

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*City Hall Council Chambers*

Monday  
November 21, 2011  
7:30 pm

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

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

**Absent:** Ms. Smith

**Council & Staff Present:**

Councilman Brian Hill  
Councilman Bill Garnos  
Randall Thompson, City Counselor  
Scott Wingerson, Assistant City Manager  
Melinda Mehaffy, Economic Development Admin.  
Chris Helmer, Planning Specialist  
Becky Jarrett, Administrative Assistant

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

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

**Item 3 on the Agenda: Approval of the September 6, 2011 minutes.**

MOTION: By Ms. Abbott, second by Mr. Steffens to approve the September 6, 2011 minutes as presented. The motion carried.

**Item 4 on the Agenda: Communications from the Audience.**

None.

**Item 5 on the Agenda: CONSIDERATION of a Final Plat at 2900 NE Brooktree Lane.  
Applicant: 2900 BC, LLC, c/o Jury Associates. Owner: 2900 BC, LLC, c/o The Denzer  
Group. File #1365.**

Chairman Velasquez called on Mr. Helmer for the staff report.

Mr. Helmer stated that this application is for final plat approval for property at 2900 NE Brooktree Lane. Essentially, the applicant is proposing to allow the property owner to subdivide the property for ownership. At this time there are no proposed changes to the outside of the building. Mr. Helmer offered to answer any question at this time. He also pointed out a few corrections on the staff report. The dates on the top of the staff report have been changed to reflect the date of Planning Commission consideration of November 21<sup>st</sup> and City Council consideration of December 12<sup>th</sup>. He also noted a correction on the number of units being proposed which was four rather than three, which was what was stated in the staff report.

Mr. Markenson asked if this is just subdividing the building and not the land.

Mr. Helmer answered yes.

Mr. Markenson asked who would own the land.

Mr. Helmer deferred to the applicant to answer the question.

Todd Welhoelter, Jury and Associates, 5750 W. 95<sup>th</sup> Street, Suite 200, Overland Park, Kansas addressed the Commission. Mr. Welhoelter stated that what they were doing was a condominium and that there would be a pro-rata ownership of the land. He explained that if one owner owned 30% of the building, this would mean they would own 30% of the common area as well as the exterior.

Chairman Velasquez thanked him for the explanation.

**MOTION: By Mr. Markenson, second by Mr. Ward, to approve the final plat at 2900 NE Brooktree Lane.**

**VOTE:**

<b>Ms. Abbott</b>	<b>Yes</b>
<b>Ms. Alexander</b>	<b>Yes</b>
<b>Mr. Hartman</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Ringhausen</b>	<b>Yes</b>
<b>Mr. Steffens</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Mr. Ward</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>
<b>Mr. Yarber</b>	<b>Yes</b>
<b>Chairman Velasquez</b>	<b>Yes</b>

**The motion carried. (11-Yes, 0-No)**

**Item 6 on the Agenda: PUBLIC HEARING on a request for a Special Use Permit (renewal) at 7204 NE Rosewood Drive. Applicant/Owner: Angela Stone. File #1363.**

Chairman Velasquez called on Mr. Helmer for the staff report on file #1363, Angela Stone Special Use Permit.

Mr. Helmer stated that the Commission probably noticed in the staff report that Ms. Stone has been before the Commission and Council on a number of occasions dating back to the initial request in 1989. The most recent special use permit renewal from November 26, 2001 was included in the staff report. He also noted a correction in the staff report under "analysis" which stated that her renewal was done on November 26, 2011, which should have been November 2001. There does not appear to be any issues with this operation and therefore staff is asking the Commission to consider another 10-year renewal.

Chairman Velasquez asked if the applicant would like to come forward.

Angela Stone, 7204 NE Rosewood Drive, addressed the Commission. Ms. Stone stated that she has been watching children for 24 years now; and she loves her job- which not many people can say! She takes wonderful care of her children and if you talk to any of her neighbors she has taken care of their grandchildren, children, nephews or nieces. She would appreciate if she could get 10 more years because probably then she'll be ready to retire.

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

**MOTION: By Mr. Whitton, second by Mr. Yarber, to approve a 10-year Special Use Permit at 7204 NE Rosewood Drive.**

**VOTE:**

<b>Ms. Abbott</b>	<b>Yes</b>
<b>Ms. Alexander</b>	<b>Yes</b>
<b>Mr. Hartman</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Ringhausen</b>	<b>Yes</b>
<b>Mr. Steffens</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Mr. Ward</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>
<b>Mr. Yarber</b>	<b>Yes</b>
<b>Chairman Velasquez</b>	<b>Yes</b>

**The motion carried. (11-Yes, 0-No)**

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

Councilman Hill invited everyone to the Mayors Christmas tree lighting tomorrow evening at six o'clock on Antioch Road at First Bank of Missouri. He also wished everyone a Happy Thanksgiving.

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

Ms. Alexander said that she's going to get the barking dogs at night; it's only been three years.

Mr. Ward announced that Mr. Yarber is running for 6<sup>th</sup> District. He wanted to let everyone know about that and hopefully everyone will come out and support him.

Mr. Yarber said that he would like to reciprocate with his friend Mr. Ward as he has announced that he is running for City Council. He said he would also like to apologize in advance because he will not be able to attend the next two scheduled meetings. He and his wife are expecting their first child in February and he is going to four weeks of pregnancy training.

Chairman Velasquez thanked everyone for their patience this evening and wished everyone a Happy Thanksgiving.

**Item 9 on the Agenda: Adjournment**

Chairman Velasquez adjourned the meeting at 7:45 pm.

Respectfully submitted:

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Becky Jarrett, Recording Secretary

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

\_\_\_\_\_  
David Velasquez, Chairman

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