

PLANNING COMMISSION
GLADSTONE, MISSOURI

Council Chambers

Monday

February 4, 2013

7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Markenson
Ms. Poindexter
Mr. Ringhausen
Ms. Smith
Mr. Ward
Mr. Whitton
Mr. Yarber
Chairman Turnage

Absent: Mr. Hartman
Mr. Mallams
Mr. Steffens

Council & Staff Present:

Councilman Brian Hill
Councilman Bill Garnos
Scott Wingerson, Assistant City Manager
Melinda Mehaffy, Econ. Dev. Administrator
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 January 7, 2013 minutes.

MOTION: By Ms. Alexander, second by Mr. Yarber to approve the January 7, 2013 minutes as presented. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING: to amend the 2008 Comprehensive Plan (Antioch Road Corridor Study) File #1375.

Planning Specialist Helmer explained that the Commission is very familiar with this amendment, as it has been presented at many meetings. He said that every couple of years they have been able to make some amendments to the Comprehensive Plan that are allowing redevelopment to

happen such as Linden Square. Several work sessions were held with the Commission beginning back in October, then with the Council in December which led to a resolution of support by the Council in January. He reminded them that final authority and amendments are the sole authority of the Planning Commission, which is why the public hearing is being held tonight. If approved this evening, the amendment becomes part of the Plan. He offered to answer any questions at this time.

Ms. Alexander asked if there was any timetable to getting this done.

Mr. Helmer said that since the Comprehensive Plan was adopted, there have been approaches made to track implementation and he will speak of that in a minute in other business.

Mr. Markenson asked if the plan has changed at all since their December 2012 meeting.

Mr. Helmer replied that there have been no changes.

Mr. Whitton asked what the condition of the water and sewer lines were along Antioch. He thought they had been upgraded a few years ago.

Mr. Wingerson answered that water, sewer and stormwater was left out of this plan because they have either been addressed in other plans or a fix has been implemented.

Chairman Turnage asked if there was anyone in favor of the application. There was no response. He then asked if there was anyone in opposition of the application. Again, there was no response. He closed the public hearing.

MOTION: By Mr. Markenson to approve file #1375 to amend the 2008 Comprehensive Plan to include the Antioch Road Corridor Study.

VOTE:	Ms. Alexander	Yes
	Mr. Markenson	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

The motion carried. (9- yes, 0-no)

Item 6 on the Agenda: Other Business- Update on the 2008 Comprehensive Plan Implementation.

Mr. Helmer reported that since the adoption of the 2008 Comprehensive Plan staff reviews the implementation schedule on a yearly basis. He has included in their packets this evening Chapter 7, which is the Implementation Action Plan which denotes projects that are completed,

in-progress and ongoing. It was originally provided to the City Council during a work session and proved to be a good way to track progress. He is happy to answer any questions regarding the memo.

Ms. Smith asked if the highlighted information is on the website.

Mr. Helmer said it is not on the website because it really just started as notes to himself and evolved from there.

Ms. Smith said it might be a good thing to get out there to the public.

Mr. Ringhausen said everything looks like it is in a time frame of 1-3 years. He asked if there are other initiatives that are more long-term that are not listed here.

Mr. Helmer answered that sustainability may be one thing that contains so many items across the board that it would continue through the years. The downtown village center project would also be another one.

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

Councilman Hill welcomed Ms. Poindexter to the Commission. He said that planning meetings are taking place soon for Gladfest and Bluesfest. The Chamber and City Staff are seeking fresh, new ideas and they would like to hear from them. Check with Becky for dates and times of meetings.

Mr. Wingerson announced that on March 4th the Commission is likely going to see a very significant public hearing. As it has been a while since we have had a big public hearing, staff is holding three training sessions next week. He said he will pass around a sign-up sheet after the meeting.

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

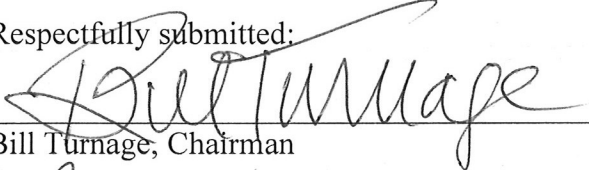
The Commission members welcomed Ms. Poindexter.

Ms. Alexander thanked the City for the beautiful lights in Linden Square. She gave her compliments to Chris and Scott for their hard work.


Item 9 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 7:51 pm.

Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted ☒


Becky Jarrett, Recording Secretary

Approved as corrected ☐