
GLADSTONE PLANNING COMMISSION MEETING - July 17, 2017

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GLADSTONE PLANNING COMMISSION MEETING - 07/17/2017

<p>1 CITY OF GLADSTONE, MISSOURI 2 GLADSTONE PLANNING COMMISSION MEETING 3 4 JULY 17, 2017 5 7:00 P.M. 6 7 TRANSCRIPT OF PROCEEDINGS 8 9 Held at the Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. 10 11 12 A P P E A R A N C E S : 13 Mr. Gary Markenson, Chairman 14 Ms. Anne Alexander, Member 15 Mr. Chase Cookson, Member 16 Mr. James New, Member 17 Ms. Jennifer McGee, Member 18 Ms. Shari Poindexter, Member 19 Mr. Don Ward, Member 20 Mr. Larry Whitton, Member 21 Mr. Nick Pappas, Community Development Director 22 Ms. Britney Fortner, Public Stenographer 23 24 25</p>	<p style="text-align: right;">Page 3</p> <p>1 recited aloud.) Usually at this time we approve 2 the minutes of our previous meetings, but 3 unfortunately they were not included in our 4 packets, so we're going to waive that until next 5 month. 6 MR. PAPPAS: I apologize. 7 CHAIRMAN MARKENSON: We are going to go 8 directly to our public hearing on the request 9 for a site plan revision at 7303 North Oak 10 Trafficway. So Mr. Pappas, would you like to 11 start us off and tell us a little bit of what 12 this is about? 13 MR. PAPPAS: Absolutely. Thank you, 14 Chairman Markenson. So tonight we have a 15 request from 7303 North Oak Trafficway. Notice 16 was sent to property owners within 185 feet and 17 notice was also posted in the Gladstone Dispatch 18 in June, June 30th. As you can see from this 19 layout, we have residential to the far west, but 20 of course it's on North Oak Trafficway, so we 21 have commercial along North Oak. There is 22 commercial to the north, commercial to the 23 south, and then residential immediately to the 24 east. All of the surrounding commercial is 25 either C3 or C2 and the property in question</p>
<p style="text-align: right;">Page 2</p> <p>1 CHAIRMAN MARKENSON: We will all come 2 to order with the absence of Ms. Lamb. Nick, 3 would you call the roll for us? 4 MR. PAPPAS: Yes, sir. Ms. Alexander? 5 MS. ALEXANDER: Here. 6 MR. PAPPAS: Ms. McGee? 7 MS. MCGEE: Here. 8 MR. PAPPAS: Mr. New? 9 MR. NEW: Here. 10 MR. PAPPAS: Ms. Poindexter? 11 MS. POINDEXTER: Here. 12 MR. PAPPAS: Mr. Cookson? 13 MR. COOKSON: Here. 14 MR. PAPPAS: Mr. Turnage? Mr. Salazar? 15 Mr. Ward? 16 MR. WARD: Here. 17 MR. PAPPAS: Mr. Whitton? 18 MR. WHITTON: Here. 19 MR. PAPPAS: And Chairman Markenson? 20 CHAIRMAN MARKENSON: Here. 21 MR. PAPPAS: Thank you. 22 CHAIRMAN MARKENSON: A quorum being 23 present. I'll ask that the audience rise and 24 join the Planning Commission in reciting our 25 Pledge of Allegiance. (Pledge of Allegiance</p>	<p style="text-align: right;">Page 4</p> <p>1 tonight is C3, general business district. 2 Basically what the applicant is wanting 3 to do is to locate a UPS kiosk on the eastern 4 side of the current convenience store. So this 5 is the side that is not viewable from North Oak 6 Trafficway. Basically it's that wall right 7 there (indicating) that you can see. And this 8 (indicating) is what the UPS lockers look like. 9 Now the proposed locker system, it's a 10 68-locker bay. It is six feet deep, 18 feet 11 wide, and eight feet in height. The unit 12 includes bays of varying sizes where customers 13 can securely collect deliverables by using a 14 unique code. The unit also has a camera that, 15 like an ATM, acts as an additional level of 16 security. I can certainly vouch personally that 17 several packages have been stolen from my front 18 door. So this sort of thing is certainly a need 19 in the community. 20 The locker unit has a brown and yellow 21 color scheme with the UPS logo as you might 22 expect, and the words "UPS Access Point" as the 23 only advertising markers. The locker unit 24 requires power to operate and will get its power 25 from the main building. It is ultimately</p>

<p style="text-align: right;">Page 5</p> <p>1 situated so as to not be viewed from the North 2 Oak corridor, as I mentioned. 3 When we look at the particular site 4 plan, all public utilities are present. There 5 are no traffic concerns that are evident. 6 Adequate ingress and egress exist off of North 7 Oak Trafficway and northeast -- I should say 8 73rd Terrace. Adequate parking is provided on 9 the premises though Staff suggests that striping 10 needs to occur. Ultimately six parking stalls 11 are required and nine are provided that are 12 outside of the canopy area, the gas station 13 area. 14 There is no proposed landscaping 15 although Staff, again, suggests that the 16 Commission go ahead and condition this request 17 to maintain the existing landscaping. Signage 18 is integral to the design of the locker unit and 19 no other signage is proposed. 20 Ultimately Staff's recommendation is 21 that this be approved, but with some conditions. 22 And there are several. The first is that 23 bollards be constructed to protect the locker 24 unit from vehicle access. Second, locker unit 25 lights shall be directed away from any</p>	<p style="text-align: right;">Page 7</p> <p>1 problems with the actual UPS lockers, but two of 2 the residents complained that the owners of 7303 3 North Oak should improve the property in 4 general. And again, this kind of includes the 5 conditions that you see tonight. All three were 6 within the 185 feet of the property. 7 So ultimately tonight the Planning 8 Commission may approve the application as 9 submitted, approve the application with 10 conditions, or of course you can deny the 11 application. Of course your motion should 12 always be in the affirmative. Your actual vote 13 should be, "No" if you chose to deny. If you 14 have any comments tonight or questions, I'm 15 happy to answer them. 16 CHAIRMAN MARKENSON: Any questions for 17 Mr. Pappas? (No response.) Do I understand 18 that this will be attached to the building? 19 MR. PAPPAS: Not necessarily attached 20 but immediately adjacent. It will be hooked up 21 to the building for power. 22 CHAIRMAN MARKENSON: Immediately 23 adjacent. There's a sidewalk in the back of the 24 building. The sidewalk is going to stay there 25 so there will be a sidewalk between this</p>
<p style="text-align: right;">Page 6</p> <p>1 residential zoned property primarily to the 2 east. Any grassed areas that are struggling 3 shall either be sodded or mulched and shall be 4 maintained in perpetuity. French drains shall 5 be repaired. Currently the French drains that 6 are located there are in a state of disrepair. 7 They should be repaired. And parking lot light 8 pole shall be repaired and repainted. All 9 exterior lighting of the site shall be converted 10 to LED. The current trash enclosure shall be 11 repaired or rebuilt to coded standards. 12 Currently it's in a state of disrepair. And two 13 additional items that have not been in your 14 packet this evening, the red ones on the bottom, 15 seven and eight. 16 No. 7, through the lens of public 17 safety, all parking areas shall be striped per 18 code and this does also include handicapped 19 areas. Currently there is no striping. 20 And then No. 8, concrete along the 21 entrances shall be repaired. Currently there 22 are significant portions that are in a state of 23 disrepair. 24 There are three comments that were 25 received from the public. Now none had any</p>	<p style="text-align: right;">Page 8</p> <p>1 structure and the building? 2 MR. PAPPAS: To my understanding that 3 is correct, yes. So there would be a little 4 bit, maybe a foot or two at most but perhaps the 5 applicant can speak to that a little bit 6 tonight. 7 CHAIRMAN MARKENSON: But people won't 8 be able to walk back there because there's going 9 to be power lines and so on. 10 MR. PAPPAS: Correct. Yes. It would 11 be protected from pedestrian traffic. 12 CHAIRMAN MARKENSON: What is a French 13 drain? Forgive me. I guess I should know that 14 but I don't. 15 MR. PAPPAS: A French drain is simply 16 just a drain for any water coming off of the 17 property. So at this location they have a car 18 wash and any water gets drained into the French 19 drain instead of going out into the street. So 20 the French drains span kind of as you would 21 imagine a cow guard in a rural aspect. 22 CHAIRMAN MARKENSON: I understand it 23 now. 24 MR. PAPPAS: Yeah. 25 CHAIRMAN MARKENSON: Any questions for</p>

