

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
August 1, 2016
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Ms. Poindexter
Mr. Ward
Mr. Williams

Council & Staff Present:

Mayor Pro Tem RD Mallams
Scott Wingerson, City Manager
Alan Napoli, Interim Comm. Dev. Director
Melinda Mehaffy, Econ. Dev.

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 June 6, 2016 minutes.

MOTION: By Mr. Turnage, second by Mr. Whitton to approve the June 6, 2016 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PUBLIC HEARING: on a Site Plan Revision at 7112 N. Oak Trafficway. Applicant/Owner: Gary W. & Elizabeth D. Simons. File #1426.

Chairman Ringhausen briefly explained the public hearing process then called on Interim Director Napoli for the staff report.

Alan Napoli reported that tonight's application is for the Sonic located at 7112 N. Oak Trafficway. It is currently a CP zone so it is a planned, zoned district. The applicant is proposing to demolish the existing structure, including the three canopies and build a new

structure primarily in the same location. They will be using the same ingress and egress so there will be no change coming in or leaving the property. They are planning on removing the existing pole sign and replacing it with a compliant monument sign. Currently they only need 15 parking spaces; however, they will have about 38 with the new construction. The owner is proposing to do some new landscaping along the North Oak section and they will be irrigating. Any grassy areas that are disturbed they will be sodding and irrigating. Mr. Napoli noted on the plans a trash enclosure and an out-building in the southwest corner of the site. Those two items are being relocated to the back northwest corner. There are eleven recommended conditions, all of which the applicant has agreed to.

Mr. Napoli stated that the structure that is proposed is actually smaller than the existing building. It is still all outdoor drive-thru, which will be on the south side. They will only have two canopies when they reconstruct, which will be on the north side, for drive-in access. He offered to answer any questions at this point.

Mr. Turnage wondered if the dumpster enclosure keeps people from doing illegal dumping.

Mr. Napoli replied that if it is locked it can help with that. Primarily, staff asks for it more for aesthetic purposes. Dumpsters aren't always neat looking.

Mr. New noticed this building will be the new proto-type, but he wondered if the parking will serve more customers or less.

Mr. Napoli answered that they will actually have the same amount of parking spaces when it's all said and done with the primary business being done through the drive-thru.

Mr. New asked how long construction is expected to take.

Mr. Napoli said it should typically take about four months on average, depending on weather.

Chairman Ringhausen asked about the lighting plan and wondered if there was an existing versus new comparison.

Mr. Napoli said he doesn't have a plan on the before and after lighting. The new lighting plan does meet the City's requirements as far as bleed-out onto adjoining property, which is not greater than .25 bleed-out ten feet outside their property.

Hearing no further questions of staff, Chairman Ringhausen called on the applicant.

Brian Forquer, Lutjen a Division of Olsson, 1301 Burlington, North Kansas City, MO 64116, addressed the Commission. Mr. Forquer said he is here tonight representing Gary Simons of Sonic. They appreciate the Commission hearing their application for a Site Plan Revision tonight. As staff mentioned, they will be keeping the same ingress/egress points. This building as it exists right now is about 29 years old and so in order to update to the new Sonic prototype, new equipment and site circulation they are here for a site plan review. They agree with the eleven conditions that Mr. Napoli mentioned and are here to answer any questions.

Mr. Markenson asked when they intended to begin this project.

Mr. Forquer replied that the developer would like, pending approval tonight and with the City Council next week, to start demolition by September 1st.

Mr. Markenson asked about the four month time frame.

Mr. Forquer said he usually says six months for construction; however, he hasn't looked at a timeline yet. He also added that as staff mentioned they do have a new lighting plan and they are the LED lights.

Mr. Turnage asked if there was any part of the existing structure that can be used with the new construction.

Mr. Forquer answered no. Based on the slight shift of the building and reconfiguration it's going to be simpler to tear down and rebuild.

Mr. Turnage asked if that would include the foundation.

Mr. Forquer said yes.

Chairman Ringhausen asked if there are any projections as to customer traffic coming into the facility or if the owner is anticipating the same traffic that visits Sonic now.

Mr. Forquer said he's going to say he'll expect about the same traffic going through there based on traffic patterns. He'd probably like to see more, but he hasn't talked with Mr. Simons specifically about that at this point. A lot of this change is about new equipment and operations coming up to current Sonic standards.

