree to it. Yes, he will do anything he can to make it easy. He plans on having signs pointing his customers in and out and whatever helps them get around with no hassle.

Mr. Garnos said he appreciated the comments from Mr. Wagy on how to get in to the business. One of the things he likes about the plans is that they are not deleting any of the existing entrances or exits off of North Oak. While there is a concern with people getting in to the

business, his biggest concern would be getting out of the business. It seems that would be trickier or more dangerous than getting in.

Mr. Wagy said he definitely wants them to get out or they won't come back either. Part of his problem at 74th and North Oak is that no one can get out, so they don't come back. He thinks there are several options for people though; the snake-through, the south exit and the north exit. He hopes it won't cause traffic congestion.

Mr. Hartman commented that the traffic will be fine. Consumers will figure it out.

Mr. Velasquez said he has concerns about the congestion in that area, especially with emergency vehicles leaving from the fire station right down the street.

Chairman Hill asked how the elevation of the proposed building compare to the Smokehouse elevation.

Mr. Johnson replied that he didn't have the exact elevations, but he knows that the area does drop off going back from North Oak.

Mr. Wagy added that they did open up the end [west] of their lot by the trash corral to allow Smokehouse customers to sneak through. He is trying to be a good neighbor and allow options for everyone.

Ms. Abbott commented that those of them who were on the Commission when Dominics Carwash was being proposed will remember all the concerns being raised about ingress/egress and it has all worked out fine.

Chairman Hill asked for those in favor of the application to come forward. Seeing no response he asked for those in opposition of the application.

Bill Mumford, 1100 NE Lindberg Drive, Village of Oakview, said he just had a question of the Commission. He wondered if a left turn lane or center lane was being proposed. In their Village meeting they discussed the potential traffic ramifications and the egress/ingress concerns especially from the northbound lanes. The other part he questioned was if there were broken yellow lines or solid yellow lines in that area of North Oak for turning.

Chairman Hill answered that at this time there are no additional lanes planned and the existing lines, he believed are double yellow and that would stay the same.

Mr. Mumford asked if you could cross a double line to go into the restaurant.

Chairman Hill said that you are allowed cross the double line to make a turn.

Chairman Hill closed the public hearing.

MOTION: By Mr. Garnos, second by Ms. Abbott to approve the Final Plat of Oak Meadows South.

VOTE: Ms. Alexander Yes

Mr. Hartman	Yes
Mr. Turnage	Yes
Mr. Garnos	Yes
Mr. Ringhausen	Yes
Ms. Smith	Yes
Mr. Velasquez	Yes
Mr. Whitton	Yes
Ms. Abbott	Yes
Mr. Markenson	Yes
Chairman Hill	Yes

All said Aye. The motion carried. (11-Yes, 0-No)

MOTION: By Mr. Garnos, second by Ms. Abbott to approve a Site Plan Revision at 6300 N. Oak Trafficway.

VOTE:	Ms. Alexander	Yes
	Mr. Hartman	Yes
	Mr. Turnage	Yes
	Mr. Garnos	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Velasquez	Yes
	Mr. Whitton	Yes
	Ms. Abbott	Yes
	Mr. Markenson	Yes
	Chairman Hill	Yes

All said Aye. The motion carried. (11-Yes, 0-No)

Item 6 on the Agenda: PUBLIC HEARING on an amendment to the Gladstone Comprehensive Plan. File #1350.

Mr. Helmer explained that the Commission has seen this information on a couple of different occasions. The City Council appointed an Master Plan Oversight Committee to continue the efforts of looking at additional planning to the downtown village center master plan. Study sessions were held on both of these amendments as well as an ordinance for a new chapter to the existing Zoning Ordinance. Mr. Helmer said the City Council passed a resolution of support of the amendments; however, the Planning Commission has final authority of the amendments to the Comprehensive Plan. Mr. Kevin Kokes is in the audience if the Commission have any questions on the overall process.

There was no one in favor or opposition of the application. Chairman Hill closed the public hearing.

MOTION: By Mr. Garnos, second by Mr. Ringhausen to approve an amendment to the Gladstone Comprehensive Plan. (Chapter 3: Future Land Use)

VOTE:	Ms. Alexander	Yes
	Mr. Hartman	Yes
	Mr. Turnage	Yes
	Mr. Garnos	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Velasquez	Yes
	Mr. Whitton	Yes
	Ms. Abbott	Yes
	Mr. Markenson	Yes
	Chairman Hill	Yes

All said Aye. The motion carried. (11-Yes, 0-No)

Item 7 on the Agenda: PUBLIC HEARING on an ordinance amending Title VII, “Zoning and Platting Ordinance” of the City code by enacting a new Chapter 161, “MXD” Planned Mixed Use District” and other amendments relating to the addition of an new zoning district. File #1354.

