

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
August 20, 2012
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Harman
Mr. Markenson
Mr. Ringhausen
Mr. Steffens
Mr. Ward
Mr. Whitton
Mr. Velasquez
Mr. Yarber
Chairman Turnage

Absent: Ms. Smith

Council & Staff Present:

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

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 July 2, 2012 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Steffens to approve the July 2, 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 request for a Special Use Permit at 5710 N. Michigan. Applicant: Alicia M. Hommon. Owner: Trent Shenefield. File #1370.

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

Mr. Helmer explained that recently many of the special use permits have been renewals; however, this applicant is new to the process. As the Commissioner's saw in their packets, many of the conditions of this permit are the same as others. This permit will be issued to only the applicant, Alicia Hommon and her bakery operation and would be non-transferable to a new location. Since this application is new, staff is recommending a one-year term. As they may recall this is very common and is done to see how the requested action comes into play. Upon expiration of the one-year term, should the applicant choose to continue, she would re-apply. Mr. Helmer said that also listed in the staff report are some additional oversights by the City for this type of operation before final permit approval. Due to the nature of the business, fire safety and other safety issues will be looked at. Staff is recommending a one-year permit approval; and if approved this evening the application will move forward to the City Council one week from tonight. He said the applicant is here this evening.

Chairman Turnage asked for questions from the Commission members.

Ms. Alexander asked if staff had talked with any neighbors and did they have any problems with it.

Mr. Helmer said that he received one phone call from a neighbor to ask further questions after he received his notification letter.

Mr. Turnage asked the applicant to come forward.

Alicia Hommon, 5710 N. Michigan, addressed the Commission. Ms. Hommon said that her request is for a special use permit. Her dream is to use her current home, due to the low overhead cost, as a jumping point to open a bakery sometime in the very near future. Inside the home she is planning on building a temporary wall, but other than that there are no other structural changes. There really won't be any other impact to the neighborhood as far as noise or traffic go. She will be meeting with any potential clients at a local coffee shop and she has arrangements with a local catering company to do any tasting appointments there. There will be no client or customer traffic at the home. Ms. Hommon explained that she is the only employee other than a bookkeeper that works from her own home. She offered to answer any questions at this time.

Mr. Markenson asked what she is going to bake.

Ms. Hommon said she feels that her gift is cakes and artistry through cakes. She specializes in sculpted cakes and things like what you might see on the television shows 'Ace of Cakes' or 'Cake Boss'. She intends to boost her regular income by selling pastries to a local coffee shop in Olathe.

Mr. Steffens asked how many cars will be in her driveway at one time.

Ms. Hommon answered that her and her husband have two cars and anytime they have a Bible study there might be a few more, but that doesn't have anything to do with the business.

Mr. Yarber confirmed that she will be delivering the products in her car.
Ms. Hommon said she will be delivering the products with her white van.

Mr. Yarber asked about the temporary wall and if it is the area that is the garage door.

Ms. Hommon answered that the garage door will remain and she will be partitioning the garage into two sections. They have a need for storage space so they didn't want to use the entire garage for the kitchen. Because they are renters, they visited with their landlord in depth before they began the process, and they agreed that this way the transition can be made when they are ready to move out.

Mr. Yarber asked what type of oven they are going to use.

Ms. Hommon said that at this point she is not using any commercial equipment because of fire issue requirements that they are just not ready for yet. She will be using a residential double wall oven, refrigerator and freezer.

Mr. Yarber asked if it is a gas oven.

Ms. Hommon replied no, it is electric.

Mr. Markenson asked if she is going to be doing both wholesale and retail sales.

Ms. Hommon answered that in general, yes. She is going to be selling directly to the coffee shop, which would be the only wholesale.

Mr. Markenson asked if she would have a sales tax identification number.

Ms. Hommon said she would.

Mr. Ringhausen said the application talks about no exterior signage on the property. He asked if there was any intent for signage on the delivery vehicle.

Ms. Hommon said she had thought about, but not decided for sure (but willing to comply with their decision) about doing a magnetized sign or vinyl cling.

Chairman Turnage called for those in favor of the application to come forward.

Glenn Woody, 5711 N. Michigan, addressed the Commission. Mr. Woody said that the neighborhood talked about it and hoped that them not showing up would be a "yes" vote. He doesn't have any problem with the proposal. They are great neighbors. He personally doesn't even think he would have a problem if they put a sign on the van itself. He wants to support local business. Mr. Woody said that they [Commission] are doing a good job and he appreciates them and prays for them.

Chairman Turnage thanked him and asked for those in opposition to come forward. There was no response. The public hearing was closed.

MOTION: By Mr. Markenson, second by Mr. Yarber to approve a 1-year Special Use Permit at 5710 N. Michigan for Alicia Hommon.

VOTE:	Ms. Alexander	Yes
	Mr. Harman	Yes
	Mr. Markenson	Yes
	Mr. Ringhausen	Yes
	Mr. Steffens	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Velasquez	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

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

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

Councilman Hill said the Commission did a great job tonight. He announced a few upcoming events such as Gladfest during the first weekend of October and the Big Shoal Country Fair on September 9th.

Mr. Wingerson provided a follow-up from the training the Commission had over the summer. He said that the response was generally luke-warm so the Council sent him back to refine the program. That will be done over the next few months and be brought back to the Commission.

Mr. Wingerson said that Linden Square is under construction, which the Commission approved mixed-use zoning on earlier this year. The Farmers Market continues, so try to make it by before the last day of October 31st.

Chairman Turnage asked about the luke-warm response and wondered if it said something about the Commission.

Mr. Wingerson responded with a quick, NO! He said the Council complimented the Planning Commission to no end; however, they struggle with the fact that all of the Commissioners (and all Boards) are volunteers and they're unsure about making them come to another meeting. The Council sent staff back to try and get the same type of training accomplished so that there can be unified message throughout all the Boards and Commissions just not make it burdensome.

Mr. Markenson asked about the plans for the coffee shop and restaurant in the downtown area.

Mr. Wingerson said it's called Gladstone18 and it's located across North Cherry in the original Post Office building. Staff expects plans to be completed and the project out to bid by the end of this month. If bids are favorable, the contract will go to the Council two weeks later and construction will follow.

Mr. Helmer said that as part of the transportation planning grant the City received, a planning process will begin in September. Public workshops will follow in October. The Commission can expect to see more information being sent to them in the next couple of weeks.

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

Ms. Alexander announced that Wednesday she will be 85 years old! (applause followed)

Mr. Steffens said he likes what someone did to M-1 Highway by Wal-Mart and Hy-Vee; they took the big bump out. He asked if that was Mo-Dot.

Mr. Wingerson said it was MoDot with some encouragement.

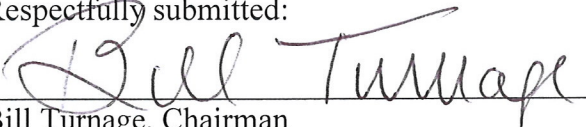
Mr. Ringhausen said he very much appreciated the same day response from Public Works when replacing an electrical cover plate on the bottom of a light pole that kids had been messing with. He also asked about the property just north of him at about 2807 NE 63rd Street. All summer there has been a puddle of water that runs across to the sewer. It seems odd to him with the dry weather.

Mr. Wingerson made a note of it and said he would have it checked out.

Item 8 on the Agenda: Adjournment

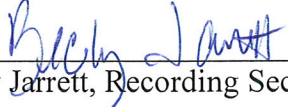
Chairman Turnage adjourned the meeting at 7:53 pm.

Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted




Becky Jarrett, Recording Secretary

Approved as corrected