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1 Mr. Pappas? (No response.) We now invite the
 2 proponents of the conditional use permit to come
 3 forward and identify yourself and your address
 4 and explain your application. Is there anybody
 5 here representing the applicant?
 6 MR. DONNELLY: Yes.
 7 CHAIRMAN MARKENSON: Hi. Welcome.
 8 MR. DONNELLY: Hi.
 9 CHAIRMAN MARKENSON: Welcome.
 10 MR. DONNELLY: My name is Craig
 11 Donnelly. I'm with UPS and my office is at
 12 14650 Santa Fe Trail Drive in Lenexa, Kansas.
 13 CHAIRMAN MARKENSON: Welcome.
 14 MR. DONNELLY: Thank you. I'm here on
 15 behalf of UPS. If there's any questions that
 16 you have regarding the access point locker, I'll
 17 be happy to address them for you.
 18 CHAIRMAN MARKENSON: Are there any
 19 questions for Mr. Donnelly?
 20 MR. WARD: I've not seen these anywhere
 21 else in the city. Is this the first one?
 22 MR. DONNELLY: This will be the second
 23 one. There's one in Kansas City, Missouri on
 24 Holmes Road. But this is the second one that's
 25 going in in this area.

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1 MR. WARD: Is there a reason this site
 2 was selected or was there somewhere else?
 3 MR. DONNELLY: Yeah. We try to look
 4 for areas where we have a high number of send
 5 again. When we say send again, we're not able
 6 to deliver a package the first time and there's
 7 not a safe place to leave it. So we look for
 8 places like that so that our customers can get
 9 their packages safely.
 10 MR. WARD: Instead of going to a store
 11 itself?
 12 MR. DONNELLY: Well, we don't -- I
 13 mean, they'd have to go back to the center back
 14 in Kansas City, Kansas off of James Street
 15 because that's where we take them back. We do
 16 have some other access points, which is like UPS
 17 Stores and in some cases, some drivers drop
 18 their packages off there and then go by there to
 19 do it, but the hours are limited on some of
 20 those stores.
 21 MR. WARD: Okay.
 22 CHAIRMAN MARKENSON: Mr. Donnelly,
 23 these are packages that you've tried to deliver
 24 to someone and nobody's home and then they go
 25 into these lockers?

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1 MR. DONNELLY: That is correct. The
 2 majority of them are that way. There is some
 3 that customers route directly there and we won't
 4 make an attempt if they ask us to go directly to
 5 the locker, we will take it directly there for
 6 them.
 7 MR. WARD: Additionally, what I've seen
 8 is drivers leave it on doorsteps and keep going.
 9 MR. DONNELLY: Residential homes, yes.
 10 But if a signature is required, then we make
 11 three attempts or either we make arrangements so
 12 they can get them.
 13 MR. NEW: Mr. Chairman.
 14 MR. COOKSON: So these aren't rental
 15 boxes, these are boxes that people ask you to
 16 deliver there to that box so it's -- like I
 17 can't just rent out a box there and then have it
 18 delivered there, it's --
 19 MR. DONNELLY: No.
 20 MR. COOKSON: If I'm having a package
 21 delivered, I say, "Hey, send it to this area" --
 22 MR. DONNELLY: You cannot rent the
 23 boxes, but if you are a -- we've got a select
 24 "my choice." If you are "my choice" customer
 25 and you have a package coming in, typically a

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1 day before your package arrives you'll get
 2 either a text or an email letting you know
 3 something's in route. Then you can reroute it
 4 to the box.
 5 MR. NEW: And any one of the number of
 6 boxes depending on the size?
 7 MR. DONNELLY: Yeah. Based on the
 8 dimensions that are entered and then, you know,
 9 the driver scans it and it opens the locker and
 10 puts it in order.
 11 CHAIRMAN MARKENSON: Is there another
 12 question there?
 13 MR. WHITTON: Yeah. What kind of
 14 difference do you think it will make in traffic
 15 there as far as -- how many people a day will be
 16 passing through there and out on 74th Street
 17 and --
 18 MR. DONNELLY: That's hard for me to
 19 say.
 20 MR. WHITTON: Give me an idea.
 21 MR. DONNELLY: We look at about
 22 anywhere from 15 to 18 packages a day going in
 23 there. So that number of customers should be
 24 additional that's going there per day.
 25 MR. NEW: What is your average on

