

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
October 19, 2015
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Ms. McGee
Mr. New
Ms. Van Duser
Mr. Whitton

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 September 21, 2015 minutes.

MOTION: By Ms. Alexander, second by Mr. Ringhausen to approve the September 21, 2015 minutes as presented. All said aye. The motion carried.

This public hearing portion of the meeting was transcribed by Cross Reporting. Please see attached.

Item 4 on the Agenda: PUBLIC HEARING on a request for a Rezoning from CP-2 to CP-3 and Site Plan Approval at 5828 N. Oak Trafficway. Applicant: Jason Barton, RNR Tires & Wheels. Owner: John Duane Hubble. File #1419.

Item 5 on the Agenda: PUBLIC HEARING on a request for a Site Plan Revision at 2590 & 2412 NE 72nd Street. Applicant: QuikTrip Corporation. Owner: ES Investors, LLC. File #1416.

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

Mr. Wingerson thanked the Commission for being here tonight despite the Royals game. He also announced that Planning Commissioner Jennifer McGee had her baby; a little boy named Piper. Mom and son seem to be doing fantastic.

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

Ms. Alexander said that a bright light has gone out in Gladstone with the death of Chris Helmer. He was always professional; he was always polite. He was great to work with and she will miss him as she is sure many others will.

Mr. Markeson asked if the Commission could have an update on some of the projects that have been approved lately.

Mr. Wingerson said he would work on that and get it emailed out later this week.

Item 8 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 ☐

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CITY OF GLADSTONE, MISSOURI
PLANNING COMMISSION MEETING

OCTOBER 19, 2015
7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

In Re: Public Hearing - Request for a Rezoning
from CP-2 to CP-3 and Site Plan Approval
at 5828 N. Oak Trafficway.
Applicant: Jason Barton, RNR Tires.

Held at City of Gladstone City Hall,
7010 North Holmes Street, in Gladstone, Missouri.

A P P E A R A N C E S:

Planning Commission:

Mr. Bill Turnage, Chair
Mr. Don Ward, Member
Mr. Kyle Yarber, Member
Mr. Alan Ringhausen, Member
Ms. Shari Poindexter, Member
Ms. Anne Alexander, Member
Mr. Gary Markenson, Member
Mr. Mike Steffens, Vice-Chair

Staff:

Mr. Scott Wingeron, Assist City Manager
Ms. Becky Jarrett, Administrative Assistant

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some of the building modifications that are
proposed with high intensity landscaping, a tree
and shrubs.

Condition Number 3, we are requesting a
screening hedge, about 28 inches in height, at the
end of two years, to again help screen some of the
activity in the parking lot from North Oak
Trafficway.

And then finally clarification on the
hours of application. The Applicant actually
requested for a shorter time period. Staff is
recommending a longer time period from 7:00 a.m.
to 10:00 p.m. This will allow the Applicant to
have periodic special events, things that may go
beyond 5:00 o'clock or 6:00 o'clock in the
evening. Just so that we don't have to come back
to the Planning Commission for an amendment to
allow them to operate longer.

With that, Staff is recommending
approval of both requests contingent on compliance
with the 12 total conditions. I would be glad to
answer any questions at this point, or the
Applicant is here and would like to make a
presentation as well.

CHAIRMAN TURNAGE: Mr. Markenson.

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CHAIRMAN TURNAGE: This will bring us to
the first item, the first public hearing. This
will open the Public Hearing for Request Rezoning
CP-2 to CP-3 and Site Plan Approval at 5828 North
Oak Trafficway. Mr. Wingeron.

MR. WINGERSON: Mr. Chairman and members
of the Commission, thank you very much. The
Applicant tonight is requesting two actions for
recommendation from the Planning Commission. The
first is a zoning change from CP-2 to CP-3. The
second is site plan approval for that new zoning.

The property is at the northwest corner
of 58th and North Oak, and you may commonly refer
to it as the CarQuest Auto Parts Store. The
Applicant in this case, RNR, desires to make some
modifications to the building that they will tell
you about, for the purpose of operating a custom
tire and wheel store at that location.

A couple of clarifications in the Staff
Report. Recommending Condition Number 2, A
six-foot wide median shall be installed in the
North Oak Drive. That property is currently
served by two full access driveways, one on North
Oak and one on 58th. We are suggesting that the
drive on North Oak add a median to help screen

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MR. MARKENSON: Are we removing the curb
cut on North Oak, the driveway on North Oak and
just having it off 58th Street?

MR. WINGERSON: No, sir, that has been
changed to the median as a compromised position
upon conversation with the Applicant. The
compromised position is the installation of a
median which still allows access from North Oak,
in and out, but will provide a screening mechanism
for the bay doors that are proposed.

