

PLANNING COMMISSION
GLADSTONE, MISSOURI

Council Chambers

Tuesday

February 19, 2013

7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Hartman
Mr. Mallams
Ms. Poindexter
Mr. Ringhausen
Ms. Smith
Mr. Steffens
Mr. Ward
Mr. Yarber
Chairman Turnage

Absent: Mr. Markenson
Mr. Whitton

Council & Staff Present:

Councilman Brian Hill
Scott Wingerson, Assistant City Manager
Alan Napoli, Building Official
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 February 4, 2013 minutes.

MOTION: By Ms. Alexander, second by Ms. Smith to approve the February 4, 2013 minutes as presented. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING: to amend the Zoning Ordinance of the City of Gladstone officially known as chapter 195 and 105, respectively of the Code of the City of Gladstone, Missouri. File #1376.

Planning Specialist Helmer explained that these two sections of the Zoning Ordinance are being presented tonight as deletions. The reason for this is due to the fact that both chapter 195, Parking Requirements for the Handicapped, and Chapter 105, Swimming Pool Standards are

fully detailed in the 2012 International Construction Codes. Next Monday the City Council will consider adoption of these codes and therefore, that is why this amendment is coming before the Commission tonight. Mr. Helmer said that Building Official Napoli is one of the staff members that reviews site plan revisions and this is where parking and pool regulations are looked at. He is here this evening to answer any specific questions.

Mr. Yarber asked if Mr. Napoli could generally go over the changes.

Alan Napoli explained that the information that is currently in the Zoning Code was put in back in the early 1990's when the Americans with Disabilities Guidelines came out. At the time the City didn't have anything addressing handicapped parking. Since then, the Building Codes have addressed handicapped parking in all areas including size of space, signage and markings. Over the years there have been small changes that have been kept current in the Building Codes, but not in the Zoning Code. Mr. Napoli said that it didn't seem right to have it regulated in two different Codes. It basically makes it easier to keep it current when it's in one location.

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

MOTION: By Mr. Ringhausen, second by Mr. Ward to approve file #1376 amending the Zoning Ordinance of the City of Gladstone officially known as chapter 195 and 105, respectively of the Code of the City of Gladstone, Missouri.

VOTE:	Ms. Alexander	Yes
	Mr. Hartman	Yes
	Mr. Mallams	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Steffens	Yes
	Mr. Ward	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

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

Item 5 on the Agenda: Communications from the City Council and the City Staff.

Councilman Hill announced the dedication ceremony of Linden Square on Friday, April 5th.

Mr. Helmer invited the Planning Commission to the City Council's open study session on Monday, February 25th at 6:00 pm where they will hear a presentation from the consultants on the Transportation Study that began last August.

Item 6 on the Agenda: Communications from the Planning Commission Members.

Ms. Alexander thanked the City for providing the Commission with the materials to stay informed.

Item 7 on the Agenda: Adjournment

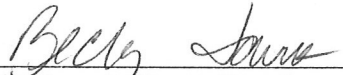
Chairman Turnage adjourned the meeting at 7:39 pm.

Respectfully submitted:



Bill Turnage, Chairman

Approved as submitted ☒



Becky Jarrett, Recording Secretary

Approved as corrected ☐