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<p>1 Holmes per day?</p> <p>2 MR. DONNELLY: I'm sorry?</p> <p>3 MR. NEW: What is your average of</p> <p>4 packages on Holmes? The one at Holmes.</p> <p>5 MR. DONNELLY: The average that we're</p> <p>6 delivering?</p> <p>7 MR. NEW: Right.</p> <p>8 MR. DONNELLY: I think it's about 15.</p> <p>9 MR. NEW: Okay.</p> <p>10 MR. DONNELLY: Yeah.</p> <p>11 CHAIRMAN MARKENSON: Someone over here?</p> <p>12 MS. MCGEE: The distance between the</p> <p>13 actual boxes and the store, is that protected</p> <p>14 from people getting into it, or --</p> <p>15 MR. DONNELLY: It's usually just inches</p> <p>16 between --</p> <p>17 MS. MCGEE: Okay.</p> <p>18 MR. DONNELLY: -- the store and it just</p> <p>19 has the power thing that comes out and goes to</p> <p>20 the locker, but there's no room for anyone to</p> <p>21 get by.</p> <p>22 MS. MCGEE: Okay.</p> <p>23 CHAIRMAN MARKENSON: Mr. Donnelly, what</p> <p>24 will happen with that sidewalk that's between</p> <p>25 the structure and the building? There's a</p>	<p>1 property owners.</p> <p>2 MR. DONNELLY: I did speak with my</p> <p>3 corporate office on Friday when -- I think we</p> <p>4 got an update with those provisions and they are</p> <p>5 communicating back with the owners.</p> <p>6 CHAIRMAN MARKENSON: Okay. But you</p> <p>7 have no idea what the owners -- because the use</p> <p>8 permit is going to go to the owner.</p> <p>9 MR. DONNELLY: Right.</p> <p>10 CHAIRMAN MARKENSON: And they're going</p> <p>11 to have to comply with all nine conditions to</p> <p>12 get the permit.</p> <p>13 MR. DONNELLY: Yeah.</p> <p>14 CHAIRMAN MARKENSON: Okay. Just so we</p> <p>15 all understand.</p> <p>16 Any more questions for Mr. Donnelly?</p> <p>17 MR. PAPPAS: Chairman Markenson?</p> <p>18 CHAIRMAN MARKENSON: Yes.</p> <p>19 MR. PAPPAS: I just want to let you</p> <p>20 know I was in contact with the liaison with the</p> <p>21 property owner and as of Friday they are</p> <p>22 agreeable to all but the last two so far. The</p> <p>23 last two are conditions that were added on</p> <p>24 Friday. So as of Friday they were okay with all</p> <p>25 but the last two. And I'm sure that the last</p>
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<p>1 sidewalk of about a foot and a half that's</p> <p>2 between there. Will the sidewalk be removed?</p> <p>3 MR. DONNELLY: I think it -- I don't</p> <p>4 know. Let me check back with it because, to my</p> <p>5 knowledge, I thought it goes on the sidewalk,</p> <p>6 right to the building because if the sidewalk is</p> <p>7 right up on the building, it goes right up on to</p> <p>8 that.</p> <p>9 CHAIRMAN MARKENSON: The sidewalk's</p> <p>10 about this (indicating) wide and the boxes are</p> <p>11 much wider than that, so ...</p> <p>12 MR. DONNELLY: It should be like 18</p> <p>13 inches, if I'm correct.</p> <p>14 CHAIRMAN MARKENSON: Oh, so you think</p> <p>15 they'll fit right on top of that?</p> <p>16 MR. DONNELLY: Yeah.</p> <p>17 CHAIRMAN MARKENSON: Mr. Donnelly, to</p> <p>18 your knowledge, is there anyone here</p> <p>19 representing the property owners?</p> <p>20 MR. DONNELLY: Not to my knowledge.</p> <p>21 CHAIRMAN MARKENSON: Okay. The reason</p> <p>22 I ask is that this conditional use permit will</p> <p>23 have nine conditions that I think will fall</p> <p>24 primarily on the property owner and not on UPS.</p> <p>25 But there's nobody here representing the</p>	<p>1 two are minor.</p> <p>2 CHAIRMAN MARKENSON: Okay. Thank you.</p> <p>3 Larry?</p> <p>4 MR. WHITTON: Is that a use permit or</p> <p>5 a --</p> <p>6 CHAIRMAN MARKENSON: Conditional use</p> <p>7 permit. It's a site revision with conditions.</p> <p>8 MR. WHITTON: With conditions.</p> <p>9 CHAIRMAN MARKENSON: Yeah. You're</p> <p>10 right, it's not a -- you're correct, it's not a</p> <p>11 site permit.</p> <p>12 MR. WHITTON: Some City may know, but</p> <p>13 some time ago we issued a special use permit for</p> <p>14 a daycare just east of there at the first house.</p> <p>15 Is that still in operation?</p> <p>16 MR. PAPPAS: I believe it is. I</p> <p>17 believe it is. And it's a year away for coming</p> <p>18 back to the commission for renewal.</p> <p>19 MR. WHITTON: Is the owner of that home</p> <p>20 here? (No response.)</p> <p>21 CHAIRMAN MARKENSON: If there are no</p> <p>22 other questions, thank you for being here.</p> <p>23 MR. DONNELLY: Thank you.</p> <p>24 CHAIRMAN MARKENSON: Are there any</p> <p>25 other supporters of the application that wish to</p>

<p align="right">Page 17</p> <p>1 speak to the commission? (No response.)</p> <p>2 Hearing none, is there anyone wishing to speak</p> <p>3 against the application? (No response.) Seeing</p> <p>4 none, this will close the public hearing. Any</p> <p>5 comments from commission members on the</p> <p>6 application? (No response.) Seeing none, would</p> <p>7 someone care to make a motion to approve the</p> <p>8 site plan revision at 7303 North Oak Trafficway</p> <p>9 with the specified nine conditions?</p> <p>10 MR. WARD: So moved.</p> <p>11 MR. NEW: Second.</p> <p>12 CHAIRMAN MARKENSON: Motion second, any</p> <p>13 discussion? I need a roll call vote. Mr.</p> <p>14 Pappas, will you call the roll for us?</p> <p>15 MR. PAPPAS: All right. Ms. Alexander?</p> <p>16 MS. ALEXANDER: Yes.</p> <p>17 MR. PAPPAS: Ms. McGee?</p> <p>18 MS. MCGEE: Yes.</p> <p>19 MR. PAPPAS: Mr. New?</p> <p>20 MR. NEW: Yes.</p> <p>21 MR. PAPPAS: Ms. Poindexter?</p> <p>22 MS. POINDEXTER: Yes.</p> <p>23 MR. PAPPAS: Mr. Cookson?</p> <p>24 MR. COOKSON: Yes.</p> <p>25 MR. PAPPAS: Mr. Ward?</p>	<p align="right">Page 19</p> <p>1 Mr. Wingerson.</p> <p>2 MR. WINGERSON: Thank you, Chairman</p> <p>3 Markenson. And good evening, Planning</p> <p>4 Commissioners. It's been a little over a year</p> <p>5 since I've been here in this staff in this</p> <p>6 capacity. So welcome. I'm glad to see you all.</p> <p>7 I hear you're in great hands with Nick, better</p> <p>8 hands than you ever were before. So we're happy</p> <p>9 about that and Cheryl's not here tonight but</p> <p>10 Cheryl's been a great addition to our full time</p> <p>11 staff and we're proud of both of them. So</p> <p>12 thanks, Nick and tell Cheryl thanks, too.</p> <p>13 Smoking ordinance under your</p> <p>14 consideration has to do with regulating the</p> <p>15 location of smoke and tobacco shops. So where</p> <p>16 their primary purpose is to sell those types of</p> <p>17 product. So that's the basic premise of the</p> <p>18 ordinance. Now Nick can talk to you about the</p> <p>19 details of those actual provisions, but I was</p> <p>20 kind of asked to come and talk to you about some</p> <p>21 of the policy considerations from the City's</p> <p>22 perspective.</p> <p>23 I think one of the things that, sort</p> <p>24 of, big picture talks about the quality of the</p> <p>25 community are the types of businesses that are</p>
<p align="right">Page 18</p> <p>1 MR. WARD: Yes.</p> <p>2 MR. PAPPAS: Mr. Whitton?</p> <p>3 MR. WHITTON: Yes.</p> <p>4 MR. PAPPAS: And Chairman Markenson?</p> <p>5 CHAIRMAN MARKENSON: Yes.</p> <p>6 MR. PAPPAS: Okay.</p> <p>7 CHAIRMAN MARKENSON: Thank you for</p> <p>8 coming, that resolves the --</p> <p>9 MR. DONNELLY: Thanks for having me.</p> <p>10 CHAIRMAN MARKENSON: Okay. We have</p> <p>11 next a discussion of the smoke shop ordinance.</p> <p>12 It's an amendment to the planning and zoning and</p> <p>13 who's going to take us through this?</p> <p>14 MR. PAPPAS: I'll introduce it for you</p> <p>15 first.</p> <p>16 CHAIRMAN MARKENSON: A guy who's not</p> <p>17 here?</p> <p>18 MR. PAPPAS: I will introduce him.</p> <p>19 CHAIRMAN MARKENSON: He knows when to</p> <p>20 get away. Oh, there he is. All the way in the</p> <p>21 back of the room. All right.</p> <p>22 MR. PAPPAS: I will say there is a</p> <p>23 familiar face in the audience, City Manager</p> <p>24 Scott Wingerson.</p> <p>25 CHAIRMAN MARKENSON: Welcome,</p>	<p align="right">Page 20</p> <p>1 located in the community. About 10 years ago</p> <p>2 many of you will remember that there was an</p> <p>3 explosion in the number of used car lots that</p> <p>4 were in the community. And when a community is</p> <p>5 oversaturated in any specific sector of the</p> <p>6 business, it's really not good. It's not a good</p> <p>7 perception.</p> <p>8 More recently about four or five years</p> <p>9 ago, there was an explosion in the cash title</p> <p>10 loan places. So again, another community</p> <p>11 perception in terms of these sectors that</p> <p>12 overwhelm the other sectors.</p> <p>13 When it comes to smoking and vape</p> <p>14 shops, there's some real data for you to, kind</p> <p>15 of, think about that shapes the perception of</p> <p>16 the community. One thing is property values</p> <p>17 that -- for properties -- commercial properties</p> <p>18 that contain a smoke shop generally don't grow</p> <p>19 at the same pace as similar properties who do</p> <p>20 have a smoke shop. So that's one thing to</p> <p>21 consider, not the only thing, but part of the</p> <p>22 equation.</p> <p>23 I think more interesting and sort of</p> <p>24 also financially related is that strip centers</p> <p>25 where many of these businesses are located,</p>

