

PLANNING COMMISSION
GLADSTONE, MISSOURI

Council Chambers

July 7, 2014

7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Mr. Markenson
Mr. New
Ms. Poindexter
Mr. Ringhausen
Mr. Steffens
Ms. Van Duser
Mr. Whitton
Mr. Yarber
Chairman Turnage

Absent: Ms. Alexander
Mr. Hartman
Mr. Ward

Council & Staff Present:

Councilmember Jean Moore
Councilman RD Mallams
Scott Wingerson, Assist. City Mgr.
Alan Napoli, Building Official
Melinda Mehaffy, Econ. Dev. Admin.
Chris Helmer, Planning Specialist

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 June 16, 2014 minutes.

Mr. Ringhausen had a correction to the transcription by Cross Reporting Service on page 33, line 19, which should read "thank you" rather than "that you."

MOTION: By Mr. Ringhausen, second by Mr. Whitton to approve the June 16, 2014 minutes as corrected. All said aye. The motion carried.

Item 4 on the Agenda: CONSIDERATION: Of a Site Plan Revision and Rezoning from C2 to CP2 at 6305 NE Antioch Road. Applicant: Blackstone Environmental. Owner: McDonalds Corporation. File #1389.

Chairman Turnage announced that the public hearing portion of this application was heard on June 16th and this is a continuation of the application being considered by the Commission. Although the public comment portion is over, if there is someone in the audience with new or additional information he will try to find a place for them to speak. Chairman Turnage called on Planning Specialist Helmer for the staff report.

Mr. Helmer said that at the conclusion of the presentation by the applicant and staff last time, there were three pertinent areas of focus to be considered before final recommendation to the Council. Many of those issues centered around a lot of concern by area residents. Mr. Helmer reviewed a memorandum that outlined the key issues, which he said the applicant would expand on during their presentation: 1) landscape and buffer area, 2) handicap parking, 3) exterior lighting, 4) stormwater impacts and the 5) pylon sign. He offered to answer any questions at this time.

Councilman Markenson asked why the landscape and buffer area language wasn't mentioned in the ordinance that was being proposed.

Mr. Helmer answered that the applicant was asked to provide the landscape detail on the site plan itself.

Hearing no further questions, Chairman Turnage asked the applicant to come forward.

Jim Wagy addressed the Commission. He stated that he was the owner and operator of the two McDonalds in Gladstone and six others in the Kansas City area since 1991. Mr. Wagy said they had a new plan to talk to them about tonight; several changes as Mr. Helmer alluded to. He introduced his team: Kery McKelvey, Director of Operations; John Thompson, Construction Manager for the KC Region and who will be directly supervising the project should they receive approval; Tom Fulton, Traffic Engineer with Olsson & Associates and Randy Alewine, Civil Engineer with Blackstone Environmental.

Mr. Thompson came forward and thanked the Commission for the continuance they granted them two weeks ago. He said during the break they were able to gather more information from the neighbors. He directed their attention to a Powerpoint presentation. He began by saying that they are adding 24 skyrocket juniper trees total that will go all the way into the buffer zone between the access drive. They heard from a customer about handicap parking and added one stall which actually puts them over the ADA standards. The striping in the employee parking was done so that headlights will shine towards the bank and away from the neighbors behind the store. The landscape plan Mr. Thompson spoke about shows the proposed juniper rockets which will probably be 6-8' high when they are planted. There were four more trees added along with some bushes near the access drive to the employee parking.

Mr. Thompson continued to slide #2 which showed what's existing now in the buffer zone. They have detailed how everything will lay out. They will be 8' off the resident's fence to the start of the retaining wall. At the top of the retaining wall is where the juniper rockets will be planted along with one foot of landscape space that was added. There is 5'8" to plant the trees. Behind that the 8' Trex fence will be placed.

Mr. Thompson referred to slide #3 which showed the line of sight for the neighbors. With the building moving 1' forward, closer to the highway and away from the neighbor's homes, their privacy fence, the wall and the trees, a person would barely see the tip of the top of the McDonalds building. The closer they walk towards the retaining wall, there will be no view of the store at all. The last slide Mr. Thompson spoke about was a proposed view and material layout. The report they submitted said they were using pavers, but they were actually using segmental block. The City has okayed them to do a 8' high Trex Seclusion fence to shield more of the line of site from the homeowners. He explained that this type of fence is very durable. With the proper installation, which they insist on, it is rated to withstand 110 to 130 mile an hour winds. It keeps its look and its color.

Mr. Steffens asked if the fence looks the same on both sides.