Chairman Ringhausen called for those in favor of the application to come forward. Hearing none, he called for those in opposition.

Kenneth Pruitt, 18285 S. Ridley Road, Smithville, MO 64089, stated that he has the building north of Sonic. They [developer] said they're going to tear down everything to rebuild. He wanted to know if this is going to cause any other problems to adjoining buildings like his. They don't maintain mowing the property as it is now. What are they going to do about policing the area...keeping the trash picked up?

Mr. Markenson asked if his concern was stormwater.

Mr. Pruitt said he is concerned that if they have to go in and tear out the concrete and everything....his building was built in the 1950's so it's pretty old. Is this going to create any problems with jarring and whatever might occur with his building.

Mr. Markenson said it sounds like his [Mr. Pruitt's] concern is with the demolition.

Mr. Yarber asked Mr. Pruitt how close his building is to the property line.

Mrs. Pruitt said it meets their property line.

Mr. Yarber said he was asking about the building, not the property line.

Mrs. Pruitt said their building is Signs Now. She asked Mr. Yarber if he was familiar with it.

Mr. Yarber said he knows where it's at, but he can't picture how far it is.

Mr. Napoli brought the site plan up on the overhead screen and pointed out the properties being discussed.

Mrs. Pruitt said they get all their [Sonic's] runoff and all their trash blows into their driveway.

Mr. Yarber said nothing is happening in the undeveloped area, is that correct? Also, what is happening to the actual paving that is already there?

Mr. Napoli answered that the paving that is already there will remain for the parking lot area.

Mr. Yarber said where there are parking spots now, they will remain?

Mr. Napoli said that is correct.

Mr. Yarber asked how the demolition work will be done...with an excavator?

Mr. Forquer answered yes, it will be bid out. It could be dis-assembled; he's not sure about those details at this point. As much of the pavement they can leave, they will. The curb line on the outside will remain and that will be the limit of where they will do their work. They could end up using the undeveloped area for staging, but they are not doing any improvements in that area.

Discussion ensued regarding how far the Sonic building would be from the Signs Now building.

Mr. Whitton asked if the City has an easement for a street that used to go back to Malone's Lawn and Landscape.

Mr. Napoli said that is a private drive for the old Malone property; there is not a street right of way there.

Mr. Whitton thought there was a street cut there.

Mr. Napoli said there is.

Mr. Whitton asked if the grassy area that is not getting mowed belongs to Sonic.

Mr. Forquer answered yes it does and he will relay the information about mowing and cleaning up the trash to the owner.

Mr. Yarber asked if the grassy, undeveloped area is the part that is not kept up very well.

Mr. Pruitt said yes; back in the 50's there was only about 6' from his building to the property line.

Mr. Yarber asked Mr. Pruitt if it's not mowed as often as he thinks it should be.

Mrs. Pruitt said it's never mowed.

Mr. Yarber asked what kind of trash ends up on their property.

Response from Mr. and Mrs. Pruitt was inaudible. Mr. Pruitt showed Mr. Yarber a picture he took on Sunday of some trash.

Mr. New asked Mr. Forquer if he would be able to address Mr. Pruitt's concerns.

Mr. Forquer answered yes. He can talk to the developer about policing the property and making sure that the lids to the trash dumpsters are closed and also about the mowing. He will also speak with Mr. Pruitt after the meeting tonight.

Mr. New said he thinks the issue is just having some communication between the two.

Chairman Ringhausen also encouraged some additional scrutiny by the Codes Department.

Hearing no further discussion for the public hearing, Chairman Ringhausen closed the public hearing.

MOTION: By Mr. Whitton, second by Mr. Markenson to approve the Site Plan Revision at 7112 N. Oak Trafficway.

Mr. New said he thinks what he heard tonight was one issue with the property who owns a business close to Sonic. He understands that the applicant is going to speak with the business owner to address the concerns and hopefully that will solve everyone's issue.

Mr. Yarber asked if they should consider an additional recommended condition that the unimproved area is better maintained. He asked if this is addressed by a code.

Chairman Ringhausen read #9, which states that all cultivated, manicured grass and landscaped areas shall be irrigated and maintained in perpetuity. This would indicate that they are responsible for maintaining their property.