MR. MARKENSON: So the bottom of Page 2
is changed?

MR. WINGERSON: Yes, sir.

MR. MARKENSON: Okay. I was confused by
what you said before and what I am reading here.
Now I understand.

CHAIRMAN TURNAGE: Any other questions?

MR. RINGHAUSEN: Is it the intent of
the -- I wasn't able to exactly tell. Maybe this
is a question more for the Applicant. But the
exterior LED lights, that is referring to not
street lights that are pointing towards the city
or off property, that is all contained within the
Applicant's property?

MR. WINGERSON: Yes, that will be

1 free-standing parking lot lighting or any kind of
2 flood lighting that is on the building.

3 MR. RINGHAUSEN: We've had other
4 applicants come before the Commission asking for
5 lighting, and that was LED, but it was dark sky
6 compliant. Is that part of this application that
7 it is dark sky compliant, or is it just general
8 LED lighting?

9 MR. WINGERSON: General LED lighting,
10 which will be a pretty significant upgrade to the
11 existing facility.

12 CHAIRMAN TURNAGE: Anyone else? Okay.
13 Ready to move along to the Applicant.

14 MR. BARTON: How are you guys doing
15 tonight?

16 CHAIRMAN TURNAGE: Good.

17 MR. BARTON: I'll make this short and
18 sweet. I'm sure there's nowhere else you'd rather
19 be right now.

20 CHAIRMAN TURNAGE: Could you state your
21 name.

22 MR. BARTON: I'm sorry. Jason Barton.
23 RNR Tires and Wheels, we are a nationwide company.
24 Roughly 80 stores in the U.S. We started in '99.
25 We have multiple locations planned here in Kansas

1 City. Gladstone being our second location, with
2 our first opening up in Raytown in May of this
3 year.

4 This is our Raytown location as we
5 bought it. There were many improvements that they
6 asked us to make there. This is our finished
7 building here when we were done. What we try and
8 give is an experience to our customers. This is
9 the interior of the store. I am planning on doing
10 some renovations to the existing building along
11 with the exterior.

12 This is the drawing of what the finished
13 product is going to look like with the additional
14 bay doors in the front, minus the hedge row, which
15 we agree to do. This is also an overhead view
16 that will be as we discussed the island here,
17 along with the hedge row shown here.

18 We also plan on building a privacy fence
19 here to shade the existing trash dumpster there as
20 well. As we said, replace exterior LED lighting.
21 New landscaping, 36-inch hedge row, dumpster
22 enclosure, and hours of operation 8:00 to 8:00 or
23 8:00 to 10:00. Any questions?

24 CHAIRMAN TURNAGE: Mr. Markenson.

25 MR. MARKENSON: This building used to be

1 an auto parts store?

2 MR. BARTON: Yes.

3 MR. MARKENSON: How long has it been
4 empty?

5 MR. BARTON: I believe early 2015. Is
6 that correct?

7 MR. HUBBLE: CarQuest was bought out
8 by -- I'm sorry. My name is Mark Hubble, I'm the
9 current owner of the building. Duane Hubbell is
10 my father. He passed away February 8th of this
11 year. He had leased the company to CarQuest.
12 CarQuest got bought out by Advanced Auto Supply,
13 who no longer needed the building, because they
14 had another store farther up, I believe on North
15 Oak Trafficway. CarQuest -- well, I guess
16 Advanced Auto Supply had that contract through the
17 end of May, I believe. So it sat empty for about
18 three months while CarQuest got their stuff out.

19 MR. MARKENSON: What will you be
20 actually selling besides tires?

21 MR. BARTON: We will be selling tires,
22 wheels and installing them on premises.

23 MR. MARKENSON: And that's it?
24 Batteries?

25 MR. BARTON: No batteries.

1 MR. MARKENSON: Windshield wipers?

2 MR. BARTON: Not at this point. No,
3 sir. Just tires and wheels.

4 MR. MARKENSON: Thank you, Mr. Chairman.

5 CHAIRMAN TURNAGE: Okay. Anyone else?

6 MS. POINDEXTER: Mr. Chairman. The name
7 of the company implies that you might be renting
8 something out, too? Do you have any plans on
9 that?

10 MR. BARTON: Yeah, it is a lease to own
11 transaction is part of our business as well. We
12 offer our customers 120 days same as cash or four
13 months to pay off the price of the product.

14 CHAIRMAN TURNAGE: That's it? Okay.
15 Any other questions?

16 MR. RINGHAUSEN: Mr. Chairman. The
17 extended hour events, what is anticipated in terms
18 of those extended hour events?

