

PLANNING COMMISSION
GLADSTONE, MISSOURI

Council Chambers

April 4, 2016

7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Markenson
Ms. McGee
Mr. New
Ms. Poindexter
Mr. Turnage
Mr. Ward
Mr. Whitton
Mr. Williams
Mr. Yarber
Chairman Ringhausen

Absent: Ms. Van Duser

Council & Staff Present:

Councilmember RD Mallams
Scott Wingerson, Assistant City Manager
Alan Napoli, Building Official

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 March 21, 2016 minutes.

MOTION: By Mr. Turnage, second by Ms. McGee to approve the March 21, 2016 minutes as presented. All said aye. The motion carried.

Mr. Wingerson addressed the Commission. He (jokingly) said there's a rumor going around the city that the City Manager's retiring on April 15th and he's here to tell them that is absolutely true. As part of that transition he will have a few extra responsibilities on April 16th. Therefore, there will have to be some other changes in the organization in order to keep things running. The City is in the process of hiring a Community Development Director; he is hoping that will be July or August. Staff will be asking some of the Commissioners to help participate in the process. In the meantime, Alan Napoli has agreed to step up and serve as the Interim Director. He will be facilitating the meeting tonight. Mr. Wingerson added that he's glad he's doing it and he's proud of him. Mr. Wingerson said he will still be here for support if necessary.

Item 4 on the Agenda: PUBLIC HEARING: for a Site Plan Revision for property located at 2707 NE Brooktree Lane, legally described as Kendallwood Commercial Center Plat of Lands Tract 2. Applicant/Owner: Travis Siegfried. File #1421

Interim Director Alan Napoli reported that the property address for consideration tonight is 2707 NE Brooktree Lane, which is located behind CVS Pharmacy on Antioch Road. The property used to have a building on it, Priscilla & Dana's School of Dance, but was demolished about a year ago due to a collapsed roof. The current zoning is CP-3. The proposed structure is general commercial and meets the requirements of a CP-3, including height, area, setbacks and parking. Currently there are 58 parking spaces on site. This business isn't retail, so there won't be customers coming to and from the project. The applicant is proposing some new landscaping on the property, which was included in the packet the Commission received. Mr. Napoli drew their attention to the fourteen recommended conditions in the staff report. The applicant is aware of them and will speak to them tonight.

The building being proposed is an 11,988 square feet structure that will primarily house "Certified Radon." The applicant is planning on leasing out about 3,000 square feet to another business on the south end of the building. Staff is recommending approval contingent upon the comments in the staff report.

Chairman Ringhausen asked for comments from the Planning Commission.

Ms. Poindexter asked if he just said there is 3,000 that is going to be leased out.

Mr. Napoli answered yes; however, there is no tenant proposed for the space at this time.

Chairman Ringhausen asked the applicant to come forward.

Reuben Siverling, Business Capital Resources, LLC, 7924 N. Anita Drive, KCMO 64151 addressed the Commission. Mr. Siverling said that he appreciates the opportunity in front of them tonight. They felt it was important to tell them tonight that in researching over the last 6 months a location to build, Gladstone is where they want to be. They want to bring employment here and economic development. Their development plans, including paving and building dress-up, will be near a million dollars when they are done. They're not just going to throw up some kind of garage. At this time, they do not have a general contractor. They have a bid out to four general contractors and they expect responses back from them this week.

Mr. Siverling said that the largest part of the building will be occupied by Certified Radon, LLC, owned by Mr. Travis Siegfried. The southernmost 3,000 square feet is going to be leased to Mr. Jason Brewer, who has electronic security systems. He doesn't know how much detail to get into tonight. There are two things they are asking the Commission to please consider tonight. They need two 12X12 doors on their eastern exposure. If they have one 12X12 door, they have to move three trucks out of the way to get to truck #3. If they have access and egress through the two doors, it will make flow easier. The doors will be closed the majority of the day. The crews come in at 6:00 am, get their briefings and are usually on the road by 7:15 or 7:30 am.