Mr. Thompson said yes, it does. He continued by talking about the LED lighting, which will all be focused downward as opposed to the current 1000 Watt Halogen lamps that carry light everywhere. They are also proposing two new LED lights on the employee parking area. One will be at the corner by the access drive and one will be over toward the bank area. Mr. Thompson said they spoke with Ms. Shortle, who abuts up to the parking area, about putting a fence along her property line to keep the lights out and they are willing to do that. When they went by there the other day and took some photos; however, it is very dense with vegetation and trees right now, but come winter time the vegetation will die and so they are more than willing to place a fence to keep the lights out of her backyard. He turned it back over to Mr. Wagy to discuss the sign.

Jim Wagy approached the Commission and said that he would like to talk about the historic pole sign at his store that was established in January 1975. He is proposing keeping the sign the way it is because it is identifying their brand and their identity. People have been coming to the Antioch McDonalds for almost 40 years now. This sign represents a familiar icon that they are used to seeing. It is a familiar reminder to where kids play, where memories were made and where birthday parties and special occasions were celebrated. Removing the sign would hurt their identity. The topography on Antioch Road is also a challenge. There are many hills and the sign comes in and out of focus many times and they need as much visibility as they can.

Mr. Wagy said that he has tried to fix everything he can on his property as far the congestion on to Antioch Road. Turning right is hard and turning left is hard and everyone knows that. If they were to have a monument sign, he is very much concerned that people aren't going to be able to turn right or left out of his building as well as customers leaving QuikTrip. They are setback even farther and a monument sign would block their line of sight. With no turning lane on Antioch Road, it makes it hard to get out and turn. He has taken out several bushes since he has owned the store to try and improve the line of sight, but it's hard with the topography.

Mr. Wagy stated that they are proposing to keep the historic sign and re-lamp it with fresh, new bulbs, polish both sides of everything and paint the pole. People will come to them because they see the sign, not because they look in the yellow pages. His customers come because they are an impulse buy. The sign helps with that. He cited a case study which backed up this thought. Mr. Wagy then showed the Commission two different stores, one in Blue Springs and one in Kansas City that both have or will have new stores, but kept their original, historic signs.

In closing, Mr. Wagy stated that they have listened to their City leaders when they designed a new state-of-the-art restaurant and stayed in the City of Gladstone. They have been working with staff to make sure that they are designing something that will fit in the space and be a huge asset to the City. They have listened to their customers. Their customers have told them that this facility is run-down, it's old, it's crappy and their ADA access is terrible. They listened to their neighbors by providing an approved and upgraded seclusion privacy fence. It's important to the neighbors and to him for them to have privacy. You cannot buy a better fence than this seclusion Trex fence right now. They have added sky rocket junipers which he thinks he can purchase at 8' tall, which is what he wants. He will keep them trimmed and maintained and they will be a great buffer.

Mr. Wagy said they have also listened to their neighbors by improving lighting from bright and shining to soft, LED focused bulbs. He pointed out the pictures on the PowerPoint which showed the difference between the two types of lighting. Mr. Wagy said he met with Mr. Grant and he drove him out to his stores and showed him the light improvements that will be made. He said some good news that will come out of this project is the length of time delivery trucks will be on site. Since the existing store has a basement where product is stored, everything has to be carried box by box downstairs. With the new store, and all the improvements, delivery time will be quicker and more efficient, essentially cutting down delivery time from 2-3 hours to 45 minutes to 1 hour. He thanked them for their consideration and offered to answer any questions.

Mr. Ringhausen asked if the building would now be 1' closer to Antioch Road.

Mr. Thompson said the back of the building would be about 2' closer to Antioch.

Mr. Ringhausen said that at the last meeting they had put up a graphic that showed the new building setback would be farther back than the current building because of the bump out for the play place. He's trying to understand if the new setback on the revised site plan is still farther off of North Antioch than what is currently there now.

Mr. Thompson said no, it should not change.

Mr. Steffens asked when it would be decided if Ms. Shortle's fence would be installed or not.

Mr. Thompson said they are willing to do it, so it is just a matter of what they're going to put up and when. The vegetation is growing really thick right now, but when they do put the fence up, they will have to clean along the existing fence.

Mr. New asked what the time frame for this project would be.

Mr. Thompson said he sets a goal of 70 days, but realistically it will probably take about 85 days.

Mr. Yarber commented that the applicant says Mr. Grant is satisfied, but wondered if the Commission will have a chance to hear from him and verify.

