

## **GLADSTONE PLANNING COMMISSION MINUTES**

Council Chambers May 1, 2017

1. **Meeting called to Order-** Chairman Markenson called the meeting to order at 7:00 pm

2. **Roll Call**

Commissioners present were: Anne Alexander, Gary Markenson, Shari Poindexter, Bill Turnage, Don Ward, Larry Whitton. Also present: Nick Pappas, CD Director; Alan Napoli, Building Official; Becky Jarrett, Admin. Asst., Cheryl Lamb, Finance. Absent was: Chase Cookson, Jennifer McGee, Carlos Salazar, James New

Chairman Markenson declared that there was not a quorum present to conduct business.

3. **Pledge of Allegiance to the United States of America**

4. **Approval of Minutes.**

Chairman Markenson delayed the approval of the minutes until next meeting.

**Chairman Markenson congratulated Ms. Jarrett on her new position working for City Manager Wingerson as his secretary.** She thanked the commission for their help and support over the past 15 ½ years. She will be training Cheryl Lamb from the Finance Department for her position during the interim. Chairman Markenson shared his confidence in her in her new position and wished her the best.

5. **Public Hearing: File #2017-008 Special Use Permit at 6589 N. Oak Trafficway. Applicant: DBL Architecture, Inc. Owner: HL Ventures, LLC.** Chairman Markenson stated that they did not have a quorum so the hearing was delayed until May 15, 2017. He apologized to guests and invited them to come back in two weeks on May 15, 2017.

6. **Other Business:**

- a. **Planning and development related news.** Mr. Pappas gave the staff report. Bob Baer, Assistant City Manager has been working closely with the deployment of wireless on municipal antenna rights of way. We were just informed that a company is looking to install a 125' antenna in front of Hy-Vee at M-1 and 72<sup>nd</sup> Street. We are fighting this as much as we can and our attorneys are already on it. The bill is close to being passed. Ryan Silvey has been notified about this. In Independence they have two now and the wireless companies didn't try to hide them. They put them in front of businesses without any consideration. They are on MODOT's right-of-way so they have less incentive to work with the City. They are proposed to be right on the Hy-Vee area in the middle of their parking lot. We have filed pleas with them and hope they will be willing to work with the City.

Mr. Pappas said he had attended the April 19<sup>th</sup> MARC "Beyond the Loop" meeting. The Broadway Bridge will be closed for a period of approximately two years. It won't happen until 2018. It will be closed for two years unless they find additional funding to build a bridge next to the existing bridge while they make repairs and complete the project.

Mr. Pappas shared information about a new Economic Development Committee consisting of City Manager Scott Wingerson, Bob Baer, Austin Greer, Becky Jarrett, Anthony Sands, the City Engineer, and himself. We will be blitzing on upwards of sixty possible economic development opportunities that are going on right now. The projects are small to large ranging from retail at the heights to multi-million dollar developments and redevelopments, to addressing the broad goal of comprehensive community health. As projects move from the conception stage to the entitlement stage Mr. Pappas

will be keeping the Planning Commission informed of their developments. You will be seeing some very interesting projects coming through.

Mr. Pappas's final report was on the good work done by Code Enforcement in 2017. They have had a total of 474 active cases, 286 new cases, 246 cases closed. They have done 612 site inspections throughout the City which have resulted in about 13 court cases. They are trying to educate the public and individuals who have complaints on code enforcement about the process as well as the legalities that we must adhere to as a department. He congratulated Alan and his group for doing a good job on a broad spectrum of issues including junk and debris, cars that aren't running, signs, etc.

Mr. Pappas concluded his report on Planning.

**Commissioner education.** Mr. Pappas reported on the City Council's interest in bike sharing in Gladstone. This is something they have been looking into and talking with a couple of companies about. We're not sure we are there yet since there is a significant cost associated with bike sharing. He shared an article from the April edition of Planning Magazine that discussed best practices and bike sharing throughout America.

Ms. Poindexter asked how the program was working in Kansas City.

Mr. Pappas shared that it was working well. The difference between what we are looking at and what they have is that they have taken the initiative of owning the infrastructure in place, and we would be more interested in renting because of the size. It makes better sense for us to rent and eliminate the capital costs that they have.

## **7. Communications from City Council and Staff**

Councilmember Moore reminded everyone that this coming weekend is the Free Brush Disposal at Public Works. The hours are Friday, Saturday and Sunday from 8:00am to 5:00pm.

Chairman Markenson shared that the Spring Beautification program last weekend was successful. The Atkins-Johnson Farm Community Garage Sale was also last weekend and went well in spite of the rain.

Mr. Pappas added that they were working with legal to find an ideal time for a workshop to discuss the Smoke Shop ordinance. He asked if the Commission would be open to meeting on different night of the week to discuss the ordinance because of the City Attorney's schedule. Chairman Markenson agreed and Mr. Pappas will set that up in the next week or two.

Chairman Markenson requested information on the number of citations that had been given for minors in possession of cigarettes and smoking violations. He feels we may have some enforcement problems and believes that law enforcement officers did not consider cigarette enforcement a priority. Mr. Pappas will research and provide that information.

## **8. Communications from Planning Commission**

Anne Alexander shared that June 3<sup>rd</sup> would be the first year anniversary of Linden Woods Village and there will be a celebration.

Chairman Markenson shared that he had talked to his liaison urging her to urge the Council to appoint new members to the Planning Commission. It is difficult to get 7 out of 9 people to the meetings and easier to get 7 out of 11 to attend. He will see what the City Council says.

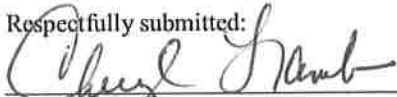
Chairman Markenson apologized to the guests in the audience that they would not be able to discuss their issue and invited them to come back on May 15, 2017.

The President of Hillcrest Hope contacted Chairman Markenson to discuss their facilities. They offer transitional housing for families in Liberty and Avondale who are having economic difficulties. He invited members to serve on the Board of Directors or Committees. If anyone is interested, he has information that he can share about the program.

Gary Crispen, the current Chairman of the Board at Oakview and four of his Board members came to discuss the planned Public Hearing. Chairman Markenson thanked them for coming and invited them to the meeting on May 15, 2017.

**9. Adjournment-** Chairman Markenson adjourned the meeting at 7:15 pm.

Respectfully submitted:



Cheryl Lamb, Recording Secretary

Approved as corrected \_\_\_\_\_



Gary Markenson, Chairman

Approved as submitted 8/29/2017