Mr. Siverling explained that their other concern is the pole sign. They were told that it was grandfathered in and that they could use it and could be seen from Antioch Road. They would really like for that to happen. The other 12 things they're not going to arm-wrestle about at all. Their engineer is Coby Crawl, with Kaw Valley Engineering. Their architect is Homer Williams out of North Kansas City. Their bank is First Bank of Missouri. They're trying to keep everything as local as they can. He said if there were no questions for him, he would like to introduce the owner, Travis Siegfried.

Travis Siegfried, 15419 N. Bales Road, Smithville, MO addressed the Commission. Mr. Siegfried said he is definitely looking forward to this opportunity. As Reuben had referenced, he had looked at many locations, but really feels that Gladstone is a good fit. He likes the community. With this particular property, it's a little unique the way the it sets. With what's available and how they can design this building, it is definitely very important that they have two doors on the east side in order for employee traffic to flow fluently. He understands that the pole sign is something that the City is requesting they take down; however he is in favor of keeping it if at all possible. He offered to answer any questions at this time.

Mr. Turnage asked him to briefly explain how his business operates.

Mr. Siegfried said that they currently provide radon testing and remediation services. Testing is more of a consulting service where they go into residential and commercial buildings and conduct testing for a period of time. With that evaluation they provide results to the customer. Regarding other services, the remediation portion is more of a construction-based service. For that part, they go in and install soil ventilation systems to reduce and better the air quality inside the structure. The operating hours are usually between 7 am- 5pm, 5:30 at the latest. Currently, they have 15 employees and will probably have 17 by next week. They are growing; it's exciting. He's been in business for eight years, so it's definitely something he's very involved in and will continue. He has big goals in regards for things he wants to do. As of right now, they are a great company with great individuals.

Mr. Turnage asked if he has had any conversations with his prospective neighbors.

Mr. Siegfried said he has not. He does know of a few individuals with acquaintances in the area. They are aware of who he is, but he has not greeted them at this point. He definitely has it on his agenda to do.

Mr. Markenson asked if his customer come to him or if he goes to his customers.

Mr. Siegfried said 99% of the time he goes to his customers. There are some casual walk-ins from people who are there to pay a bill or just ask questions about radon in general.

Mr. Markenson asked why he would want that 40' pole sign if customers aren't coming to him.

Mr. Siegfried said he feels like it will attract awareness. Radon is not something everyone knows about. He feels they are in a growing or learning curve, so it will definitely catch attention.

Mr. Markenson asked if he has trucks and how many.

Mr. Siegfried answered that they currently have three vans and six Scion xb's. They could easily expand into 2-3 more this year; totaling 12 by the end of the year.

Mr. Markenson said there are 14 recommended conditions. There are only two they object to: removal of the pole sign and having only one overhead door. Is that correct?

Mr. Siegfried said that is correct.

Mr. New asked what kind of materials will be stored at the site.

Mr. Siegfried said the only materials they will be storing will be PVC and it will all be inside. Basically, they store normal residential construction materials; nothing that requires any special permits or certifications.

Mr. New said he understands that the applicant needs two doors. He asked why staff is saying one door. He doesn't understand.

Mr. Napoli said that the previous building that was there had only one overhead door on the east side, so in staying with what was there previously that is where staff is standing.

Mr. Whitton asked if the footprint of the building is changing.

Mr. Napoli said the footprint of this building is almost identical to the other building and in almost the exact location and square footage.

Mr. Whitton confirmed this is a "P" (planned) zoning.

Mr. Napoli answered yes.

Mr. Whitton said he doesn't see the big deal about the two doors versus one door. He was wondering that himself. Being a business person, he is pro-business. He understands they are way back off the road and they probably need a pole sign, but if they give them one, it's going to set a precedence and for years the City has been asking for monument signs. He understands the City's position on the sign, but he has no problem with the two doors.

Ms. Poindexter asked staff to explain the difference between what the City wants with the sign versus what the applicant wants.