19 MR. BARTON: During some of our
20 promotions we have on-site radio broadcasting and
21 we have extended hours of installation to
22 accommodate the larger volume of customers
23 throughout those two days. Usually they are on
24 Friday and usually go into a little bit of
25 Saturday. We haven't worked any later than 9:00

1 o'clock in the other store.

2 MR. RINGHAUSEN: Those extended hour
3 events are overtime for installs, not Pride Your
4 Ride type of events?

5 MR. BARTON: Correct. Any activity that
6 will be going on, minus exiting and entering the
7 building will be inside the premises. No loud
8 noise outside or car shows at this point.

9 MS. POINDEXTER: About how many people
10 do you expect to employ at the Gladstone office?

11 MR. BARTON: The current location I have
12 right now, eight. Probably about the same size at
13 this location.

14 MR. MARKENSON: Mr. Chairman. The
15 decision to leave the curb cut in front of the
16 store, exit and entrance in front of the store.
17 Was that something that you really wanted? The
18 information I had was that that was going to be
19 eliminated, and I kind of like that, because I
20 don't like curb cuts up and down North Oak.

21 MR. BARTON: The entrance and exit off
22 of North Oak? The reason we need that is because
23 we will be taking deliveries in through the door
24 that is currently existing on the north side of
25 that building. For the trucks to enter and exit

1 through there.

2 MR. MARKENSON: If they went in on -- is
3 it 58th Street, they wouldn't be able to?

4 MR. BARTON: There is really not -- the
5 radius, they can't make that turn. It would be
6 very difficult, almost impossible for that to
7 happen.

8 MR. MARKENSON: Okay.

9 CHAIRMAN TURNAGE: Anyone else? Thank
10 you very much. Is there anyone in the audience
11 that wishes to speak in favor of the request?

12 Anyone in the audience wishing to speak in
13 opposition to the request? Hearing none. I will
14 close the public hearing. It appears we have two
15 separate motions. The first one is Zoning Change
16 CP-2 to CP-3, and the next one is the Site Plan.

17 MR. STEFFENS: I make a motion to
18 approve. The first one.

19 CHAIRMAN TURNAGE: The first one? Is
20 there a second?

21 MR. RINGHAUSEN: Second.

22 MR. YARBER: Is it too late for a
23 question?

24 CHAIRMAN TURNAGE: No. Go ahead.

25 MR. YARBER: Can you explain the exact

1 reason for the zoning change from two to three?

2 MR. WINGERSON: There is a difference
3 between the retail sale of auto parts and
4 installation. The sale and installation of auto
5 parts. The installation kicks it up to the next
6 zoning classification. So we try to be pretty
7 careful to make sure that the site plan approved
8 required any automotive activity to be located
9 within the existing building. So we try to be
10 pretty careful to limit the C-3 use to those
11 activities within the building, as modified with
12 the bay doors and stuff. To summarize, to answer
13 your question, it is the installation that kicks
14 it up a classification.

15 CHAIRMAN TURNAGE: There is a motion.
16 Becky, call the roll.

17 MS. JARRETT: Who gave the second on
18 that motion?

19 CHAIRMAN TURNAGE: Alan.

20 MS. JARRETT: Ms. Alexander?

21 MS. ALEXANDER: Yes.

22 MS. JARRETT: Mr. Markenson?

23 MR. MARKENSON: Yes.

24 MS. JARRETT: Ms. Poindexter?

25 MS. POINDEXTER: Yes.

1 MS. JARRETT: Mr. Ringhausen?

2 MR. RINGHAUSEN: Yes.

3 MS. JARRETT: Mr. Steffen?

4 MR. STEFFEN: Yes.

5 MS. JARRETT: Mr. Ward?

6 MR. WARD: Yes.

7 MS. JARRETT: Mr. Yarber?

8 MR. YARBER: Yes.

9 MS. JARRETT: Chairman Turnage?

10 CHAIRMAN TURNAGE: Yes. Motion carries.
11 And now we need a second motion.

12 MR. STEFFEN: Motion to approve the site
13 plan.

14 CHAIRMAN TURNAGE: Is there a second?

15 MS. POINDEXTER: Second.

16 CHAIRMAN TURNAGE: Moved and seconded.
17 Becky, call the roll again.

18 MS. JARRETT: Ms. Alexander?

19 MS. ALEXANDER: Yes.

20 MS. JARRETT: Mr. Markenson?

21 MR. MARKENSON: Yes.

22 MS. JARRETT: Ms. Poindexter?

23 MS. POINDEXTER: Yes.

24 MS. JARRETT: Mr. Ringhausen?

25 MR. RINGHAUSEN: Yes.

1 MS. JARRETT: Mr. Steffen?
 2 MR. STEFFEN: Yes.
 3 MS. JARRETT: Mr. Ward?
 4 MR. WARD: Yes.
 5 MS. JARRETT: Mr. Yarber?
 6 MR. YARBER: Yes.
 7 MS. JARRETT: Chairman Turnage?
 8 CHAIRMAN TURNAGE: Yes. Both motions
 9 carried. They will be forwarded to the City
 10 Council for consideration on November 9th.
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 2
 3 I, JAMES A. LEACOCK, Certified Court Reporter,
 4 do hereby certify that I appeared at the time and place
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 8 complete transcript of my said shorthand notes.
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CITY OF GLADSTONE, MISSOURI
PLANNING COMMISSION MEETING

