

1 MR. OSMAN: What I mean by that is, in the
2 main strip shopping center. Not the actual
3 outparcel buildings, these two buildings right here.
4 But we have ample parking, both front and back of
5 the shopping center, to accommodate another
6 restaurant for this location.

7 MR. YARBER: So they are facing, or at
8 least facing the parking lot, the main parking lot.
9 And by "back", you didn't mean clear back more in
10 the alley?

11 MR. OSMAN: No, not at all.

12 MR. YARBER: Thank you.

13 CHAIRMAN TURNAGE: Any other questions?

14 MS. McGEE: How are the sites accessible
15 to pedestrians?

16 MR. MacADAM: Both sites will be --
17 actually that's a good question, because I don't
18 believe there's an existing sidewalk along 61st.
19 I'm sorry, along Antioch Road. Is there an existing
20 sidewalk? If there is an existing sidewalk for us
21 to connect to, we are actually required to make an
22 accessible pedestrian connection to the sidewalk.
23 Where that would be located, I apologize, we haven't
24 done that research yet. The sites haven't been
25 surveyed. We don't know exactly what the grades are

1 yet, all of those kinds of things. Yes, there will
2 be an accessible pedestrian connection to the
3 sidewalk.

4 CHAIRMAN TURNAGE: Anyone else? One
5 question I have is, what is the length of
6 construction or reconstruction?

7 MR. MacADAM: The Popeyes will take just a
8 little bit longer, due to the demolition that is
9 required on the site. But we expect both -- both of
10 these national chains are very, very good at
11 spending their money as quickly as possible. We
12 don't expect either site to take more than five to
13 six months after the date they are approved.

14 CHAIRMAN TURNAGE: Will there be any
15 disruption to the current tenants in the shopping
16 center?

17 MR. MacADAM: We don't expect. All of
18 these improvements will be completed along the
19 shopping center. These sites should be fairly
20 easily fenced off or roped off, whatever security
21 measures the general contractors decide to take. We
22 will be changing the actual shape of the curb-cut
23 here along 61st Street, so there will be a little
24 bit of coordination there. Obviously this entry
25 won't -- I can't imagine it ever being closed during

1 business hours of the center. This parking, there
2 may be a little bit of disruption in this little
3 piece of parking while we're making that, mating
4 between the new Dunkin and the existing parking.

5 CHAIRMAN TURNAGE: Thank you.

6 MR. WHITTON: Will there be any outdoor
7 eating? Any patios?

8 MR. MacADAM: There is outdoor eating
9 planned here for the Dunkin Donuts. There is
10 currently not any outdoor dining planned at the
11 Popeyes Chicken.

12 MR. WHITTON: The reason I ask, is a few
13 years ago we had a bar down in the corner, and they
14 built a deck out on the back and they had loud music
15 there. They were open late. Some of the residents
16 around there were complaining about it. I wanted to
17 make sure -- I guess Dunkin Donuts doesn't stay open
18 too late, do they?

19 MR. MacADAM: I don't think they are open
20 past 3:00 in the afternoon.

21 MR. WHITTON: Really?

22 MR. OSMAN: I think they will be open
23 until 10:00.

24 MR. WHITTON: None of this midnight, 1:30
25 in the morning?

1 MR. OSMAN: I don't believe this is
2 intended for other than a convenience factor in the
3 morning. Especially when you have young kids that
4 want to come out and slap out their donuts in the
5 middle of some benches. That's the intent. What
6 they conveyed to me, was that they like to see
7 people come and go. They would prefer to sell
8 coffee and donuts at this location, and have you
9 take it off-site.

10 MR. WHITTON: I have noticed that at the
11 one up north, 152, up where my daughter lives.

12 MR. OSMAN: This would be the same
13 operators as this location.

14 MR. WHITTON: That's what I thought.
15 Okay.

16 CHAIRMAN TURNAGE: Any other questions?

17 MR. NEW: I have one. The traffic light
18 on this first lane, I think it is to the north a
19 little bit. Was there any consideration about
20 moving the traffic light, since we think it is going
21 to increase customer traffic going in and out there
22 to control that a little better? That may be a city
23 question.

24 MR. WHITTON: State highway.

25 MR. NEW: Okay. The question is, was

1 there any consideration about relocating the stop
 2 light?
 3 MR. MacADAM: Neither Dunkin nor --
 4 usually the first person to make that request would
 5 be the franchisee, if they felt like it was a need
 6 at this location. Neither one of the franchisees
 7 have an issue with the ingress/egress -- the current
 8 ingress/egress from the center. The short answer,
 9 we didn't seriously consider creating a new stop
 10 light here.
 11 CHAIRMAN TURNAGE: Anyone else? Thank
 12 you, gentlemen. This comes to the time when we
 13 solicit comments or opinions from the audience. So
 14 anyone in the audience that wants to speak in favor
 15 of this proposal, please come forward and state your
 16 name and address.
 17 MR. OGDEN: My name Bruce Ogden. 2306
 18 Northeast 60th, Gladstone, Missouri. I am glad they
 19 are going to redevelop that. That has been kind of
 20 an eyesore for a while. I am glad Dunkin Donuts is
 21 coming in. I have to congratulate them for fixing
 22 up the property on the front side.
 23 There is an additional thing that I would
 24 like, if there is any kind of consideration that you
 25 can put in. Is the fence around the back is in