Mr. Napoli said about 8-10 years ago the sign ordinance was modified and pole signs were no longer allowed. If they were there, they were existing non-conforming and they could stay. If the business changed names, ownership or use the sign had to be brought into compliance with the current ordinance. In this case, we have both.

Mr. Ward asked if the doors on the south side were going to be used for the other business.

Mr. Siegfried answered yes.

Mr. Ward asked if the other tenant is going to only take up the office space and the back storage.

Mr. Siegfried said yes.

Mr. Ward asked if all the PVC would be stored inside, not outside.

Mr. Siegfried said that is correct.

Mr. Markenson asked staff if the Commission recommends removal of the sign and the City Council accepts that recommendation, can the property owner appeal for a sign variance.

Mr. Napoli answered that if Council approves the application without the pole sign then no, they would not be able to apply for a variance because it's already taken care of.

Chairman Ringhausen said the packet from staff referenced some HVAC equipment that would be located at grade on the northeast and the southeast side of the building. He didn't see it on the plans and asked the applicant to address the location.

Mr. Siegfried said he is unclear on the location and started to defer to the engineer.

Mr. Napoli said he might be able to address that question. He said in talking with the architect the location would be primarily on the east side, maybe on the south side. The exact location was not known at the time this application was coming forward. That is why in his comments he as noted that the screening of these units would be complimentary to the building. In this case, a small stone wall would come out and be used to screen.

Mr. Whitton thought that the 40' pole sign needed to be 40' from the street. Is that still true?

Mr. Napoli said that under the old ordinance there are some setback requirements. When signs are existing non-conforming they can stay where they are.

Mr. Whitton said he was just thinking that if they gave them a variance, would it be 40' back from the street?

Mr. Napoli said if they applied for a variance it would be for the location where it currently is and it is not 40' back.

Mr. Markenson said the information he received from staff said they would like to see them, "increase the architectural interest on the northeast side of the building." He asked if that has been done.

Mr. Napoli answered yes. Originally, when the first elevations came in the east side was a metal stucco panel with no stone. Since then, they have added the stone, some decorative architectural work around the windows and some vertical architectural features. It has broken up the long, 40-foot run of stucco.

Mr. Markenson asked the applicant if he got two overhead doors and had to get rid of the sign if he would be a happy guy.

Mr. Siegfried said yes.

There was no one in favor or opposition of the application. Chairman Ringhausen closed the public hearing.

MOTION: By Mr. Whitton, second by Ms. Poindexter to approve the Site Plan Revision at 2707 NE Brooktree Lane with the change in condition #3 to allow two overhead doors.

Vote:	Ms. Alexander	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Williams	Yes
	Mr. Yarber	Yes
	Chairman Ringhausen	Yes

The motion carried. (11 yes, 0 no) This application will move forward to the City Council on Monday, April 25, 2016.

Item 5 on the Agenda: PUBLIC HEARING: to amend the 2008 Comprehensive Plan (Communities for All Ages) File #1425.

Mr. Napoli introduced Ms. Cathy Boyer-Shesol from the Mid-America Regional Council. She will give a brief history of where Community for All Ages started, where it is and where it's going. By implementing this into the City's comprehensive plan it becomes an everyday process. When staff reviews, plans or meets with a contractor, they look at the design and see how it all fits together. A lot of it is already being done, but this documents it for future development.

Cathy Boyer-Shesol addressed the Commission. Ms. Boyer-Shesol said she appreciates the opportunity to speak tonight. Just a few short years ago the term "age friendly communities" was very unfamiliar across the country. In 2012, KC Communities for All Ages (KCC) was brought to MARC as an initiative to help communities become prepared with the dramatic increase of older adults with the aging of the boomers. In the last four years an incredible amount of work has been done and Gladstone has been in the forefront of the work. If you've heard her talk before it's not just the aging baby boomers, but the millennials that are actually several million more than the baby boomers, will also age.