OCTOBER 19, 2015
7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

In Re: Public Hearing - Request for a Site Plan
Revision at 2590 & 2412 N.E. 72nd Street.
Applicant: QuikTrip Corporation.

Held at City of Gladstone City Hall,
7010 North Holmes Street, in Gladstone, Missouri.

A P P E A R A N C E S:

Planning Commission:

Mr. Bill Turnage, Chair
Mr. Don Ward, Member
Mr. Kyle Yarber, Member
Mr. Alan Ringhausen, Member
Ms. Shari Poindexter, Member
Ms. Anne Alexander, Member
Mr. Gary Markenson, Member
Mr. Mike Steffens, Vice-Chair

Staff:

Mr. Scott Wingerson, Assist City Manager
Ms. Becky Jarrett, Administrative Assistant

We will talk more about that.

A couple of conditions just to talk about. You see that landscape hedge show up again in Condition Number 2. The same as in the previous application. We will just sort of boil down to an ordinance the drive onto North Prospect shall be right-in and right-out, however that is governed by Missouri Department of Transportation and the reduction of parking spaces. I would like to point out that QuikTrip has been wonderful to work with. They have been working on this for a decade, I would suspect, in order to get this done. So we are very excited that they have stuck with it and showed patience to get it done right here in Gladstone, rather than move somewhere else, which we understand is always one of their choices. With that, I would be glad to answer any questions. QuikTrip does have a presentation for you to view tonight.

CHAIRMAN TURNAGE: Okay. Any questions before the presentation?

MR. RINGHAUSEN: Mr. Chairman, I am going to sound like a broken record. The same question about LED fixtures in this neighborhood or in this general area. We had a previous

CHAIRMAN TURNAGE: Move on to the next public hearing, which is a Site Plan Revision at 2590 and 2412 Northeast 72th Street. QuikTrip Corporation is the Applicant. This will open the public hearing. Mr. Wingerson.

MR. WINGERSON: Thank you again. The Applicant is requesting a single action in this case, for the site plan approval for property at 72nd and M-1. You probably know it as the existing QuikTrip Store. It is currently zoned CP-2. The Applicant is proposing to reconstruct the new prototype QuikTrip Store at this location.

There are two really important parts to this plan. One is the addition of a right-in right-out driveway onto M-1. Corresponding with that is the closure of the eastern-most driveway of two on 72nd Street. Just living in this town, you know that that will be quite an improvement to the operation of that intersection.

The Applicant and Staff have worked together to reduce the parking from 89 to 72. QuikTrip feels strongly that 89 is the right number, but have been willing to pull back that parking count primarily from the western edge of the property for protection of the neighborhood.

presentation about the proximity to neighbors and outdoor LED lighting. Is this dark sky compliant lighting at this location?

MR. WINGERSON: Mr. Ringhausen, I don't know the answer to that question. Perhaps Mr. Chambers in his presentation can address that.

MR. RINGHAUSEN: Thank you.

CHAIRMAN TURNAGE: We're ready.

MR. CHAMBERS: My name is Daniel Chambers and I work with QuikTrip. Mr. Chairman and Commission, I would like to thank you for the opportunity for letting me speak tonight, and everybody here, thank you. To answer your question, our LED lighting, it is dark sky compliant. It does not provide any light above. All the fixtures are recessed in the light and overbleed on the property is a very important thing to us, and we run a photometric on all of our stores at two points during our phase, whether it is required by the municipality or not, to make sure we are not adversely affecting any of our neighbors. So that is something that we will run. We have not run it at this point. We are not far enough in our process yet, but we will. And that is part of our standards that we normally do. So

1 that will be addressed when we get into
2 construction documents.

3 MR. RINGHAUSEN: Thank you.

4 MR. CHAMBERS: QuikTrip, we started in
5 1958. We have stores all over. We have stores
6 that we started in Oklahoma. We have stores right
7 here in Kansas City. We have some in Wichita, Des
8 Moines and Iowa, Phoenix and Tucson, Dallas,
9 St. Louis, Atlanta and then Charlotte, North
10 Carolina. We have about 730 total stores
11 nationwide. And Kansas City is one of our more
12 mature markets, and we have I think it is 89
13 stores here in the Kansas City metro area.

