

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
Monday
December 3, 2012
7:30 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Mr. Hartman
Mr. Ward

Council & Staff Present:

Councilman Brian Hill
Scott Wingerson, Assistant City Manager
Chris Helmer, Planning Specialist
Randall Thompson, City Counselor
Melinda Mehaffy, Econ. Dev. Admin.
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 October 15, 2012 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Markenson to approve the October 15, 2012 minutes as presented. The motion carried.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 on the Agenda: Of a Replat of Block 36, Linden. Applicant: City of Gladstone.
Owner: Gladstone Food Products. File #1373.

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

Mr. Helmer stated that tonight's request was simply a replat of the existing property that is behind Linden Baptist Church. He included a map of the area so the Commissioners could get a better idea of the property location. Staff requests approval of the plat to move forward to the City Council next week.

Mr. Markenson asked why the City is the applicant in this case.

Mr. Helmer said it's because the City is currently in negotiations with the property owner on the purchase of Lot 2. Over time the City has obtained a great deal of land in the redevelopment area and this particular piece of land came up in discussions around the time work began on NE 69th Street. There are no plans at this time for development of the land; however, in the future it could be used to better accommodate stormwater mitigation or other types of improvements.

Mr. Yarber confirmed that the City will be purchasing the wooded area minus where the existing home is.

Mr. Helmer said that is correct.

MOTION: By Mr. Markenson, second by Mr. Yarber to approve the Replat of Block 36, Linden.

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

The motion carried. (9- Yes, 0-No)

Item 6 on the Agenda: Other Business- Antioch Road Corridor Study Presentation.

Mr. Helmer said that Mr. Kevin Kokes is back tonight with a draft of the Antioch Corridor Road study to be amended into the Comprehensive Plan, Chapter 3, Future Land Use. Tonight they will see the comments from the October Planning Commission have been incorporated into the draft. Since the Planning Commission is the final authority for the Comprehensive Plan, the next steps are to take a resolution of support to the City Council, schedule a public hearing at the Planning Commission and then final adoption. Mr. Helmer then introduced Mr. Kevin Kokes of H.W. Lochner.

Mr. Ringhausen asked what the intent of tonight's meeting is or if there was a resolution they were approving.

Mr. Helmer said that no resolution will be approved tonight, but this is merely the last opportunity for the Commission to make any changes or suggestions to the draft study.

Mr. Kokes gave a brief update of where staff is in the overall process and reviewed the study through a PowerPoint presentation.

Chairman Turnage asked if there is a car count for Antioch Road.

Mr. Kokes said he doesn't recall the number off the top of his head, but MoDot does keep a record of those numbers.

Chairman Turnage asked if the traffic numbers would show how many people are just traveling through versus how many people stop and shop at stores or live in the area.

Mr. Kokes said that he does not believe that the numbers go into that type of detail.

Ms. Smith commented that she believed that the draft included a good mix of their comments from the last meeting and it was well done. She wondered if there was anything in the plan for Antioch or any other areas of the City that might provide guidance for a smooth transition for things going on in Kansas City into Gladstone. She remembers it being discussed at the last meeting.

Mr. Kokes said that at this point they have not gotten to that level of detail in the study. Certainly it would be something that could be incorporated later.

Ms. Smith said she was curious as to if anyone had really backed up and looked at the area surrounding Gladstone as a whole and its impact on Gladstone. She also wondered if there was anything in the plan about a "green" focus.

Mr. Kokes said that it was not part of the plan tonight but there is a section in Chapter 3 that was amended last year focused on community sustainability. That is the section he would point her to in terms of higher level policies for the City concerning sustainability.

Mr. Helmer added those are some conversations that happened during the draft and he wanted to make sure that they were included. He would draw their attention to the draft study on page 3-32, which states that "priority infrastructure and green design improvements" as one of the issues that should be addressed in the planning process for neighborhood subareas.

Mr. Ringhausen said that he had a few comments regarding the study. When he thinks about the Antioch Corridor he still feels there is some unevenness in the plan. The residential on the west side of Antioch closer to Englewood, is what he is referring to and it mainly has to do with setback. A lot of those homes are very close to Antioch versus the homes farther north. Whether it residential or planned commercial, it might need some consideration.

He also suggested that consideration of differences in how implementation of a focal point at Antioch and Englewood would look different than at 72nd and Prospect. There are probably a variety options, but it seems like when the report mentions the large stars at those types of intersections they are giving equal weight to both areas.

Mr. Ringhausen said he was very appreciative of seeing the idea of bus stops especially at 64th Street. The only concern there is that there is still a divided roadway which could be difficult for pedestrians. If there is a bus stop that requires a bus to stop and pick up passengers he wondered if there could be consideration of a turnout lane rather than stopping right in the middle of the lane. He said his last comment would be that some consideration be given to the park land at Rock Creek which seems to be isolated. Maybe there is a way to connect that land surrounding pieces.

Mr. Markenson asked if anyone knew what is going on with the Antioch Shopping Mall re-development.

Mr. Helmer said that at this time the plan is for some traditional pad site development and a portion for senior housing options. From what staff hears it has been well received and they already have a waiting list.

Mr. Markenson asked if the senior housing will be low-income.

Mr. Helmer said to his knowledge it is not.

Item 7 on the Agenda: Communications from the City Council and the City Staff.

Chairman Hill thanked the Commission for their input on the study this evening. He said that both the North Oak and Antioch Road Corridor Studies are a focus of the City Council and so their input is valuable. He invited them to the Winter Carnival at Linden Square on December 15th from 4-8 pm.

Mr. Wingerson thanked the Commission for another great year of service. He invited them to enjoy some snacks after the meeting tonight.

Item 8 on the Agenda: Communications from the Planning Commission Members.

Mr. Markenson asked if there were any plans for the vacant McDonalds building at 75th & North Oak and Suzie Q's on Antioch.

Mr. Wingerson answered that the McDonalds on North Oak was purchased by a private property owner and staff is working with them to bring an acceptable use to the building. Staff has suggested a couple of re-uses to the property owner of Suzie Q's, but so far they haven't been taken up.

Ms. Alexander said that she just returned from the Carolinas and there is a lot going on with building there.

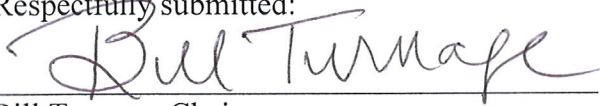
Ms. Smith said she walked the new trail at Happy Rock yesterday and it is really nice. She is proud of it.

Mr. Velasquez said he drove by the ice rink the other night and thought that it was just a great touch of Americana. The lights were on and people were skating; it was great.

Item 9 on the Agenda: Adjournment

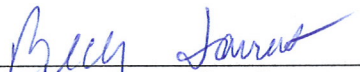
Chairman Turnage adjourned the meeting at 8:29 pm.

Respectfully submitted:



Bill Turnage, Chairman

Approved as submitted ☒



Becky Jarrett, Recording Secretary

Approved as corrected ☐