

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Council Chambers*  
August 17, 2015  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Alexander  
Mr. Markenson  
Ms. McGee  
Ms. Poindexter  
Mr. Ringhausen  
Mr. Yarber  
Mr. Whitton  
Chairman Turnage

**Absent:** Mr. New  
Ms. Van Duser  
Mr. Steffens  
Mr. Ward

**Council & Staff Present:**

Mayor Pro-Tem Jean Moore  
Councilmember R.D. Mallams  
Scott Wingerson, Assistant City Manager  
Melinda Mehaffy, Econ. Dev. Admin.  
Alan Napoli, Building Official

**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 July 20, 2015 minutes.**

**MOTION:** By Mr. Ringhausen, second by Ms. Poindexter to approve the July 20, 2015 minutes as presented. All said aye. The motion carried.

**Item 4 on the Agenda: PUBLIC HEARING on a request for a Special Use Permit at 7102 N. Prospect. Applicant: Tasha James. Owner: Gladstone Baptist Church. File #1417.**

Chairman Turnage opened the public hearing and called on staff for their report.

Mr. Wingerson reported that the applicant tonight is requesting a special use permit to allow the operation of a daycare from the Gladstone Baptist Church in the area of NE 72<sup>nd</sup> and North Prospect. The applicant is requesting a permit for a period of five years. It is important to note

that the daycare proposed is not affiliated with the church. If it were to be affiliated with the church a special use permit would not be required because the use would be allowed by right. Mr. Wingerson wanted to clarify the distinction between the two and also the reason for the application. The applicant, Ms. James is here and is prepared to make a brief presentation.

Chairman Turnage asked Ms. James to come forward.

Tasha James, 11415 N. Virginia, Kansas City, Missouri 64155 addressed the Commission. Ms. James said she is the owner of Children Palace Daycare and is very excited to bring this business into Gladstone. She has lived in Gladstone for 4-5 years. She loves it. She loves the school, the community and everything about it. She's excited to be working with Gladstone Baptist Church. She offered to answer any questions.

Mr. Markenson said he seemed to recall that she had ran several other daycare centers.

Ms. James said she has one daycare operating at 5115 N. Troost Avenue. It is a licensed facility. She has been licensed for seven years.

Mr. Markenson asked if she participates in any of the food programs for more nutritious meals.

Ms. James answered yes.

Ms. Poindexter asked if she would be using the church facilities for the daycare or building another building.

Ms. James said she is using the bottom basement of the church.

Chairman Turnage said where he and his wife attend church they have had a daycare for about 16-17 years. He is familiar with some of the issues they have faced, so he has a couple of questions. Is the congregation in the church supportive of the daycare.

Ms. James answered yes. They are very supportive and very excited.

Chairman Turnage asked if the daycare will cause any scheduling issues with the church in terms of things they may have at the same time.

Ms. James said they are willing to work together. Everything she has to do she must give 30 day notice to the church, so they should never collide for any events. She wants to be a sponsor for any event they are having and they want to sponsor the daycare as well.

Chairman Turnage said they had to deal with some security issues a few years ago at their daycare. They put in a secured system to where there is a code needed to enter the building. He asked if that is a concern for her.

Ms. James answered that at this point she is not being required to have security. To her knowledge the church is not in the process of getting security, but from what she communicates about lockage...she just has key lockage right now. Her and her two main staff members have keys at this point. She said she does not see any issues at the moment.

Mr. Yarber said a lot of times the Commission will see a one year permit first, so he wondered if it was just the circumstances of this situation that was causing it to be a five year permit.

Mr. Wingerson replied that it is because of the circumstances of the use being allowed by right if it were affiliated with the church as well as Ms. James is planning a pretty significant investment in the property and it will give her some time to recoup the investment.

Mr. Markenson said he would imagine there would be no more than 50 cars coming in the morning and 50 cars leaving in the afternoon. He said if you are leaving the site in the evening and making a left turn on Prospect you can sit there a long time and it can block up the driveway. He's not sure it would cause a problem with street traffic, but it could cause some of the patrons trouble if they had to sit for 15 minutes to get out on to Prospect.

Ms. Jones said the good thing with her parents is that they all have different hours. All their times are staggered and she doesn't remember ever having a rush of people all at once. Her number approval is 37, so she doesn't really see that there will be a problem.

Mr. Ringhausen said Ms. Jones' letter said her hours were stated as 6 am-6 pm, but the ordinances note them as 6 am-7 pm. He asked her to clarify her hours of operation.

Ms. Jones said her hours of operation are 6 am- 6 pm, but staff was allowing her an extra hour for clean up or late parents at the end of the day.

Mr. Ringhausen said the requested sign was a 60 inch sign, but remembering the sign issues at Creative Arts Academy on Englewood, he wondered if there had been any discussion on types of signs with two businesses operating in one building.

Mr. Wingerson answered that in this case whatever sign is proposed will comply with the existing sign code. The conversation will revolve around how two signs can exist on the property or do they need to be a single sign. He doesn't remember the details of the Creative Arts Academy application, but they have a very small, sliver of land acceptable to place a sign and that has been more of the controversy rather than the signs themselves.

Mr. Markenson asked if a sign permit will be required.

Mr. Wingerson said yes; a permit is necessary.

There was no one in favor or opposition of the application.

**MOTION: By Mr. Whitton, second by Ms. Alexander to approve a Special Use Permit for Tasha James at 7102 N. Prospect for a period of five years.**

|              |                       |            |
|--------------|-----------------------|------------|
| <b>VOTE:</b> | <b>Ms. Alexander</b>  | <b>Yes</b> |
|              | <b>Mr. Markenson</b>  | <b>Yes</b> |
|              | <b>Ms. McGee</b>      | <b>Yes</b> |
|              | <b>Ms. Poindexter</b> | <b>Yes</b> |
|              | <b>Mr. Ringhausen</b> | <b>Yes</b> |

Mr. Yarber                      Yes  
Mr. Whitton                    Yes  
Chairman Turnage        Yes

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

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

None.

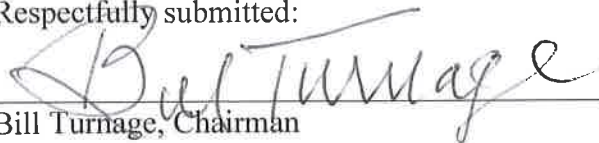
**Item 6 on the Agenda: Communications from the Planning Commission Members.**


Ms. Alexander said it might be of interest to the City Council that several years ago Clay County voted a small tax to fund the Senior Citizens Group. She walks with a friend at the Community Center and her \$30 a month is paid for by the Senior Group. She recently had her total shoulder replaced and when her daughter was leaving she thought they could call Senior Citizens, but they are booked one year ahead! It is that successful and they may want to thinking about increasing it.

**Item 7 on the Agenda: Adjournment**

Chairman Turnage adjourned the meeting at 7:19 pm.

Respectfully submitted:

  
Bill Turnage, Chairman

Approved as submitted 

  
Becky Jarrett, Recording Secretary

Approved as corrected \_\_\_\_\_