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1 their rents tend to trend lower after they've
2 rented to a smoke shop or a vape shop. So what
3 that does is bring in a whole nother level of
4 business that's not paying as much rent as the
5 previous tenants. So if we're in the business
6 of building the community, we want to sort of
7 understand these issues and pay attention to
8 what's going on in the actual real estate market
9 so that we can do the best we can to preserve
10 the quality of the community.

11 I think all of that aside, those are
12 kind of the financial considerations, there is
13 real data on the fact that access to smoke shops
14 and vape shops and the constant advertising of
15 those type of businesses have a negative impact
16 on the youth of our community. The fact that on
17 the way to Antioch Middle School the kid is in
18 the car every day and passes a smoke or a vape
19 shop, will have a subconscious effect on that
20 child. Now, whether they smoke or not, I don't
21 know. But there is real data that, you know,
22 that is occurring.

23 We're in an environment nationally now
24 where teen smoking is on the decline for maybe a
25 first time in a very long time. It would be a

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1 shame if we weren't leaders in sort of helping
2 that trend continue for, you know, our kids
3 basically. So those are just some of the policy
4 considerations that kind of came to mind. This
5 issue sort of rose with the council's passing of
6 tobacco 21 legislation that requires people to
7 be 21 years old to buy these products. So
8 again, sort of youth and health movement in our
9 community, we just kind of want to keep that
10 going.

11 With that, Nick and I can tag team
12 questions. If it's a specific question about
13 the ordinance, Nick can talk about that. If
14 it's sort of a general community topic, I'd be
15 glad to talk to you about any of that for as
16 long as you'd like.

17 We would like to take this ordinance to
18 the city council soon before there's more of
19 these smoke shops and vape shops because they
20 can pop up literally overnight. And there are a
21 lot of applications for that type of business
22 occurring, so we would like to stem the growth
23 if we could.

24 CHAIRMAN MARKENSON: Does anyone wish
25 to inquire?

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1 MR. WARD: I do. One of the things in
2 here is that the structure should at least be
3 500 feet from a school or daycare and going up
4 and down North Oak, is the Sage Center
5 considered a school?

6 MR. WINGERTSON: Yes.

7 MR. WARD: Okay. So the shops that are
8 right in amongst that, will they continue to
9 operate or licenses not be renewed?

10 MR. WINGERTSON: I'm going to look to
11 Nick for guidance on this, but if I remember
12 correctly, existing businesses would be
13 grandfathered. So if that business closed, the
14 next business would not be allowed to be opened
15 at that location if it was within the prime
16 aversion that we talked about, 500 feet.

17 MR. WARD: Right. So until they go out
18 of business or move, they're okay?

19 MR. WINGERTSON: Yeah.

20 CHAIRMAN MARKENSON: Ms. Poindexter?

21 MS. POINDEXTER: I'm interested in the
22 fact that you found that the rent for these
23 shops tend to be lower. Is there any theory
24 about why?

25 MR. WINGERTSON: Rents in strip centers?

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1 MS. POINDEXTER: Uh-huh.

2 MR. WINGERTSON: Yeah, there is because
3 other businesses of similar quality don't want
4 to be located next to the strip centers. So
5 they end up filling the space directly next to
6 the smoke shop with a lower paid tenant which
7 then drives down the rent of the next tenant
8 over, the next tenant over, over the course of
9 time.

10 CHAIRMAN MARKENSON: Good question,
11 Shari.

12 MR. COOKSON: Nick, do we have a
13 similar ordinance for liquor stores? Or this
14 may be a question better addressed by you.

15 MR. WINGERTSON: Yeah, sure. We do, but
16 it's based on state law. The state regulates
17 alcohol much differently. There's a total
18 number of licenses allowed for the different
19 types of alcohol sales whether it's, you know,
20 packaged liquor or liquor by the drink, there's
21 different rules for all of that, but there
22 they're all limited in total number. Now the
23 city council has the ability, and it has, over
24 time, sort of increased that number, but it's
25 mostly regulated by the State.

