

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*City Hall Council Chambers*

Monday  
August 15, 2011  
7:30 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Abbott  
Ms. Alexander  
Mr. Hartman  
Mr. Markenson  
Mr. Ringhausen  
Ms. Smith  
Mr. Steffens  
Mr. Turnage  
Mr. Whitton  
Mr. Yarber  
Vice-Chairman Velasquez

**Absent:** None

**Council & Staff Present:**

Councilman Brian Hill  
Councilman Bill Garnos  
Randall Thompson, City Counselor  
Scott Wingerson, Assistant City Manager  
Chris Helmer, Planning Specialist  
Becky Jarrett, Administrative Assistant

**Item 2 on the Agenda: Pledge of Allegiance.**

Vice-Chairman Velasquez let the group in reciting the Pledge of Allegiance.

Vice-Chairman Velasquez announced to the Commission that because of Mr. Garnos' move to the City Council, he is stepping in as the Vice-Chair this evening.

**Item 3 on the Agenda: Approval of the June 20, 2011 minutes.**

MOTION: By Mr. Ringhausen, second by Mr. Yarber to approve the June 20, 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 7200 N. Broadway. Applicant: Olsson Associates. Owner: Pollina Enterprises, LLC. File #1359.**

Vice-Chairman Velasquez said that this hearing has been continued to the Tuesday, September 6<sup>th</sup> Planning Commission meeting.

**Item 6 on the Agenda: CONSIDERATION of a Final Plat at 7200 N. Broadway. Applicant: Olsson Associates. Owner: Pollina Enterprises, LLC. File #1360.**

Vice-Chairman Velasquez announced that this application is also continued to the Tuesday, September 6<sup>th</sup> Planning Commission meeting.

**Item 7 on the Agenda: Other Business: Election of Officers**

Vice-Chairman Velasquez said that he is serving as Chair this evening and it is definitely an honor. He wanted them to know, with their approval, that he would be glad to serve as Chairman until the next election.

**Ms. Alexander made a motion to appoint by acclamation Mr. Velasquez as Chairman, second by Mr. Markenson. With no objection, the motion carried.**

**Mr. Whitton made a motion to nominate Mr. Steffens as Vice-Chairman, second by Mr. Markenson.**

Mr. Markenson asked Mr. Steffens if he would tell the Commission a little bit about himself for those who do not know him very well.

Mr. Steffens stated that he has lived in Gladstone since 1970; and in Carriage Hills since 1975. He currently works at and has been with Randy Reed Buick/GMC for twenty years. He has been a member of the Planning Commission since 2000.

Ms. Smith asked him if he is interested in serving as Vice-Chairman.

Mr. Steffens said sure, he would do it.

**Chairman Velasquez called for the vote. All said Aye. The motion carried.**

**Ms. Abbott remained in her role as Secretary of the Commission.**

**Item 8 on the Agenda: Communication from the City Council and City Staff**

Councilman Hill said that things have been fairly quiet in the City lately. There have been a few water main breaks in Carriage Hills, Carriage Crossing and Brooktree. The City took precautionary measures and issued a boil advisory for 48 hours.

He also urged everyone to take an interest in volunteering at Gladfest, which is coming up quickly.

**Item 9 on the Agenda: Communication from the Planning Commission Members**

Ms. Abbott said there has been a yard sign for Herbal Life at the corner of N. Broadway and 59<sup>th</sup> Street for several months. She asked if someone could take a look at it.

Mr. Turnage congratulated the new Chair and Vice-Chair and thanked them for stepping up.

Mr. Yarber asked if the traffic light at Old Pike Road at the entrance of Home Depot could be examined. It seems to be a very long light.

Mr. Wingerson agreed. He said that it was originally warranted based on customers exiting Steak N' Shake and Home Depot at peak times. Since the installation of the signal, it gets looked at every 2-3 years to try and tweak it to make it better. He will have it reviewed and see what they can do.

Ms. Abbott asked if they can also look at the signal at 64<sup>th</sup> and North Oak as well; it seems as though only one car gets through.

Ms. Alexander said that Mr. Garnos and her have been talking at various times about the need to know what happens when the Commission gives permission to the builder to construct a project. In this case, she is speaking of 72<sup>nd</sup> and Euclid. When she was recently in Crested Butte, Colorado she spoke with Alan Cox, who owns the Nordic Inn in Crested Butte. He stated that in both Crested Butte and Crested Butte Mountain when they grant permission to do something they follow up with a yearly review and sometimes another one in 3-5 years. Upon returning home, she met with Counselor Thompson and Mr. Wingerson to discuss this issue with them. Ms. Alexander said that they both had some ideas for reporting to the Commission where the developer stands.

Mr. Wingerson explained that in conversations with Ms. Alexander her concerns were that when there is progress, or lack of progress, that the Commission know the current status. As staff, he realizes that they don't often come to the Commission and communicate what the goals of the City Council are, current infrastructure projects or Capital planning on an annual basis. From their meeting, he and Counselor Thompson came up with the idea of having quarterly updates to the Commission. They could be a combination of education, updates, orientation and planning.

Mr. Ringhausen said that he found the orientation by Counselor Thompson last Spring to be very beneficial. He asked that it be considered as part of the education to keep everyone refreshed.

Mr. Wingerson agreed and said that maybe it could become a "Planning Commission Academy" where we basically spend time educating one another.

Discussion ensued regarding specific questions for Mr. Wingerson on the expiration of development site plans.

Mr. Markenson congratulated Mr. Garnos and Mr. Velasquez on their new positions.

Ms. Smith said there is a sign on old Antioch Road across from Chapel Hill Cemetery that says "Truck Route" that has been there so long that the sand bags holding it down are falling apart.


Chairman Velasquez thanked the Commission for their vote of confidence in having him as Chairman. He appreciates the opportunity.

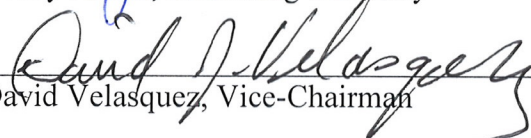
**Item 10 on the Agenda: Adjournment**

Chairman Velasquez adjourned the meeting at 7:59 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Becky Jarrett, Recording Secretary

Approved as submitted  \_\_\_\_\_

  
\_\_\_\_\_  
David Velasquez, Vice-Chairman

Approved as corrected \_\_\_\_\_