Mr. Yarber said that looking at condition #9, it could be interpreted that cultivated, manicured and landscaped areas might not be "unimproved" areas. He suggested maybe adding another phrase to that sentence.

Chairman Ringhausen asked Mr. Yarber what he would propose.

Mr. Yarber suggested adding "and unimproved areas."

Mr. Markenson didn't think we want an unimproved area to be irrigated, do they? It seems to him that there are basic codes to solve these problems. Anyone who lets their weeds grow

beyond a certain height are notified by the City. As far as trash blowing, that's also a nuisance they can be cited for. It might be that the City's existing codes can handle this problem.

Mr. Turnage said if they're going to add any kind of condition he thinks it should be about communication between the developer and the business owners present tonight.

Chairman Ringhausen asked if that would be appropriate to include in the conditions set forth.

Mr. Napoli answered that it can be; however, he would suggest that we check with the owner's representative to see if they would be agreeable. If not, it may be something that he can discuss with the owner of the property.

Mr. Whitton said he didn't think they need to add anything. The City's weed ordinance will take care of it. We don't need to police it. He really doesn't see a need to tack anything on to this ordinance.

Chairman Ringhausen reminded the Commission of the current motion on the table which is to approve the Site Plan Revision at 7112 N. Oak Trafficway with the eleven recommended conditions and the understanding that there will be additional communication with Codes in relation to the undeveloped property.

Hearing no further discussion, he called for a vote.

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| Vote: | Ms. Alexander | Yes |
| | Mr. Markenson | Yes |
| | Ms. McGee | Yes |
| | Mr. New | Yes |
| | Mr. Turnage | Yes |
| | Mr. Whitton | Yes |
| | Mr. Yarber | Yes |
| | Chairman Ringhausen | Yes |

The motion carried. (8-Yes, 0-No) This application will move forward to the City Council on Monday, August 8, 2016.

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

Mr. Napoli announced that there will be two applications for the August 15th Planning Commission meeting; a re-plat and a site plan revision.

Mayor Pro-Tem Mallams thanked the Commission for approving this site plan revision; it was the right thing to do. He also thanked the Pruitts for coming and voicing their concerns; he is sure they will be addressed. He also asked the applicant to thank the owners for staying in Gladstone and re-developing. Mr. Mallams announced the ribbon cutting for Linden Woods Village on Sunday, August 21st at noon. The Northland Innovation Center is going to be open and ready to receive kids for the new school year. He said it is amazing to think that after a year of planning and a year of construction it is ready to go! There are exciting times coming for Gladstone: a new McDonalds, a new Quiktrip and a new Sonic.

Mr. Markenson said he's heard rumors that the independent living at Linden Woods Village is almost full; he asked if that is true.

Mayor Pro-Tem Mallams said that is true.

Mr. Markenson asked about the skilled nursing section.

Mayor Pro-Tem Mallams said it is not full yet. They are bringing in a couple of people every so many days as a transition for the patients and the staff. One of their biggest concerns right now is finding good, quality employees.

City Manager Wingerson said to follow up on Mayor Pro-Tem comments, the ribbon cutting for Northwest Missouri State is Thursday, August 18th, 4-6 pm.

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

Ms. Alexander asked how the renting of the commercial space of the Heights is going.

Melinda Mehaffy addressed the Commission and reported that they have probably seen the new signage at the property. These signs show the number for the new leasing agent, Clemens Real Estate. They specialize in retail development and were actually showing the property this morning.

Ms. Alexander asked about the status of the Conoco station on Antioch Road.

Mr. Napoli answered that staff has not heard anything more from the general contractor. Their current building permit expires the first part of September, after which they would have to start some of the process over again.

Ms. Alexander understands that Woodbine is going to be made into senior housing; she asked if that were true.


Mr. Napoli said a developer has expressed interest in the property as independent living; however, he does not own the property yet.

Chairman Ringhausen encouraged everyone to vote tomorrow.

Item 7 on the Agenda: Adjournment


Chairman Ringhausen adjourned the meeting at 7:37 pm.

Respectfully submitted:



Alan Ringhausen, Chairman

Approved as submitted  _____



Becky Jarrett, Recording Secretary

Approved as corrected _____