<p align="right">Page 25</p> <p>1 MR. COOKSON: Okay. Thank you.</p> <p>2 CHAIRMAN MARKENSON: I have a number of</p> <p>3 questions.</p> <p>4 MR. WINGERSON: Shoot.</p> <p>5 CHAIRMAN MARKENSON: And I should know</p> <p>6 this. Our ordinance on smoking age, is that</p> <p>7 just for purchasing tobacco or is it for</p> <p>8 possession of tobacco also?</p> <p>9 MR. WINGERSON: It's for purchasing.</p> <p>10 CHAIRMAN MARKENSON: Just for</p> <p>11 purchasing?</p> <p>12 MR. WINGERSON: Yes, sir.</p> <p>13 CHAIRMAN MARKENSON: Okay. That was my</p> <p>14 first actual question. In all the legislative</p> <p>15 findings, words that keep popping out at me are</p> <p>16 advertising, marketing, promotion, it almost all</p> <p>17 ten talk about advertising.</p> <p>18 MR. WINGERSON: Uh-huh.</p> <p>19 CHAIRMAN MARKENSON: Would it be more</p> <p>20 effective to try to regulate the advertising to</p> <p>21 say that you cannot advertise tobacco products</p> <p>22 on the exterior of your business?</p> <p>23 MR. WINGERSON: Yeah. I think that's</p> <p>24 part of the solution. Ultimately, though,</p> <p>25 because of their impact on property values and</p>	<p align="right">Page 27</p> <p>1 entire city code that should be going before the</p> <p>2 city council later this year.</p> <p>3 CHAIRMAN MARKENSON: Another question.</p> <p>4 The definition of a smoke shop I find a little</p> <p>5 bit vague. I wonder if it would be better to</p> <p>6 define them by percent of their total business</p> <p>7 that's done in tobacco products like we do with</p> <p>8 a restaurant liquor license. They have to have</p> <p>9 a certain percentage of their sales as food to</p> <p>10 get a restaurant liquor license.</p> <p>11 MR. WINGERSON: I'm sure we can look at</p> <p>12 detailing that a little further.</p> <p>13 CHAIRMAN MARKENSON: Is any premise</p> <p>14 dedicated to the display, sale, distribution,</p> <p>15 alluring, furnishing, marketing of tobacco</p> <p>16 products and then it exempts grocery stores,</p> <p>17 supermarkets, and convenience stores but only</p> <p>18 sells cigarettes as an ancillary row. It would</p> <p>19 be nice to have a percentage because if the</p> <p>20 smoke shop gets a liquor license as well,</p> <p>21 they're no longer a smoke shop. And they would</p> <p>22 be exempt from the ordinance. Or if they sold</p> <p>23 lots of candy, potato chips, and soda pop, they</p> <p>24 could claim that they were not a smoke shop if</p> <p>25 they wanted. Something to think about.</p>
<p align="right">Page 26</p> <p>1 rent rates, I think we're better off to limit</p> <p>2 the total number over time of these businesses</p> <p>3 and let them exercise their first amendment</p> <p>4 right to free speech, which is a whole different</p> <p>5 conversation for a city to limit advertising</p> <p>6 because the same speech that a church would be</p> <p>7 able to have or a political group would be able</p> <p>8 to have.</p> <p>9 CHAIRMAN MARKENSON: I think commercial</p> <p>10 speech is a little different, but I'm --</p> <p>11 MR. WINGERSON: Mr. Chairman, it is</p> <p>12 absolutely very much different. However, the</p> <p>13 State is not seeing it that way in their current</p> <p>14 state of affairs and they've extended</p> <p>15 traditional commercial speech protections over</p> <p>16 the last couple of years.</p> <p>17 MR. PAPPAS: Mr. City Manager, if I may</p> <p>18 also add, in 2016 the Supreme Court of the</p> <p>19 United States actually came down with</p> <p>20 legislation that detailed basically that cities</p> <p>21 could no longer regulate the content of signs so</p> <p>22 long as it wasn't rude -- you know, lewd or</p> <p>23 anything like that or in any other way illegal.</p> <p>24 We could not longer regulate the content of</p> <p>25 signs and as a result we're actually redoing our</p>	<p align="right">Page 28</p> <p>1 Also in the separation requirements we</p> <p>2 talk about the residences, apartments, schools,</p> <p>3 daycare, but we don't include parks. I see that</p> <p>4 that would be very appropriate to be excluded</p> <p>5 from smoke shops.</p> <p>6 MR. WINGERSON: Great point.</p> <p>7 MR. PAPPAS: That's a good point.</p> <p>8 CHAIRMAN MARKENSON: Any other</p> <p>9 questions?</p> <p>10 MR. NEW: I'm not a smoker so I don't</p> <p>11 know. How many smoke shops are in Gladstone</p> <p>12 right now, do you have a number? A lot?</p> <p>13 MR. PAPPAS: Roughly there are six</p> <p>14 smoke shops.</p> <p>15 MR. WARD: I'm sorry. Six, okay.</p> <p>16 MR. PAPPAS: Under this current</p> <p>17 ordinance there would be about two or three</p> <p>18 allowed after grandfathering.</p> <p>19 MR. WARD: My next question was: If</p> <p>20 this is approved, we won't kick those out or</p> <p>21 would they have to -- they're grandfathered in?</p> <p>22 MR. PAPPAS: They're grandfathered.</p> <p>23 MR. WARD: Okay. So new ones would</p> <p>24 have to follow this. Okay.</p> <p>25 CHAIRMAN MARKENSON: Do we know how</p>

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<p>1 many tobacco retailers there are?</p> <p>2 MR. PAPPAS: Well, there's quite a few.</p> <p>3 I don't know the answer, there's quite a few.</p> <p>4 CHAIRMAN MARKENSON: Yeah. All the</p> <p>5 convenience stores, the grocery stores, some of</p> <p>6 the drug stores, not all of them.</p> <p>7 MR. PAPPAS: As a response to</p> <p>8 Mr. Cookson's question, earlier last week I</p> <p>9 actually asked our finance director to come up</p> <p>10 with some numbers and No. 4 of the slide, he</p> <p>11 stated that the City receives about six cents</p> <p>12 per pack of cigarettes sold in the city and this</p> <p>13 is from every establishment that sells tobacco,</p> <p>14 even Walmart, Hy-Vee, convenience stores, those</p> <p>15 stores that would be exempt.</p> <p>16 In 2017 fiscal year, this equated to</p> <p>17 about \$138,000. So fairly minimal in the big</p> <p>18 scheme of things. Especially when you think of</p> <p>19 Walmart and Hy-Vee being primary sellers.</p> <p>20 MR. WARD: Is there a tax on the vape?</p> <p>21 I don't know what is used in the vape.</p> <p>22 E-Cigarettes or whatever, is there a tax on that</p> <p>23 like a cigarette tax?</p> <p>24 MR. PAPPAS: I'm sure there are. I'm</p> <p>25 not sure that we collect a whole lot of it. I</p>	<p>1 city was incorporated.</p> <p>2 MR. WARD: Probably.</p> <p>3 CHAIRMAN MARKENSON: Any other</p> <p>4 questions? We're letting him off awfully easy.</p> <p>5 Doesn't somebody have some hard questions? Come</p> <p>6 on Anne, don't you have some hard ones? We've</p> <p>7 got him up there we --</p> <p>8 MS. ALEXANDER: Not that pertain to</p> <p>9 this.</p> <p>10 MR. WINGERSON: Oh. Now, I'm</p> <p>11 intimidated.</p> <p>12 CHAIRMAN MARKENSON: If there's no</p> <p>13 other questions then thank you for joining us.</p> <p>14 What's the time table, procedure on this?</p> <p>15 MR. WINGERSON: Yeah. So once the</p> <p>16 Planning Commission is ready to make a</p> <p>17 recommendation, then council will turn it around</p> <p>18 in two to four weeks and have a public hearing</p> <p>19 with the city council. Get their input, make</p> <p>20 any final revisions that they'd like to see</p> <p>21 other than have it adopted. So two or three</p> <p>22 months implemented.</p> <p>23 CHAIRMAN MARKENSON: We'd have to have</p> <p>24 a public hearing also and agree to change?</p> <p>25 MR. WINGERSON: I'm sorry, yes. You</p>
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<p>1 think that's state mandated.</p> <p>2 CHAIRMAN MARKENSON: I don't think</p> <p>3 there's a local tax on it.</p> <p>4 MR. WINGERSON: Well, either the</p> <p>5 cigarette tax that Nick is talking about is from</p> <p>6 the State reimbursed back to us based on sales</p> <p>7 in the state, in this part of the state, in the</p> <p>8 city in the State of Missouri obviously. So</p> <p>9 that -- I don't know, Nick, on the vape? That's</p> <p>10 a great question.</p> <p>11 MR. PAPPAS: That is a good question.</p> <p>12 I can find out.</p> <p>13 MR. WARD: Is there a way to get that?</p> <p>14 MR. PAPPAS: Yeah. I can find out.</p> <p>15 CHAIRMAN MARKENSON: I can tell you</p> <p>16 that the State preempts the light that taxation</p> <p>17 of cigarettes and specifies that cities cannot</p> <p>18 increase their tax on cigarettes. They did that</p> <p>19 when they raised the state cigarette tax to fund</p> <p>20 the children's health insurance program which</p> <p>21 was a priority of the governor and the</p> <p>22 legislative leaders and then they sold the</p> <p>23 cities down the river by capping what we had and</p> <p>24 ever increasing even to the bone. So six cents</p> <p>25 a pack, that's what it was probably when the</p>	<p>1 don't. Yes, you do. Yes, sir.</p> <p>2 CHAIRMAN MARKENSON: I would think so</p> <p>3 when it changes some ordinance.</p> <p>4 MR. WINGERSON: Yes, sir. You're</p> <p>5 correct.</p> <p>6 CHAIRMAN MARKENSON: We like public</p> <p>7 hearings. We don't want to be left out.</p> <p>8 MR. WINGERSON: My mistake.</p> <p>9 CHAIRMAN MARKENSON: So you don't want</p> <p>10 us to do anything this evening?</p> <p>11 MR. PAPPAS: If you're ready for a</p> <p>12 recommendation, that's perfectly valid. If not,</p> <p>13 we can bring it back at our next meeting.</p> <p>14 CHAIRMAN MARKENSON: But I think</p> <p>15 there's a couple of suggested changes we made</p> <p>16 and I guess that -- I'd like to see if those --</p> <p>17 MR. PAPPAS: Yeah. Certainly.</p> <p>18 CHAIRMAN MARKENSON: -- like including</p> <p>19 parks and the definition of a smoke shop based</p> <p>20 on a percentage of sales of tobacco products to</p> <p>21 see what that's all about?</p> <p>22 MR. WINGERSON: We'll take a look at</p> <p>23 that. I will suggest to the planning commission</p> <p>24 that that definition of smoke shop is pulled</p> <p>25 from many, many other ordinances that have</p>