Mark Grant, 129 The Woodlands addressed the Commission. Mr. Grant said he's not sure he's satisfied, but he does appreciate the time Mr. Wagy has spent in making every effort to address his concerns. He still feels like whatever kind of light is there, and it is improved over what he

envisioned, will impact him less than what he anticipated. He does still feel as though it will have an impact on his property value and on his quality of life.

Ms. Van Duser said at the last meeting stormwater runoff was discussed. She wondered if staff re-visited this topic with the applicant.

Mr. Alewine answered that the stormwater is not going to overwhelm or in any way be any greater than the capacity of the downstream pipe. He believed that was confirmed via email with Gladstone Public Works staff. Those lines are sufficient to handle the runoff that will be directed to them. The McDonalds site will be able to more efficiently collect run-off from this site because they will now have four inlets as opposed to one.

Chairman Turnage asked if anyone in the audience needed any clarification on anything and if so, they could come forward now.

Chris McIntyre, 2708 NE 63rd Street came forward. Mr. McIntyre said he had the question about stormwater. He wondered if the applicant was saying that there will be no increase to the input in the existing stormwater.

Mr. Alewine responded by stating that there will be a slight increase in the volume of stormwater runoff from the impervious area (the parking lot of the McDonalds). It will be roughly about 4 or 5%, so it's a very modest increase. It will all be collected by the inlets that are on-site and will all be directed to the underground 24" line that is directly northeast of the facility. Based on conversations and emails with the City, the 24" line is sufficient to handle the runoff that will be directly to it.

Mr. McIntyre said that his problem is that there are two more commercial properties that empty into that same line before it reaches his property and he does have service water issues, currently. So, a 4-5% increase of their volume added to his current water problem would be an additional problem to him.

Chairman Turnage told Mr. McIntyre he will have an opportunity to speak before the City Council concerning this issue.

Hearing no further responses, he asked for a motion.

MOTION: By Mr. Steffens, second by Ms. Van Duser to approve a Site Plan Revision and Rezoning from C2 to CP2 at 6305 NE Antioch Road. File #1394.

VOTE:	Mr. Markenson	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Mr. Steffens	Yes
	Ms. Van Duser	Yes
	Mr. Whitton	Yes
	Mr. Yarber	No
	Chairman Turnage	Yes

All said aye. The motion carried. (8-Yes, 1-No)

Mr. Whitton said he would like to make a comment before moving on. This applicant has jumped through hoops to do what the City has asked them to do probably more than most people have come up here. He thinks it's a great project. We're looking at a piece of property here that's a commercial property on a four-lane State highway. He'd like for somewhere in this for the sign to remain in their motion. This family has been in business here for years and years and Lee Waggy gave jobs to his friends when he was a teenager. It's hard telling how many jobs they've created for Gladstone as well the tax revenues they brought in. He is thoroughly in favor of this project. It's a heck of a lot better than what it looks like now and he understands them needing a new building. He loves the fence in the back and the trees. That fence is beautiful. Mr. Whitton would really like to be able to keep that sign because that's their logo. When he's traveling down the highway he looks for those golden arches.

Chairman Turnage asked Mr. Helmer if the sign was part of the memorandum.

Mr. Helmer explained that if the Commission chooses to approve the plan as submitted then the sign carries with it.

Item 5 on the Agenda: CONSIDERATION: Of a Final Plat at 6305 NE Antioch Road.
Applicant: Blackstone Environmental. Owner: McDonalds Corporation. File #1394.

MOTION: By Mr. Whitton, second by Ms. Van Duser to a Final Plat at 6305 NE Antioch Road.

VOTE:	Mr. Markenson	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Ringhausen	Yes
	Mr. Steffens	Yes
	Ms. Van Duser	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes
	Chairman Turnage	Yes

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

Item 6 on the Agenda: Communications from the City Council and the City Staff.

Mr. Wingerson thanked Mr. Waggy and his organization for a much better presentation this evening and also thanked to the Commission for allowing them a second consideration.

Item 7 on the Agenda: Communications from the Planning Commission Members.

Mr. Markenson gave kudos to the Parks & Recreation for their great organization at Oak Grove Park Saturday night when the storms came. There were also some police officers who helped the Rotary lift some heavy things. Sheila Lillis arranged for all the soft drinks to be delivered and


hauled away....staff couldn't have been more wonderful to work with! The money the Rotarians raise all go to Northland charities.

Chairman Turnage said the production of Hairspray was great. His family members thoroughly enjoyed it.


Item 8 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 8:12 pm.

Respectfully submitted:



Bill Turnage, Chairman

Approved as submitted  _____



Becky Jarrett, Recording Secretary

Approved as corrected _____