14 This is a picture of our Generation 3
15 facility, what we are proposing on building here.
16 You can see we are very proud of the building. It
17 has a lot of different articulation, a lot of
18 different materials on it. I think it is a pretty
19 good building. There is a lot of canopy and
20 awnings. It is very visually appealing. Here is
21 another shot of it. This is what will look very
22 similar to what we are proposing at the Gladstone
23 store, with our double stack canopy out front.
24 Very nice metal fascia on that building there.

25 Here is just a close-up of the awning.

1 And I will talk a little bit further about the
2 different pedestrian entrances we have. We do
3 what we call our angled entry, and allow our
4 customers access on the side of the store, so they
5 don't have to fight with people who are getting
6 fuel.

7 Here is just kind of another shot. You
8 can see the front, some of the awnings and the
9 parapet and the different articulation and
10 material type. Here are some of the different
11 material types. These are standard and what we
12 are going to be using at Gladstone. So you can
13 see the brick and then the different stone that
14 you have here. Here is another picture of the
15 front awning there with our QuikTrip sign.

16 Interior. Some things that are unique
17 about the Generation 3 facility, is there are four
18 pedestrian entrances. So we have two in the front
19 and then two on the side. The side allows
20 customers to park on the side, if they are just
21 coming in to get some food or maybe some non-fuel,
22 they can come in and they don't have to fight with
23 the crowd of people pulling in and out of the gas
24 pumps. Our bathrooms are separated. We keep our
25 men and women bathrooms on different sides of the

1 store, so there is some security positives with
2 doing that.

3 And then also our front counter there,
4 that is essentially located in the front of the
5 store. It gives the -- it is an elevated check
6 stand, so it lets the employees see out throughout
7 the store, as well as it has big open windows
8 behind them to monitor what is on the lot, on top
9 of all the security cameras that we have in place.

10 A couple of the features of our Gen 3
11 stores are expanded tea offering, as well as our
12 expanded soda fountain drinks that we have. And
13 then our FSC, our full service counter here. If
14 you guys haven't tried it, I would recommend. We
15 have a lot of great products in there and we are
16 coming up with new stuff all the time. I think we
17 are testing Cinnamon Buns in this market. So in
18 the morning, they are pretty tasty. If you can
19 eat a whole one, you can do better than me. They
20 are quite filling.

21 Here is just a shot of our tea bar. The
22 expanded offering we have here. It is very open,
23 wide open. Lots of different offerings. Here is
24 kind of our Frozini, there are a lot of different
25 choices. This is where my kids love to go, and

1 where they always want to take me. This is
2 another shot of the inside of the store here.
3 Very open. Pastry case. Here is a shot of our
4 full service counter here, where we are having a
5 lot of our food offerings. Here is a picture of
6 the elevated check stand. This here is the
7 elevation of the fuel canopy that we are proposing
8 at our Gladstone store here. So this is what it
9 looks like in rendering form.

10 Here is our Gen 3 building. It has all
11 the features there, the articulations of the
12 different materials. This is a site plan of what
13 we are proposing.

14 What Mr. Wingerson kind of talked about,
15 is we had some parking back here, but we did a
16 voluntary neighborhood meeting and one of the
17 concerns -- some of the concerns the residents
18 brought up was just how close to the neighborhood
19 we were. So we decided to remove the parking in
20 the rear here, to increase the landscape buffer
21 and separation between our facility and the
22 neighborhood.

23 Here is kind of an aerial perspective of
24 what we are proposing here. We are going to
25 eliminate the one drive here, and we have been

1 working with MoDOT to get a right-in right-out
2 here. We have eliminated the one drive and then
3 keeping this full access here. So I think that
4 will help the traffic movement and everything.
5 Here is just another picture of the store.
6 Another kind of rendering. At this time if you
7 have any questions or anything you would like to
8 know.

9 MR. MARKENSON: Mr. Chairman. I may
10 have missed it, but what is your timeline and how
11 long will you be out of business while you're
12 doing all this?

13 MR. CHAMBERS: Those are great
14 questions. What we're looking at proposing on
15 doing, is we are going to do a phased -- we
16 haven't finalized this, but we are proposing to do
17 a phased construction. So what we will do is we
18 will build the Gen 3 right behind our existing Gen
19 2 store. When we have that store operating, then
20 we will do a one day demo, where we take down the
21 Gen 2 building. So one day you will come into the
22 Gen 2, and then the next day you will come into
23 the Gen 3. We've had some success with that in
24 the past. Right now we are pushing hard to try to
25 get all our approvals done, and hopefully we will

1 be able to make construction documents here by
2 December. And maybe roll into construction in
3 March is the target date that we are shooting for.

