

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
February 22, 2011
7:30 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Ms. Alexander
Ms. Abbott

Council & Staff Present:

Mayor Pro-Tem Barry McCullough
Councilman Carol Rudi
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 Garnos led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the February 7, 2011 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Whitton to approve the February 7, 2011 minutes as presented. 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 100 NW Vivion Road. Applicant/Owner: Van Chevrolet Cadillac, Inc. File #1355.

Chairman Garnos called on Planning Specialist Helmer for the staff report.

Mr. Helmer explained that this request is for a site plan revision at the proposed car dealership. The approximate square footage of the proposed new building is 9,866 square feet. The applicant is not new to this process with the City. In 2006 there was an approved plan by the City Council for this site. The submitted site plan depicts a series of future expansions that have been envisioned for this particular site. The new building that is being proposed by the applicant is simply an evolution of that process that started a number of years ago for the future expansion and development of the overall site. Mr. Helmer also noted that on the site plan the Commissioner's will see language of the new building that is being proposed, which is the square footage he just mentioned. After further discussions with the applicant, staff is also recommending that the Commission consider the addition of two car service bays which is just north of the new building and just under 1,500 square feet and a relatively minor adjustment to the overall plan than what has been submitted. The elevations have been submitted as well as a letter from a certified engineer on the issues that dealt with stormwater. The overall development and approval that occurred back in 2006 addressed all of those issues that dealt with stormwater conveyance and any other mitigation processes that needed to be required. In addition, there will be a permit approval process over any additional specifications that need to be looked. Mr. Helmer offered to answer any questions at this time.

Mr. Ringhausen said that the application makes reference to the fire hydrants conforming to City codes and regulations. He asked if Mr. Helmer could speak to the extension of fire service to this new building.

Mr. Helmer answered that this condition was carried over from the previous application that was considered when there was additional development back in 2006. Through the permitting process any issues that may come up with fire division would be reviewed on a more detailed aspect than what you will see on the site plan.

Chairman Garnos noticed that there are other areas on the site plan marked "for future expansion." He asked if those are included as part of this overall site plan revision or just the one to the new building.

Mr. Helmer replied that this is just the one to the new building. There are much larger expansions that are proposed for future development and as those come forward the same process as tonight would take place.

Chairman Garnos asked the applicant to come forward.

Brian Schaffer, 100 NW Vivion Road addressed the Commission with James Marshall of JRMA Architects at 6201 NW Crooked, Kansas City Missouri. Mr. Marshall said they have been working with staff and agree with all of their comments.

Chairman Garnos asked for comments from the Commission.
Mr. Hill asked if this was a sales building or service as well.

Mr. Marshall said it is for sales and service. The front of the building is sales and then there are six bays shown on the plan with two additional bays that they would like the liberty of adding if they decide to do that.

Mr. Hill asked what the hours of the service portion are.

Mr. Schaffer answered that it would be the same as now- 7:00 am to 6:00 pm.

Mr. Ringhausen asked if the 1,500 square foot addition shown on the site plan is the one Mr. Helmer referred to or is there an additional 1,500 addition.

Mr. Marshall replied that it is one half of the future addition that is shown. The future addition that is shown is actually four bays and what they would like to do is have the ability to go ahead and possibly add two if his client decides to do so.

Mr. Ringhausen asked if the bays are oriented for an east/west drive through.

Mr. Marshall said you would enter on the east side and the west side.

There were no more questions from the Commission. Chairman Garnos asked for those in opposition and then in favor of the application to come forward. There was no response. He closed the public hearing.

MOTION: By Mr. Hill, second by Mr. Markenson to approve the Site Plan at 100 NW Vivion Road subject to staff recommendations.

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

All said Aye. The motion carried. (10-Yes, 0-No)

Item 6 on the Agenda: Other Business- None

Item 7 on the Agenda: Communication from the City Council and City Staff

Mayor Pro-Tem McCullough reminded the Commission that the Parks Master Planning begins this Thursday. There is a session at 10:00 am and 7:00 pm at the Community Center.

Councilman Rudi said that on March 1st there will be a rotating arts exhibit reception from 6:00-8:00 pm. This is the North Kansas City School District art educators and students. There will be music and light horsd'oeuvre. On March 3rd there is a Friends of the Atkins Johnson Farm meeting that will feature historic speaker Jimmy Johnson, whose great-grandparents were slaves in Platte County. This event will be at Antioch Bible Baptist Church at 6:30 pm.

Ms. Melinda Mehaffy announced that on March 2nd a group from the City will be going to Jefferson City to receive an award for the preservation work that was done at the Atkins-Johnson Farm. It is one of seven sites being recognized by Missouri Preservation for the 2011 Preserve Missouri Award.

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

Mr. Turnage complimented a City employee, "Water" Bill. He said that Bill came over to his house one morning when his water meter froze up and they couldn't take showers. He got it unfrozen and got their water running again. That was good service!


Mr. Hill said that "Water" Bill can also be seen in the electronics department at Walmart most evenings! He said we are starting to get some streetlights out again on North Prospect again about 69th Street. Tonight he also noticed one out at 72nd & Prospect.


Chairman Garnos said that he has noticed certain streetlights being out as well and normally we would just bother Mr. Wingerson with them. One of the things he had suggested is having a section on the website where you could send in information on potholes and he had also suggested to Scott having something similar for streetlights. He may have better things to do that chase down streetlights that are out.


Item 9 on the Agenda: Adjournment

Chairman Hill adjourned the meeting at 7:49 pm.

Respectfully submitted:


Becky Jarrett, Recording Secretary

Approved as submitted 


Bill Garnos, Chairman

Approved as corrected 