

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

Item 1 on the Agenda: Roll Call.

Present: Mr. Markenson
Mr. New
Ms. Poindexter
Mr. Turnage
Mr. Ward
Mr. Whitton
Mr. Yarber

Absent: Ms. Alexander
Ms. McGee
Mr. Williams
Chairman Ringhausen

Council & Staff Present:

Mayor Pro-tem RD Mallams
Nick Pappas, Community Development. Director
Alan Napoli, Building Official
Melinda Mehaffy, Public Information Officer.

The meeting began late at approximately 7:15 pm, pending a quorum.

Item 2 on the Agenda: Pledge of Allegiance.

Vice Chairman Markenson led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the November 7, 2016 minutes.

MOTION: By Mr. Turnage, second by Mr. Whitton to approve the November 7, 2016 minutes as submitted. All said aye, the motion carried.

Item 4 on the Agenda: CONSIDERATION: Of a Final Plat of Lot 1, 2 & 3, Block 25, Linden. Applicant/Owner: Thomas Pryor. File #1433.

Mr. Napoli reported that this application is a replat of lots 1,2 and 3 into two tracts of land. Both lots are zoned C-1 and the potential uses coming forward will still fit into a C-1 zoning. The entire site is owned and operated by Thomas Pryor/Pryor Trust (405 NE 70th Street). Tract 1 will maintain the business he owns. Tract 2 will incorporate the current parking lot to the east and the grassed area to the south of the structure. The owner of tract 2 has a use agreement with Mr. Pryor to use during his business hours, which will be presented to the City Council for approval if this plat moves forward. Traffic had no additional comments on this application. Based on the

use agreement there will be plenty of parking. There will be no on-site or off-site improvements, additional landscaping or additional signage. Staff does not have any additional recommendations and recommends approval.

Mr. Turnage asked how many parking places will be added with tract 2.

Ms. Mehaffy answered that the new parking lot will allow for more than thirty parking spaces. Of the thirty spaces, seven of those can be designated Monday through Friday from 8:00 am to 5:00 pm to the owner of tract 1 should they need it.

Vice Chairman Markenson said the staff report mentions that “the request be approved contingent upon compliance with the above recommended conditions”, but he said there aren’t any conditions.

Mr. Napoli said he just missed it. There aren’t any conditions for this application.

MOTION: By Mr. Whitton, second by Mr. Ward to approve the Final Plat of Lot 1,2 & 3, Block 25, Linden.

VOTE:	Mr. Markenson	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes

The motion carried. (7-yes, 0 no)

This application will move forward to the City Council on Monday, November 28, 2016.

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

Mayor Pro-tem RD Mallams invited the Commission to the Mayor’s Christmas Tree lighting at Linden Square, 6:00 pm tomorrow evening.

Director Pappas reported that the City Council approved the Special Use Permit for the daycare at 66th and Flora. It will be reviewed in a year to make sure everything is going well before a 5-year permit is issued. The City Council also approved building plans for Antioch Bible Baptist Church and they picked up their permits on Friday. They’re doing an expansion. He deferred to Mr. Napoli for a further explanation.

Mr. Napoli said it’s a 27,000 square feet addition that will be primarily for the youth ministry with several classrooms.

Mr. Markenson asked if that expansion had to come to the Planning Commission.

Mr. Napoli answered no. They were properly zoned for the use that they are. They are straight R-1 zone.

Director Pappas also informed them that the Board of Zoning Adjustment met to consider a variance from side setbacks at their last meeting. Even though it was denied, the Board will re-hear the application due to some notification procedures. The Neighborhood Commission met and considered the Housing Strategy Framework Plan. They will make formal recommendations at their next meeting. He attended the Community for All Ages meeting last week with Mr. Napoli, at which they were still basking in the glow that Gladstone is still the only "gold star" community! He will be meeting with the Fire Marshall tomorrow to go over his ideas regarding the Fire Code and report back to this Commission on his recommendations. Staff is currently working with Northland Pool Supply regarding a building and fire code requirement for a proposed location they are considering on North Oak. A few concerns need to be ironed out. McDonalds on N. Antioch has a bit of a setback. A truck drove along their retaining wall and caused it to bow out. The wall is in the process of being re-built; however, staff is planning on working with them so they can still open prior to the New Year. Happy Thanksgiving to everyone. City Hall will be closed on Thursday and Friday this week. Also, today is Alan's birthday!

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

None.


Item 7 on the Agenda: Adjournment


Vice Chairman Markenson adjourned the meeting at 7:25 pm.

Respectfully submitted:



Gary Markenson, Vice Chairman

Approved as submitted  _____



Becky Jarrett, Recording Secretary

Approved as corrected _____