4 MR. MARKENSON: Starting construction in
5 March?

6 MR. CHAMBERS: Tentatively that's what
7 we are working towards. There are a lot of
8 factors that go into that, but that's what we are
9 aggressively trying to do with you guys with the
10 partnering help of City and Staff.

11 MR. MARKENSON: Completion in the fall
12 of next year?

13 MR. CHAMBERS: Yeah, it is going a vary
14 a little bit. All of our projects have a little
15 bit different duration. It is probably a safe bet
16 that it will be hopefully sometime next year that
17 this is what you guys will be looking at.

18 MR. MARKENSON: Do you envision any
19 traffic disruptions? That is probably the most
20 busy intersection in the region.

21 MR. CHAMBERS: We are getting pretty
22 good at doing a lot of these phased constructions.
23 Obviously anytime you have construction, that is
24 always a concern, something that we want to try to
25 mitigate and take into account. We will do our

1 best to work with City, as well as work with our
2 customers, current customers, and how we come up
3 with a phasing plan to try to make it least
4 impactful to everybody as possible.

5 MR. MARKENSON: You are not going to
6 have to do any street excavation or anything for
7 utilities or anything like that, are you?

8 MR. CHAMBERS: We have to connect in,
9 but no, no street excavations are anticipated at
10 this time.

11 MR. WINGERSON: Mr. Chairman. Mr.
12 Markenson, there will be some disruption on M-1
13 through the -- first of all they'll get a permit
14 through MoDOT, but to construct a deceleration
15 lane and a right turn lane along M-1 will require
16 some disruption to existing traffic on the
17 streets. Beyond that it will be pretty minimal.

18 MS. ALEXANDER: Mr. Chairman, I am
19 curious as to how you got Missouri to even
20 consider an entrance off the highway. A lot of
21 sweet talking.

22 MR. CHAMBERS: I smiled really big. No,
23 just something that we worked with them. We did
24 some traffic analysis, some traffic study. We
25 presented our case with them. Once again, we kind

1 of partnered with MoDOT staff and just trying to
2 come up with what is ultimately going to work best
3 for this development, as well as what is going to
4 work best for the traffic implications that they
5 had, that are currently out there.

6 MS. ALEXANDER: Okay.

7 CHAIRMAN TURNAGE: Questions?

8 MR. RINGHAUSEN: Mr. Chairman, just to
9 clarify your proposed construction phasing. The
10 actual building will sit farther back off of M-1
11 when all is said and done than the current
12 facility; is that correct?

13 MR. CHAMBERS: That is correct.

14 MR. RINGHAUSEN: What about the front
15 edge of the gas canopy, the fueling canopy. Is
16 that in approximately the same location as a
17 the --

18 MR. CHAMBERS: That is approximately. I
19 don't know exactly what it is, but it is
20 approximately the same. It is approximately in
21 the same spot of where the current one is.

22 MR. RINGHAUSEN: Could you go back maybe
23 a slide or two to the site plan that you had. I
24 think that will work just fine. In the traffic
25 study, the traffic study referred to Drive 1 and

1 Drive 2.

2 MR. CHAMBERS: Yes.

3 MR. RINGHAUSEN: I was having a little
4 difficulty distinguishing what was Drive 1 and
5 what was Drive 2.

6 MR. CHAMBERS: I believe this was Drive
7 1 and I believe that was Drive 2. I don't have
8 the report in front of me.

9 MR. RINGHAUSEN: When I read the traffic
10 study, my interpretation was that there was still
11 going to be on the -- when you are sitting on 72nd
12 Street traveling east, that during the evening
13 hours, I believe it was, there was still going to
14 be traffic stacked back past Drive 2, Drive 1?
15 The exit off of 72nd. The drive off of 72nd.

16 MR. CHAMBERS: What we are proposing
17 here is not going to fix all of the problems. We
18 are not going to fix all the problems in the
19 intersection. What this plan is doing, and
20 hopefully it will help improve it and make it
21 better than what is currently out there.

22 MR. RINGHAUSEN: I understand that. My
23 question is really related to, now that there's a
24 second exit that allows you to get onto southbound
25 Prospect M-1, has there been any consideration in

1 working with this plan, of folks that may want to
2 go through the intersection, continue to travel
3 east, and think that they can cut across the
4 property, turn south on Prospect and cut across
5 two lanes of traffic to make that left turn, as
6 opposed to waiting on a stacked light? I am
7 asking -- that is maybe a tortured question. What
8 I am asking for, is does the traffic impact study
9 account for folks now trying to cut that
10 intersection because there are two exits as
11 opposed to no exit -- or one exit on M-1 that
12 wasn't there before, I should say.