With the grant that was received in 2012, KCC in partnership with the First Suburbs Coalition, which Gladstone is a member of, a toolkit and checklist were developed. These include strategies, policies and actions that communities might consider in the areas of transportation, public spaces and buildings and housing. In addition, a recognition program was created called "A Community for All Ages." Gladstone has provided leadership in all phases of this work

including piloting the checklist and achieving the Bronze, Silver and hopefully soon to be Gold levels. They started this work with four pilot cities, of which Gladstone has always been included. Currently, there are eleven communities that are actively participating in the recognition program.

Achieving the levels don't tell the whole story though. Communities that are working on this are discussing at a much deeper and richer level policies and actions that they can take to be inviting and accommodating to residents of all ages. There's increased awareness of the opportunities of the demographic shift. They're starting to see a shift from "more older adults in our communities can't be good" to "Oh, more older adults in our communities. They're retired; they have much more to give. They're an economic benefit and economic boom." They're seeing a shift in many of the elected officials, staff and residents on what it means to have many older adults in our communities. Communities that are involved in this are seeking more resident input through focus groups and surveys. One community's City Manager has charged department heads in choosing one item from the checklist and being held accountable for that over the next year as a part of their performance appraisal. The same city has added to the bottom of their City Council agenda items the question "What is the implication or impact of this action or decision or discussion on a community for all ages?"

These are just some examples of what is happening in other communities as they become involved in this program. Gladstone has been a shining star. She constantly holds Gladstone up to other communities in the region as an example of the demonstration of deep commitment toward becoming a community for all ages. She wanted to congratulate and thank the Commission, Council and staff for being a part of it.

Ms. Alexander said that 25-30 years ago she attended a meeting where she first heard this term and it all made good sense...particularly since she's 88! She thanked them for all of their work.

Mr. New wondered where the comment or thought about "older people are moving here, it can't be good" came from.

Ms. Boyer-Shesol said that across the country communities that are involved in age friendly work are working very hard to re-frame the issue of aging. She doesn't know where it stems from, but it has been their experience that is an initial reaction.

Mr. Turnage referred to one of the strategies, ensuring affordable, accessible housing. He wondered how that is done. Regulatory means? Subsidized?

Ms. Boyer-Shesol answered that affordable housing is very difficult. What this attempts to do is have that kind of discussion enter into city's discussions and plans.

Chairman Ringhausen closed the public hearing and asked if there was a motion.

MOTION: By Mr. New, second by Ms. Ward to amend the 2008 Comprehensive Plan to include Communities for All Ages.

Vote:	Ms. Alexander	Yes
	Mr. Markenson	Yes

Ms. McGee	Yes
Mr. New	Yes
Ms. Poindexter	Yes
Mr. Turnage	Yes
Mr. Ward	Yes
Mr. Whitton	Yes
Mr. Williams	Yes
Mr. Yarber	Yes
Chairman Ringhausen	Yes

The motion carried. (11 yes, 0 no)

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

Councilmember Mallams said that as a resident he would like to thank the Commission for their great attention to detail. He encouraged everyone to come by City Manager Davis' retirement reception on Thursday, April 7th from 4-7 pm. The program begins about 5:15 pm.

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

Mr. Yarber congratulated soon-to-be City Manager Wingerson. He said we can rest assured that future of the City is in good hands. (applause)

Mr. Markenson announced the opening of the Atkins-Johnson Farm & Museum this week. The new exhibit is on archeological digs. Kids can come and dig in the sand and have a great time! Hours are Wed-Sat 11:00 am -4:00 pm.

Mr. Whitton said he is proud of the City Council for not doing a nationwide search for a City Manager replacement as they've done in the past and spend thousands of dollars, realizing that we have talent right here. He loves the fact that they are promoting from within.

Item 8 on the Agenda: Adjournment

Chairman Ringhausen adjourned the meeting at 7:48 pm.

Respectfully submitted:


Alan Ringhausen, Chairman

Approved as submitted 


Becky Jarrett, Recording Secretary

Approved as corrected _____