<p style="text-align: right;">Page 33</p> <p>1 similar requirements. So it seems like the 2 best practice of how to do it. But let us do 3 some research and see if I can't find a sort of 4 competing sort of model. 5 CHAIRMAN MARKENSON: Okay. Okie dokie. 6 MR. WINGERSON: Thank you. 7 CHAIRMAN MARKENSON: Thank you for 8 being with us. 9 MR. WINGERSON: Yes, sir. 10 CHAIRMAN MARKENSON: Other business? 11 Commissioner Education and Planning Related 12 News. 13 MR. PAPPAS: Well, I think I'll roll 14 both into one, Commissioner Education and 15 Planning Related News. I gave you this handout. 16 Nothing light about it. And actually this is an 17 article out of Planning Magazine July 2017 18 edition. And it discusses bus rapid transit. 19 And the reason I'm handing this out as light 20 reading before you go to bed as always is 21 because the city council recently approved a 22 study for bus rapid transit on the North Oak 23 corridor. I'm not saying we're definitely going 24 to get it, but the KCATA and the Mid-America 25 Regional Council in conjunction with the City of</p>	<p style="text-align: right;">Page 35</p> <p>1 you on that. 2 MR. PAPPAS: Yes, sir. 3 MR. NEW: The rapid transit and 4 autonomous vehicles and like -- is that being 5 looked at? 6 MR. PAPPAS: Yes. So the City 7 recently -- we've kind of joined forces between 8 departments to set up innovative technologies 9 or -- I forget the name of it. But anyway we're 10 looking at the future. We are looking at the 11 future. Disruptive Technologies is what it's 12 called -- Disruptive Technologies Task Force. 13 And we're looking at the future and hopefully 14 trying to not be surprised when certain 15 technologies take place, so that we're ready and 16 hopefully we have ordinances in place or we're 17 at least ready to implement them and just making 18 sure that we're not left behind. Hopefully 19 making sure that we're at the forefront. 20 MR. NEW: I was going to say I've seen 21 a lot of money spent on new lights and in 22 another five or six years more lights -- 23 MR. PAPPAS: Right. 24 MR. NEW: -- for autonomous vehicles. 25 MR. PAPPAS: Yeah. And you know the</p>
<p style="text-align: right;">Page 34</p> <p>1 Gladstone, City of Kansas City, and City of 2 North Kansas City are joining forces to research 3 the possibility of bringing bus rapid transit to 4 our North Oak corridor. And this would be the 5 next step to a possible light rail, street car 6 initiative way down the line. But it is the 7 next step. 8 Traditionally when they've done these 9 sorts of studies, they've followed through with 10 the bus rapid transit line and a bus rapid 11 transit basically means a guaranteed service. 12 Basically service every 15 minutes guaranteed 13 coordinated with our lights, our green light -- 14 Operation Green Light all the way into downtown 15 Kansas City. So basically guaranteeing you can 16 get from here to downtown Kansas City in 15 17 minutes. Limited stops, one would be right out 18 here in our downtown area on 70th Street and 19 North Oak. And just letting the commission know 20 that that was recently approved by our council 21 and if you'd like to read up a little bit about 22 planning practice when it comes to BRT, it's a 23 recent edition so read up and let me know if you 24 have any questions. 25 MR. NEW: Nick, I have one question for</p>	<p style="text-align: right;">Page 36</p> <p>1 interesting thing about autonomous vehicles is 2 they do away with the need for turning lanes. 3 So you know it's one of those considerations, 4 because you can actually program the cars to 5 talk to one another to not need a turning lane. 6 Kind of scary when you think about it, but it 7 works out apparently -- or so I'm told. 8 MR. WHITTON: Mr. Chairman? 9 CHAIRMAN MARKENSON: Please. 10 MR. WHITTON: Can you tell me, I know 11 the city subsidized the ATA a lot back when I 12 was in the council. Do you know what the dollar 13 amount's up to now and if the ridership has 14 increased? 15 MR. PAPPAS: The ridership has 16 increased and actually a part of it, the 17 ridership has increased enough that the Metro 18 FLEX, the portion of KCATA service that does 19 variable transit, they actually -- they go off 20 route to pick up folks who need the service, it 21 has all increased. The council, I can't 22 remember the exact dollar amount, but the 23 council -- I want to say it was in the upper 24 90's that we subsidized. Yeah. 25 MR. WHITTON: Got you. Costs a lot.</p>