13 MR. CHAMBERS: I think if I understood
14 you correctly, the movement you are kind of
15 talking about will be kind of frowned upon or
16 discouraged. Maybe I'm not totally understanding
17 your question, what you are asking. You are
18 talking about people cutting across?

19 MR. RINGHAUSEN: Right. More so on the
20 eastbound motion than on the -- coming south on
21 Prospect to turn right onto 72nd, it would be the
22 other way around. If the traffic backs up beyond
23 that, then they are taking a left, cutting
24 through, then taking a right and trying to get
25 across a couple lanes of traffic to make the left,

1 catch the green on the left.

2 MR. CHAMBERS: No, I don't -- that
3 wasn't in the scope of the study.

4 MR. RINGHAUSEN: I am just trying to
5 think of unintended consequences of a curb cut. I
6 think, in my personal opinion, it is going to be
7 an improvement to what is there now. But when I
8 read the traffic study, I didn't catch that there
9 was necessarily -- that it had been looked at at
10 that level.

11 MR. CHAMBERS: It is something we have
12 worked a lot with MoDOT on. We worked with
13 several of the staff members there, trying to get
14 the best -- a better solution to what is out there
15 now. Something that worked better for everybody.
16 Be a benefit to Gladstone, as well as a benefit to
17 the QuikTrip. So it is something that we have
18 worked with them on.

19 MR. RINGHAUSEN: I don't have any other
20 questions.

21 CHAIRMAN TURNAGE: Anyone else?

22 MR. YARBER: Was the bike rack at the
23 request of Mayor Garnos? He lives around there.

24 MR. WINGERSON: No, it is something
25 contained in our Comprehensive Plan. Requesting

1 that from QuikTrip is part of their standard
2 protocol to comply.

3 CHAIRMAN TURNAGE: I have two items.
4 The first one is just a curiosity. Why 89 parking
5 places? Is there something magic about that?

6 MR. CHAMBERS: No, we look at each site
7 on a case-by-case basis. A lot of it has to do
8 with sometimes what we project a store is going to
9 be and the volumes, what we think is going to best
10 serve our customers. We like to keep our lot very
11 clutter free and we like the circulation to be
12 very open. We allow the customers and the
13 employees safety. So it is just something we look
14 at. Like I said, after meeting with the
15 neighborhood, and we think that we can still serve
16 all our customers in a very efficient manner and a
17 safe manner, as well as our employees, and still
18 provide that additional buffer for the residents
19 behind our store.

20 CHAIRMAN TURNAGE: So it is not a
21 detriment?

22 MR. CHAMBERS: No. We will make it
23 work. We're really -- we really want to do this
24 and we are really excited about it. We are very
25 committed to get this done. Hopefully next time

1 this year we can all get a pretzel at that FSC
2 counter.

3 CHAIRMAN TURNAGE: My real question is,
4 when you come off M-1, North Prospect, make a
5 right turn into QuikTrip. That is fine. It is an
6 improvement. But when you exit out, my concern
7 would be coming out in that right-hand turn lane.
8 Because when you come through the intersection
9 there at Wal-Mart, there is a light there. If
10 you've got a green light there, people tend to
11 come around that curve 40, maybe 50 miles an hour.

12 MR. CHAMBERS: Sure. What this plan
13 doesn't show -- this is a little bit of an older
14 rendering. When we worked with MoDOT, there is a
15 dual -- there is a turn lane for us and then a
16 turn lane for them. So there will be extra
17 striping and stuff to help try to get people to
18 slow down and to think about before they do a
19 maneuver like that.

20 CHAIRMAN TURNAGE: Okay. So MoDOT has
21 considered that too?

22 MR. CHAMBERS: I believe so. This is
23 what they have approved and what they have looked
24 at in working with us.

25 CHAIRMAN TURNAGE: Anything else? Any

1 keep their property clean, keep it mowed. They
2 have got the nice fence. I like the idea of the
3 trees again. But I think they are going to have a
4 problem with that, when you come out that exit
5 right there. If you want to make a left turn,
6 traffic is going to be backed up.

7 MR. WINGERSON: On M-1, Mr. Wages?

8 MR. WAGES: No, on 72nd.

9 MR. CHAMBERS: That is in the current
10 spot that the one is right now.

11 MR. WAGES: That is just a right out,
12 isn't it?

13 MR. CHAMBERS: No, it is a full access
14 now. It is in the same spot that the current one
15 is now.

16 MR. WAGES: I like it. I have been to
17 other QuikTrips, right down there at Riverside.
18 They are all real nice and everything. I speak in
19 favor of it. I would like to be invited to the
20 next neighborhood deal. Go Royals.

