

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
March 21, 2016
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Mr. New
Ms. Van Duser
Mr. Ward
Mr. Whitton
Mr. Williams

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Ringhausen led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the February 1, 2016 minutes.

MOTION: By Mr. Turnage, second by Mr. Markenson to approve the January 4, 2016 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING: Vacation of Easements: Various easements and rights-of-way at The Heights. File #1424.

Chairman Ringhausen opened the public hearing and called for the staff report.

Mr. Wingerson thanked the Commission for being here tonight and said that this is really more of a clean-up action than anything else. It has to do with the original development of The Heights [apartments]. When it was developed, it was a several block piece of property and there

were lots of rights-of-way that traversed the property as well as sanitary sewer, stormwater and standard easements. The City vacated or “re-applied” easements where staff was absolutely sure they could be when the final plat was approved. Staff also knew at that time, about two years ago, that there would be a variety of easements that would need to be vacated a second time when the utilities were relocated as part of the development process. Development is now complete and the utilities have now all been relocated so it’s time to vacate the remaining easements from the plat. The reason this is important is because the developer is transitioning the project from construction financing to permanent financing so they have to have clean title in order to make that happen. There are a series of seven easements: 2 standards easements, 2 regular easements, and 3 sewer easements for a total of 7 that are required to be vacated in order to clean, or clear the title. All of the easements being vacated are no longer necessary to the City or any of the utility holders. There are no private utilities in any of these easements and in all but one case there’s new easements that have been recorded to the property to protect our interest in the utilities. He offered to answer any questions.

Mr. Markenson asked what private utilities relocated and who paid for those relocations.

Mr. Wingerson said there were some private utilities relocated and the developer paid for those.

Chairman Ringhausen closed the public hearing.

MOTION: By Mr. Markenson, second by Mr. Yarber to various easements and rights-of-way at The Heights.

Vote:	Ms. Alexander	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Yarber	Yes
	Chairman Ringhausen	Yes

The motion carried. (7 yes, 0 no) This application will move forward to the City Council on Monday, March 28, 2016.

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

Mr. Wingerson said the Commission will have two public hearings at their next meeting on April 4th: an amendment to the Comprehensive Plan and a new building on Brooktree Lane.

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

Ms. McGee said that everyone should have received a letter from “Gladstone: Shaping Our Future.” She encouraged everyone to read it and RSVP.

Mr. Yarber brought some concerns from a resident in Hamilton Heights regarding streetlights and water coming up from the street.

Mr. Wingerson let Mr. Yarber know to have her contact Public Works for the streetlight request and suggested that they speak after the meeting regarding the water issue.

Ms. Alexander asked if there was anything going on with the retail part of The Heights that can be discussed.

Mr. Wingerson said yes there is, but he cannot discuss at this time.

Ms. Alexander said she would like to attend the Legal Issues workshop at MARC by Chris Williams.

Mr. Wingerson said Ms. Jarrett would get her signed up and reminded the group about it as well.

Mr. Turnage asked about the reconstruction of the McDonalds on NE Antioch Road.

Mr. Wingerson said it is still on hold. He spoke with Mr. Wagy within the last six months and he was optimistic that corporate McDonalds North America would free up their development dollars to move forward with a new concept. He will follow-up again.


Ms. Alexander asked what the situation is with the Conoco station.

Mr. Wingerson answered that plan review is complete and it will be submitted to the City Council on Monday, March 28th.

Item 7 on the Agenda: Adjournment

Chairman Ringhausen adjourned the meeting at 7:10 pm.

Respectfully submitted:


Alan Ringhausen, Chairman

Approved as submitted ✓


Becky Jarrett, Recording Secretary

Approved as corrected _____