1 really deteriorated shape. I have pictures here, if
 2 you want to see them. Also the back parking lot is
 3 sliding down. There is a wall that is next to the
 4 parking lot, and it has pushed this wall about five
 5 inches. I was hoping during the redoing of this, if
 6 you could make that a stipulation that they fix
 7 these items also.
 8 CHAIRMAN TURNAGE: Any comments?
 9 MR. MacADAM: We can address them as they
 10 come up, or would you like to finish?
 11 MR. OGDEN: That's it. Take care of the
 12 back. I say that, I know it won't happen, but if
 13 there's some kind of stipulation in order for this
 14 to happen that they do fix that.
 15 MR. OSMAN: I will comment. I want to
 16 appreciate your comments, because I understand that
 17 we have talked in the past. As point of
 18 clarification, as part of the overall development of
 19 the shop, the back portion of the shopping center,
 20 staff made a clear point that the fence was to be
 21 fixed, and that is part of the punch list items that
 22 we are going through right now. Unfortunately,
 23 because of the weather and because of certain
 24 things, we were unable to do certain things to the
 25 shopping center, such as asphalt repair, concrete

1 repair, during the months of October, November. It
 2 being wet, cold. And that is slated for when we are
 3 doing this portion as well. We are going to be
 4 milling and overlaying the front portion of the
 5 parking lot, the back area that you exactly
 6 addressed. Unfortunately, sometimes Mother Nature
 7 is not kind to you, and this gives us an opportunity
 8 to do those. But I can tell you that staff has put
 9 those on the radar screen, saying that we have to do
 10 those and we were in agreement with those.
 11 MR. OGDEN: You saw the wall that was
 12 sliding down?
 13 MR. OSMAN: Yes.
 14 MR. OGDEN: You are going to fix that too?
 15 MR. OSMAN: Yes.
 16 MR. OGDEN: That was my main concern.
 17 CHAIRMAN TURNAGE: Thank you. Anyone else
 18 in the audience wants to speak in favor? Anyone in
 19 the audience wants to speak in opposition? Hearing
 20 none, this will close the public hearing. So I
 21 would entertain a motion to consider this, keeping
 22 in mind the action items on Page 5. Three items
 23 there, Commissioners.
 24 MR. WHITTON: Mr. Chairman, I would like
 25 to move to approve the request for a site plan

1 revision at 6000 North Antioch Road in the
 2 Meadowbrook Shopping Center.
 3 CHAIRMAN TURNAGE: It has been moved.
 4 MS. ALEXANDER: I will second.
 5 CHAIRMAN TURNAGE: It has been moved and
 6 seconded. Becky, would you call the roll.
 7 MS. JARRETT: Ms. Alexander.
 8 MS. ALEXANDER: Yes.
 9 MS. JARRETT: Mr. Markenson.
 10 MR. MARKENSON: Yes.
 11 MS. JARRETT: Ms. McGee.
 12 MS. MCGEE: Yes.
 13 MS. JARRETT: Mr. New.
 14 MR. NEW: Yes.
 15 MS. JARRETT: Ms. Poindexter.
 16 MS. POINDEXTER: Yes.
 17 MS. JARRETT: Mr. Ringhausen.
 18 MR. RINGHAUSEN: Yes.
 19 MS. JARRETT: Mr. Steffens.
 20 MR. STEFFENS: Yes.
 21 MS. JARRETT: Ms. Van Duser.
 22 MS. VANDUSER: Yes.
 23 MS. JARRETT: Mr. Ward.
 24 MR. WARD: Yes.
 25 MS. JARRETT: Mr. Whitton.

1 MR. WHITTON: Yes.
 2 MS. JARRETT: Mr. Yarber.
 3 MR. YARBER: Yes.
 4 MS. JARRETT: Chairman Turnage.
 5 CHAIRMAN TURNAGE: Yes. Motion does
 6 carry. That will be considered by City Council on
 7 January 26th, Monday night. Thank you.

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1 CERTIFICATE
 2 I, JAMES A. LEACOCK, Certified Court Reporter,
 do hereby certify that I appeared at the time and place
 3 hereinbefore set forth; I took down in shorthand the
 entire proceedings had at said time and place, and the
 4 foregoing 29 pages constitute a true, correct and
 complete transcript of my said shorthand notes.
 5 Certified to this 7th day of January, 2015.

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 James A. Leacock, CCR.
 Certified Court Reporter No. 662 (G)
 Notary Public, State of Missouri