Mr. Helmer explained that this ordinance was a direct result of going through the comprehensive plan process and continuing to look at appropriate type of zoning regulations that would make the desired urban form of the village center. This ordinance is the development of those regulations and guidelines that will allow for the flexibility and the type of development that is desired.

There was no one in favor or opposition of the application. Chairman Hill closed the public hearing.

MOTION: By Mr. Ringhausen, second by Mr. Garnos to approve an ordinance amending Title VII of the Zoning and Platting Ordinance by adding a new Chapter for Planned Mixed Use District as presented.

Ms. Abbott questioned page five of the amendment which indicates that there are no setbacks for front, side or rear yards.

Kevin Kokes, Bucher, Willis & Ratliff division of Lochner, explained that since this is a planned district there would be a plan associated with a request for rezoning so you would have an idea where the buildings would be placed. The idea with this district is to allow for the flexibility of accommodating uses. Mostly likely you wouldn't see a home associated with the plan since this is largely going to be a commercial oriented district. If there are residential uses they would most likely be above retail.

Chairman Hill said that he would describe it as a Zona Rosa type development where you would have commercial and residential mixed or maybe like the Plaza.

Ms. Abbott said she thinks Zona Rosa is for the birds; she never goes up there.

VOTE:	Ms. Alexander	Yes
	Mr. Hartman	Yes
	Mr. Turnage	Yes
	Mr. Garnos	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Velasquez	Yes
	Mr. Whitton	Yes
	Ms. Abbott	Yes
	Mr. Markenson	Yes
	Chairman Hill	Yes

All said Aye. The motion carried. (11-Yes, 0-No)

Item 8 on the Agenda: Other Business:

- a. **Election of Officers-** Chairman Hill asked for nominations for Chairman. Mr. Velasquez nominated Mr. Garnos. Ms. Alexander gave the second. Hearing no further nominations, he called for the vote. All said aye.

Chairman Hill asked for nominations for Vice-Chairman. Ms. Alexander nominated Mr. Velasquez. Ms. Abbott gave the second. Hearing no further nominations, he called for the vote. All said aye.

Chairman Hill asked for nominations for Secretary. Ms. Alexander nominated Ms. Abbott, Mr. Whitton gave the second. Hearing no further nominations, he called for the vote. All said aye.

- b. **CIP Appointments-** Chairman Hill announced the new appointments to the Capital Improvements Committee: Mr. Steffens, Mr. Velasquez and Mr. Turnage.
- c. **Administrative Lot Split Discussion-** Chairman Hill said this discussion will be tabled until the next meeting upon suggestion of staff.

Item 9 on the Agenda: Communication from the City Council and City Staff

Mayor Pro-Tem McCullough welcomed Mr. Hartman and Mr. Markenson to the Commission. He also congratulated Chairman Garnos on his new position. He introduced the City's new Counselor, Randall Thompson. He said he has already been a great addition to city staff. Currently the Council is conducting interviews for the open City Council seat. Thirteen applications were received.

Councilman Rudi said she hopes to see everyone at the Boards and Commissions dinner next week. Please RSVP if you have not already. She thanked them for a good job tonight.

Ms. Mehaffy announced the opening of two new businesses: Save-A-Lot in Gladstone Plaza and The Wheel Cyclery at Prospect Plaza.

Mr. Wingerson welcomed the new members and congratulated the new officers.

Item 10 on the Agenda: Communication from the Planning Commission Members

Ms. Smith commented on how great the snow removal was last week.

Mr. Markenson commented on snow removal as well and how impressed he is by it.


Ms. Abbott said that Chairman Hill has done a commendable job as Chairman; he will make a good City Councilman too. She went to the Save-A-Lot on Saturday and although it isn't as large or as fancy of a grocery store as she would have liked to have had, it's better than nothing. She thanked the City.


Mr. Turnage welcomed the new members and thanked Chairman Hill for his service as Chair.

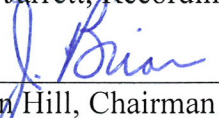
Item 11 on the Agenda: Adjournment

Chairman Hill adjourned the meeting at 8:44 pm.

Respectfully submitted:


Becky Jarrett, Recording Secretary

Approved as submitted 


J. Brian Hill, Chairman

Approved as corrected _____