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<p>1 CHAIRMAN MARKENSON: I don't see any</p> <p>2 more questions for you. The next topic is</p> <p>3 Economic Development Update. We've had some</p> <p>4 developments going on, not all of them real</p> <p>5 good. Businesses go in and out all the time.</p> <p>6 Are you going to take us through this or --</p> <p>7 MR. PAPPAS: Well, you know, there are</p> <p>8 three out of six people here tonight.</p> <p>9 CHAIRMAN MARKENSON: They're not</p> <p>10 volunteering. Nobody's jumping up.</p> <p>11 MR. PAPPAS: I might volunteer them.</p> <p>12 But no --</p> <p>13 CHAIRMAN MARKENSON: Please come</p> <p>14 forward.</p> <p>15 MR. PAPPAS: No, no, no, no. So I will</p> <p>16 just introduce us briefly to say that a few</p> <p>17 months back when Melinda Mahaffey left the City,</p> <p>18 we actually set up -- or I should say City</p> <p>19 Manager Wingerson set up a committee, a task</p> <p>20 force of six individuals from different</p> <p>21 departments. I'm one of them, so is Bob Bier,</p> <p>22 Assistant City Manager and Scott Wingerson to</p> <p>23 come together on a weekly basis to really think</p> <p>24 through how we're going to retain businesses and</p> <p>25 then also how we're going to attract new ones.</p>	<p>1 important things we talk about ever. Nick did a</p> <p>2 good job explaining the economic development</p> <p>3 team, but let me go backwards just a little bit.</p> <p>4 When Melinda decided to be economic developer in</p> <p>5 Excelsior Springs, I saw a great opportunity to</p> <p>6 make sure that people understood in this</p> <p>7 organization that economic development was</p> <p>8 everybody's job. It's not one person's job with</p> <p>9 a name, it's not one person's job with a title,</p> <p>10 but it's really everybody's job in this</p> <p>11 organization and the way we provide top notch</p> <p>12 economic development is through our basic core</p> <p>13 values focused on customer service. So if</p> <p>14 everyone in this organization is providing top</p> <p>15 notch customer service, that's the best economic</p> <p>16 development we can have.</p> <p>17 So the team approach emerged sort of</p> <p>18 from that thought process, if it makes any</p> <p>19 sense. We brought six or seven people together</p> <p>20 to talk about Nick, Bob, me, Becky Jarrett, you</p> <p>21 all know Becky, Anthony Sans is our Senior Staff</p> <p>22 Engineer, and Austin Greer is the Assistant City</p> <p>23 Manager together. What I didn't expect from</p> <p>24 that team was an energy that's completely off</p> <p>25 the charts. A pride in their work that I've</p>
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<p>1 And it's really a three-pronged approach based</p> <p>2 on business retention, working with the chamber,</p> <p>3 kind of engaging our North Oak property owners</p> <p>4 to see what they need. And then also business</p> <p>5 attraction. You know, I would say we have about</p> <p>6 50 irons in the fire right now, can't really say</p> <p>7 what they are right now, but there are</p> <p>8 definite -- there are folks that have a definite</p> <p>9 interest in Gladstone. And then finally working</p> <p>10 with our major shopping centers Gladstone</p> <p>11 Plaza -- or I should say Pagoda Plaza and</p> <p>12 Prospect Plaza. Both have received a face lift</p> <p>13 recently another -- Pagoda Plaza is redoing</p> <p>14 their parking lot layout, incorporating green</p> <p>15 space. They have new restaurants and a</p> <p>16 compelling concept, I don't know if it's going</p> <p>17 to come out completely but hopefully. And then</p> <p>18 Prospect Plaza there is a potential CID,</p> <p>19 community improvement district that we may enter</p> <p>20 into with that development. So it's really a</p> <p>21 three-pronged approach and I'll let Scott kind</p> <p>22 of talk more about it.</p> <p>23 MR. WINGERSON: Yeah. Thanks, Nick.</p> <p>24 And thanks for bringing up the issue of economic</p> <p>25 development. It's clearly one of the most</p>	<p>1 never seen before from lots of parts of this</p> <p>2 organization and it's really been exciting to</p> <p>3 see sort of the conversations that have emerged</p> <p>4 from that and a new way to think about economic</p> <p>5 development.</p> <p>6 So Nick highlighted a kind of two or</p> <p>7 three parts of economic development. One is</p> <p>8 business retention. Over the years -- let me</p> <p>9 say this differently. We can have a better,</p> <p>10 stronger, more valuable relationship with our</p> <p>11 chamber of commerce moving forward than we've</p> <p>12 had in the past. Our chamber of commerce is</p> <p>13 extraordinarily valuable in terms of providing</p> <p>14 festivals and small business activities and</p> <p>15 social events.</p> <p>16 What the chamber hasn't been engaged in</p> <p>17 is talking about business innovation, business</p> <p>18 retention, the arts to any level, makers fair</p> <p>19 spaces, any of that sort of technology based</p> <p>20 business cluster that's emerging all over the</p> <p>21 city and all across the country. So we're</p> <p>22 working with the chamber to increase and improve</p> <p>23 that relationship in that way.</p> <p>24 The other area that we're improving our</p> <p>25 relationship is with Clay County Economic</p>

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1 Development Council. The EDC has historically
2 been sort of pointed towards industrial
3 development and they've realized that the bread
4 and butter is through the small business
5 community that exists all across the county.
6 Most of us work at Ford and Cerner and those
7 kinds of places, but most of the revenue for
8 this county is generated in a much smaller level
9 than those giant corporations. So we're working
10 to refocus a portion of Clay County EDC towards
11 more suburban local needs of smaller businesses.

12 The other part is bringing innovative
13 tools onto our major shopping centers. There's
14 been great success with Meadowbrook Center and
15 Planning Commission and City Council were
16 extraordinarily supportive in creating a
17 community improvement district that raised some
18 money to be able to renovate that shopping
19 center. From that approval came Dunkin' Donuts,
20 the new Popeyes, the renovation of the center
21 itself and most recently the replacement of the
22 worst possible physical location in the center,
23 at the elbow where the two corners meet of Crown
24 Point Tavern; right? So very successful. Crown
25 Point Tavern is relocated from Vivion and

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1 Antioch in the old Marcy's location, they've
2 recently relocated to Gladstone, doubled their
3 space and still have great quality food and
4 specialty drinks and stuff like that.

5 Next place, as a side note they
6 entertained -- the first day they were opened,
7 they entertained the cast and crew from Willy
8 Wonka at the Theater in the Park. So already
9 community minded in the first hours that they
10 were actually opened.

11 I think the expansion of those tools,
12 using community improvement districts to make
13 improvements to the centers themselves will
14 attract a better, higher quality retail tenant
15 as well as I think there's an opportunity to
16 push some of those public improvements into the
17 neighborhoods. So a community improvement
18 district can work outside of the thing that
19 generates the revenue. Maybe build sidewalks or
20 bike trails or who knows what else in the
21 adjoining neighborhoods, bringing those
22 neighborhoods up at the same time as the
23 commercial shopping center in the neighborhood
24 is coming up at the same time.

25 Another area of economic development

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1 that we need to spend more time on is the sort
2 of idea of nodes. And Nick in your planning
3 commission education one time will bring this
4 whole concept of nodes to you about focusing
5 investment on very key strategic areas. One of
6 the ones that just sticks out like a sore thumb
7 is the old BP Station on North Oak. What can
8 the city do to attract retail development or
9 office development or something of value to that
10 intersection? It's one of our largest

11 redevelopment parcels that is also one of the
12 most underutilized. So we have an opportunity
13 there with DRT, with expansion of our thought
14 process to really attract something better than
15 we're used to bring back the North Oak Corridor.

16 And then finally, a big part of our
17 strategy is what's going on in downtown. You
18 know about the Heights, you know about the
19 convention center, you know about Gladstone 18,
20 expand that concept and build on that. We're
21 having so many exciting conversations for the
22 retail space in the Heights and maybe this time
23 next year Nick will be able to tell you
24 something fantastic. We're having very exciting
25 conversations for the space vacated by Snow and

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1 Company when they combine their two locations
2 into one may be a better concept, more Northland
3 concept, more organic concept that might have a
4 better support in our community. And we're also
5 having conversations with tenants for the second
6 floor of Dr. Clement's office building that was
7 vacated by the school when they moved to the
8 Gladstone Office Building last year.

9 So things are going good. I promised
10 not to say these words, but I've been here a
11 long time and the number of conversations that
12 we're having now is more than we've had at any
13 time in the 20-something years that I've been
14 here. So it's exciting times and I think we're
15 really in a good place.