21 CHAIRMAN TURNAGE: Thank you, George.
22 Anyone else wishing to speak in favor?

23 MS. SHALABI: My name is Noha Shalabi.
24 I live 7221 North Olive Street. You can see my
25 house, I am the very first one catty-corner to the

1 other questions? Okay. Thank you, Daniel.

2 MR. CHAMBERS: Thank you.

3 CHAIRMAN TURNAGE: Okay. Anyone in the
4 audience who wishes to speak in favor of this
5 proposal?

6 MR. WAGES: I'll speak in favor.

7 CHAIRMAN TURNAGE: Okay. Tell us your
8 name and address.

9 MR. WAGES: George Wages. 7201 North
10 Park. What I kept hearing about the neighborhood,
11 I never was invited to a neighborhood meeting.

12 MR. CHAMBERS: No, sir?

13 MR. WAGES: 7201 North Park. I am just
14 down the road. I wasn't invited to no meeting.

15 MR. CHAMBERS: I apologize for that. We
16 sent it out to the radius of people.

17 MRS. WAGES: We are right on your back
18 door.

19 MR. WINGERSON: Sorry about that, Mr.
20 Wages.

21 MR. WAGES: I accept your apology. I
22 will continue on. I like the idea of the trees.

23 I have been there for quite a while. And I like
24 the design. I would rather have that than a

25 tattoo parlor or a Smoke-For-Less. QuikTrip, they

1 QuikTrip. That is me right there. We have lived
2 there the last 14 years. So QuikTrip has been a
3 good neighbor. I just want to ensure -- because
4 we have talked about the landscaping. I just want
5 to make sure that -- I have four kids, and I want
6 to make sure our backyard is still a nice
7 residential place. I don't want to like be right
8 there, and then have so much traffic in and out.
9 So as long as they keep with what they said about
10 the landscaping. They are good neighbors. They
11 are clean. I agree with him about I would rather
12 have them than something else. Just as long as
13 they can keep with what they are saying they are
14 going to do there. That's all.

15 MR. CHAMBERS: Can I? She came to the
16 neighborhood meeting, and one of the things that
17 we do is we have our standard shadow box, or
18 double-sided fence that is every other panel. One
19 of her requests was to actually make it a solid
20 wood fence. So what we are doing in front of her
21 property, is I have worked with our engineering
22 staff. We are actually going to double-up that
23 fence in front of her property. So she will have
24 a solid wood fence and will not be able to see.

25 MS. SHALABI: That's what we talked

1 about.

2 MR. CHAMBERS: We talked about it and
3 everything. So that's something that we are
4 actually doing a custom detail. This will be the
5 only store out of 730 that will actually have this
6 fence for her. That is something that we will do
7 and we will paint that fence every year too.

8 MS. SHALABI: I appreciate that. We all
9 go to QuikTrip every day. It is a good place.

10 CHAIRMAN TURNAGE: Thanks for your
11 comments.

12 MS. SHALABI: You're welcome.

13 CHAIRMAN TURNAGE: Anyone in the
14 audience wishing to speak in opposition to this
15 request? Hearing none, that will close the public
16 hearing. I would entertain a single motion for
17 approval of the Site Plan.

18 MR. STEFFEN: Motion to approve.

19 MS. POINDEXTER: Second.

20 CHAIRMAN TURNAGE: Becky, please call
21 the roll.

22 MS. JARRETT: Ms. Alexander?

23 MS. ALEXANDER: Yes.

24 MS. JARRETT: Mr. Markenson?

25 MR. MARKENSON: Yes.

1 MS. JARRETT: Ms. Poindexter?

2 MS. POINDEXTER: Yes.

3 MS. JARRETT: Mr. Ringhausen?

4 MR. RINGHAUSEN: Yes.

5 MS. JARRETT: Mr. Steffen?

6 MR. STEFFEN: Yes.

7 MS. JARRETT: Mr. Ward?

8 MR. WARD: Yes.

9 MS. JARRETT: Mr. Yarber?

10 MR. YARBER: Yes.

11 MS. JARRETT: Chairman Turnage?

12 CHAIRMAN TURNAGE: Yes. Motion carries.

13 This will be forwarded to the City Council for
14 consideration November 9th. Thank you.

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1 CERTIFICATE

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3 I, JAMES A. LEACOCK, Certified Court Reporter,
4 do hereby certify that I appeared at the time and place
5 hereinbefore set forth; I took down in shorthand the
6 entire proceedings had at said time and place, and the
7 foregoing 22 pages constitute a true, correct and
8 complete transcript of my said shorthand notes.

9 Certified to this 20th day of October, 2015.

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

