

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
May 2, 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 April 4, 2016 minutes.

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

Item 4 on the Agenda: PUBLIC HEARING: for a Right-of-Way Vacation at 7617 N. Woodland. Applicant/Owner: Louis Steven & Margaret-Heken Kobet. File #1427

Interim Director Alan Napoli reported that the applicant is here tonight and will give his presentation momentarily. When this property at 7617 N. Woodland was being developed the City requested right-of-way be dedicated on the east side of the property adjacent to NE 77th Street for a hammer-head cul-de-sac. When Continental North Apartments (to the east) was built this area was a dead end street and since then the City has not made any improvements or changes to the dead end. Mr. Kobet has come to see if this right-of-way can be vacated. He has

done his homework and provided a lot of documentation to support his case. Part of the vacating of the cul-de-sac is that the City would receive a 5' utility easement from Mr. Kobet for the sanitary sewer line that runs north/south just on the east side of his property line. Mr. Napoli offered to answer any questions at this point.

Hearing no questions, Chairman Ringhausen called on the applicant to come forward.

Louis Kobet, 7617 N. Woodland, addressed the Commission. Mr. Kobet said he has been a resident of Gladstone for two years; he moved here from Washington State. When he put his application together he tried to make it such that people looking at it would really not have too many questions when they're done. He tried to put the burden on his side so that he wouldn't have to take much of their time. Mr. Kobet said the motivation behind his application is two-fold. Number one was the flooding on NE 72nd Street. He understands that this problem is going to be repaired and is within the top five projects in the next two years. The second issue is....he really didn't realize it when he moved here, but living next to a rental property you have no control of the neighbors. They come and they go frequently. He and his wife find themselves policing the area more often than not. He has seen people walk down the street from several hundred feet away and throw trash over the fence, which really isn't his fence, it's the City's right-of-way. He's had people jumping the fence in the morning to go to the school through his property, but he really hasn't said anything about that because he knows from experience that it's best to treat neighbors as neighbors.

When he addressed the water issue there was really two things that he realized had to be done. One, was that the property was sloped so water that comes down the street has a natural tendency to run right into his property, so it had to be leveled. Number two, the people park across the street and Mr. Bronec had some railroad ties there which were deteriorated and rotted so they need to be replaced. Mr. Kobet said his train of thought was to dig a french drain, capture the water and put it to one side, so that's what he did. Then the question became, 'what do I do with all this dirt I dug up?' He put down 10 tons of gravel, so he figured there was 10 tons of dirt left. He used the dirt to level the property and having done that he had to build a retaining wall. The driving force was that he always wanted to put a garden shed back there. So now, he has a nice, level spot, about 16'x20', but he doesn't own it. The work had to be done anyway, so that's not the issue, but he would like to put a shed on that area. Vacating the right-of-way would allow him to do this. Mr. Kobet said he takes a lot of pride in his property and those who knew Mr. Bronec may know that he used to open up his yard for people to view it; however he's just trying to maintain it more than anything else. He asked that the Commission put themselves in his position and give him the same consideration that he would certainly give them. If nothing happens here, he'll just continue to maintain it the way he has, he just won't have a shed.

Mr. Turnage asked what a french drain was.

Mr. Kobet showed Mr. Turnage a picture and said that a french drain was nothing more than a ditch with gravel and drain pipe that's perforated. The idea is for the water to go down into the drain and then be carried away to another part of the yard. He doubled his because of the amount of water he has.

Mr. Yarber commented that Mr. Kobet should get involved with the City.

Mr. Kobet said he volunteers with the Line Creek Railroad, but if he volunteers with anything else, his wife will divorce him!

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

Mr. Kobet said that one issue that came up is that he needed to get a survey for the new easement. He contacted a surveyor and he indicated that since the pins in the property aren't changing, he might just need a new drawing and description. Mr. Kobet said he would really like to have that clarified on the City's end since it's about a \$250.00 expense.

Interim Director Napoli told Mr. Kobet he would get with him after the meeting.

Chairman Ringhausen closed the public hearing.

MOTION: By Mr. Markenson, second by Mr. Yarber to approve the right-of-way vacation at 7617 N. Woodland.

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, May 23, 2016.

Ms. Alexander thanked Mr. Kobet for all the work he had done for trying to solve the problem. That was a lot of time and effort and money.

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

Interim Director Napoli said that the Commission had asked about the McDonalds application back in March and last week he received the building permit plans. They are currently under review and will be going to City Council for approval soon.

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

Mr. Markenson said he made a few trips to the bulky drop-off at Happy Rock Park this past weekend. It was run incredibly effectively! When you pull up Gladstone employees take the stuff out of your car for you; it was very impressive. He'd be interested in knowing how much was collected.

Chairman Ringhausen reported that the first Gladstone Shaping Our Future public meeting was held last Tuesday. It was very successful from his perspective. He received a lot of questions about when the Northland Innovation Center was going to open. He wondered if it might be worthwhile to get the word out about it.

Interim Director Napoli said they are getting close to being finished. Tenants should be occupying the building by the first part of July.


Ms. Poindexter said she was asked about the leasing sign at the Innovation Center. What types of businesses would go in there?

Interim Director Napoli answered that there is about half of the third floor that is not be used. He would guess that they would take anyone who would want to pay the rent.

Item 7 on the Agenda: Adjournment

Chairman Ringhausen adjourned the meeting at 7:17 pm.

Respectfully submitted:



Alan Ringhausen, Chairman

Approved as submitted  _____



Becky Jarrett, Recording Secretary

Approved as corrected _____