

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
April 16, 2012
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Hartman
Mr. Markenson
Ms. Smith
Mr. Steffens
Mr. Ward
Mr. Yarber
Mr. Velasquez
Mr. Whitton
Chairman Turnage

Absent: Mr. Ringhausen

Council & Staff Present:

Scott Wingerson, Assistant City Manager
Randall Thompson, City Counselor
Chris Helmer, Planning Specialist
Becky Jarrett, Administrative Assistant

Chairman Turnage said that a rose has been placed at Commissioner Abbott's place this evening and asked that the group take a moment of silence for Ms. Abbott and her contribution to the City of Gladstone and her service to others.

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the January 17, 2012 minutes.

MOTION: By Mr. Markenson, second by Mr. Steffens to approve the January 17, 2012 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 Special Use Permit (renewal) at 405 NE 73rd Terrace. Applicant: Laura Gerdes, Helping Hands Montessori School. Owner: Terry Day.

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

Planning Specialist Helmer stated that this applicant is not new to the City process. The initial request was presented in 2005. As is typical with most special use permits, a one-year permit was granted at that time. In 2006, a five-year permit was granted. At this time, staff is recommending a 10-year permit, which is consistent with other requests that have come before the Commission. Mr. Helmer also made a note of supporting information that was included with the staff report. He offered to answer any questions at this time.

Ms. Smith asked if there have been any complaints filed in regard to this address.

Mr. Helmer said there have not been any that he is aware of.

Chairman Turnage called for the applicant to come forward.

Laura Gerdes, 1602 NE 68th Street, Gladstone, Missouri addressed the Commission.

Mr. Hartman asked how big the property is.

Ms. Gerdes said she didn't know the square footage, but it is a 3-bedroom ranch house that has been turned into a Montessori school. It has a double lot on the back of the property, which is fenced in.

Mr. Markenson noticed that the current special use permit is for a maximum of twenty children. He asked how many children she has and as well as the number of caregivers.

Ms. Gerdes answered that she has twenty-five children enrolled, but no more than twenty can come at a time so she has full time and part-time students. She has five staff people, including herself, and they are all part-time, so they all come at different parts of the day.

Mr. Markenson asked if there is off-street parking.

Ms. Gerdes said that she re-did the parking lot when they opened so that people can pull in and turn around. Parents are only there five minutes or so. Staff parking is at the top of the driveway.

Mr. Yarber asked what the ages of the kids are.

Ms. Gerdes answered that they are ages 3-6.

Mr. Yarber asked if they can complete kindergarten.

Ms. Gerdes answered yes.

Mr. Yarber asked what the term Montessori means.

Ms. Gerdes said that it is a philosophy of learning, developed by Maria Montessori. There are different areas of learning such as practical life, sensorial, math, language and science. They get to choose what they want to do and learn from one of the two certified teachers. As they progress, they master it and move on.

Mr. Yarber read in her notes that 95% of her students are reading by the time they enter Kindergarten.

Ms. Gerdes said that is true.

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

MOTION: By Ms. Smith, second by Mr. Markenson to approve a 10-year Special Use Permit at 405 NE 73rd Terrace.

VOTE:

Ms. Alexander	Yes
Mr. Hartman	Yes
Mr. Markenson	Yes
Ms. Smith	Yes
Mr. Steffens	Yes
Mr. Ward	Yes
Mr. Yarber	Yes
Mr. Velasquez	Yes
Mr. Whitton	Yes
Chairman Turnage	Yes

The motion carried. (10-yes, 0-no)

Item 6 on the Agenda: Communication from the City Council and City Staff

Mr. Wingerson said the Council liaisons send their regrets, as they both had prior commitments this evening.

Mr. Wingerson said that many of the longtime Commission members will remember when the Planning Commission was much, much busier. In light of that, staff is looking for ways to keep them engaged, and moving forward. He mentioned a few things coming their way in the next few months:

- Linden Square- Development Plan for City project containing construction of an amphitheater and amenities to the west of City Hall.
- Two-story office building at Linden Square- Part of Linden Square that the City is negotiating with for construction. If moved forward will be a zoning change application and development plan approval sponsored by the City.

- Board & Commission Orientation. Shared level of learning between all Boards & Commissions. Council wants to make sure Planning Commission understands the Council's goals and works to develop themselves professionally.
- Planning Work: (2) TIGER Grants (transportation), Creating Sustainable Places Grant, Antioch Road Corridor Study.

Mr. Wingerson asked the Planning Commission if they were interested in being involved in these planning processes either as sub-committees or as the Commission in its entirety.

The Commission was in agreement that they would like to be involved. Mr. Wingerson said staff will work out the details.

Item 7 on the Agenda: Communication from the Planning Commission Members

Mr. Markenson joked he would like the minutes to show that he is not confused today!

Ms. Alexander said she doesn't know how the City managed to run without the Planning Commission since they hadn't met since January!

Mr. Velasquez said it's probably already been reported, but that the street sign at 59th & Main has been knocked down. The street lamp is also on the ground.

Mr. Yarber wanted to thank the City for looking into the light at Home Depot. It works great and makes his wife much happier! He said he also noticed the other day that there are no signs at intersections. He said it doesn't seem to cause a problem, but it just made him wonder about it.

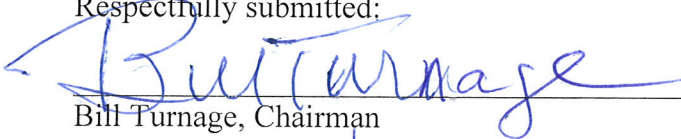
Mr. Wingerson said that there is a rule for it and he would have to research it, but sometimes there is a downside to adding regulatory signs where they may not be necessary.


Mr. Yarber said he didn't think it was needed and he didn't want to stir up trouble where there is none.

Item 8 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 7:52 pm.

Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted 


Becky Jarrett, Recording Secretary

Approved as corrected _____