16 CHAIRMAN MARKENSON: Boy, you weren't
17 even prepared; were you?

18 MR. WINGERSON: No. I'm just
19 passionate. It's great stuff. They cued me up.

20 CHAIRMAN MARKENSON: Any plans for the
21 Walgreens store that recently closed or the
22 QuikTrip that recently closed?

23 MR. WINGERSON: All plans would be
24 gossip at this point --

25 CHAIRMAN MARKENSON: Oh, okay.

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<p>1 MR. WINGERSON: -- so I'm not</p> <p>2 comfortable talking about them. I will tell you</p> <p>3 that our two of about 75 projects the team is</p> <p>4 tracking every Monday. So we go through a list</p> <p>5 of things, gossip, what we think is happening,</p> <p>6 and reaching out to other businesses to see</p> <p>7 what's going on and if we think that they're</p> <p>8 struggling or they're having great success,</p> <p>9 either way. So we're tracking about 75 things</p> <p>10 like that. There's not very many vacant spaces</p> <p>11 or soon to be vacant spaces that aren't being</p> <p>12 tracked by the team. So we talk about it every</p> <p>13 week and nothing firm, but there's conversations</p> <p>14 on both of those.</p> <p>15 CHAIRMAN MARKENSON: All those</p> <p>16 restaurants that are going in to Pagoda, I drive</p> <p>17 by there I just don't see much activity. Are</p> <p>18 they a little bit behind schedule or anything?</p> <p>19 Or am I just -- they're a little bit behind</p> <p>20 schedule?</p> <p>21 MR. PAPPAS: They're a little behind.</p> <p>22 They have some issues to work out as far as</p> <p>23 building codes and fire codes.</p> <p>24 CHAIRMAN MARKENSON: Well, I knew</p> <p>25 something was --</p>	<p>1 MR. WINGERSON: Yeah. Yeah. They're</p> <p>2 coordinating. Yes, sir.</p> <p>3 MS. ALEXANDER: Mr. Chairman?</p> <p>4 CHAIRMAN MARKENSON: Please.</p> <p>5 MS. ALEXANDER: I'll speak up for</p> <p>6 Gladstone On The Move. It's my understanding</p> <p>7 that we have accomplished most of the things we</p> <p>8 wanted to get done, including the community</p> <p>9 center. I didn't think we'd get it, but I was</p> <p>10 very wrong, because it's well used now. But I</p> <p>11 can see them doing the same thing with Shaping</p> <p>12 Our Future.</p> <p>13 CHAIRMAN MARKENSON: I don't see any</p> <p>14 other questions. Thank you very much. It's</p> <p>15 been a year since you've been with us and after</p> <p>16 we've heard you tonight, it may be another year</p> <p>17 before you come back again. I think that might</p> <p>18 be the case.</p> <p>19 MR. WINGERSON: If you all will allow</p> <p>20 me to tell a personal story because it's about</p> <p>21 her turn to talk, I'm taking her time. So I</p> <p>22 apologize, but --</p> <p>23 MS. MCGEE: I'm going to turn my time</p> <p>24 completely over to you. You did a good job.</p> <p>25 CHAIRMAN MARKENSON: Everybody's</p>
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<p>1 MR. PAPPAS: There are a few</p> <p>2 restaurants that are open.</p> <p>3 CHAIRMAN MARKENSON: A few have been</p> <p>4 open for some time. Sandwich shop and others.</p> <p>5 MR. PAPPAS: And there should be a few</p> <p>6 more that you'll see very soon.</p> <p>7 CHAIRMAN MARKENSON: Okay. All right.</p> <p>8 Any questions for Mr. WingerSON? Oh, come on.</p> <p>9 MR. WARD: Can you talk about Shaping</p> <p>10 Our Future? Is the team looking at any of that,</p> <p>11 because that was a lot of work put into that?</p> <p>12 MR. WINGERSON: Yeah. Shaping Our</p> <p>13 Future, I should let Ms. McGee, chairman of the</p> <p>14 group, talk about it and fill in the blanks, but</p> <p>15 the group presented to the city council sort of</p> <p>16 what they would like to accomplish. There's</p> <p>17 been about 8 people working now on how to</p> <p>18 accomplish those things. I believe they're</p> <p>19 scheduled to come to city council on August</p> <p>20 28th, if that's a city council meeting night,</p> <p>21 late August to present their how. So then they</p> <p>22 have some pretty ambitious plans to accomplish.</p> <p>23 MR. WARD: All right. I'm just making</p> <p>24 sure it's not like two things going on at the</p> <p>25 same time.</p>	<p>1 turning everything over to you.</p> <p>2 MR. WINGERSON: Yes.</p> <p>3 MR. WHITTON: We don't see him. We</p> <p>4 don't see him.</p> <p>5 MR. WINGERSON: So on a way personal</p> <p>6 note, it's been a long time since I walked in a</p> <p>7 room and got goosebumps about being excited to</p> <p>8 be here. So thank you for what you do and I</p> <p>9 miss being here every two weeks with you guys</p> <p>10 and not that I don't enjoy the city council</p> <p>11 meetings, I do immensely, but --</p> <p>12 CHAIRMAN MARKENSON: Good recovery.</p> <p>13 MR. WINGERSON: -- but I do miss being</p> <p>14 here with you and I know you're in good hands</p> <p>15 with Nick and Cheryl. So thank you.</p> <p>16 CHAIRMAN MARKENSON: We have a number</p> <p>17 of guests here and I guess I should have asked</p> <p>18 you earlier, does anybody want to say anything</p> <p>19 to the Planning Commission?</p> <p>20 UNKNOWN SPEAKER: We're here because of</p> <p>21 that -- on the 65th Street and corner of what</p> <p>22 planning is going to be. We got a letter.</p> <p>23 MR. PAPPAS: 65th and North Oak. We</p> <p>24 had a property owner, Mary Petsakino out of</p> <p>25 Boston, Massachusetts wanted to rezone two</p>

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1 residential properties to commercial and at --
 2 early last week she wanted to rescind that
 3 application.
 4 CHAIRMAN MARKENSON: She rescinded the
 5 application?
 6 MR. PAPPAS: She did.
 7 CHAIRMAN MARKENSON: The purpose that
 8 you're here is gone. She rescinded the
 9 application. I guess I -- I wish I had asked
 10 you earlier, I assumed you were here for some of
 11 the other stuff.
 12 UNKNOWN SPEAKER: No. I got educated.
 13 CHAIRMAN MARKENSON: Well, I hope you
 14 enjoyed your experience with us. Thank you very
 15 much.
 16 UNKNOWN SPEAKER: I didn't get to vent.
 17 CHAIRMAN MARKENSON: They threw a party
 18 and it was canceled. Okay. Communications from
 19 the city council. Do you have anything, Council
 20 Member Moore, to tell us that hasn't been told
 21 already?
 22 MS. MOORE: Just to say, I hope
 23 everybody is taking advantage of the great
 24 entertainment at Linden Square this summer,
 25 Fridays and Saturdays. You have a little

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1 booklet, hopefully, that gives all the concerts.
 2 So I know it's pretty hot sometimes, but in the
 3 evenings hopefully it will cool down and our
 4 great Theater in the Park program, the next one
 5 that's coming up. So just take advantage of
 6 that.
 7 CHAIRMAN MARKENSON: Wizard of Oz.
 8 MS. MOORE: Great things at Gladstone.
 9 CHAIRMAN MARKENSON: I think it's the
 10 4th, 5th, and 6th or something like that.
 11 MS. MOORE: Yeah. It's the first
 12 weekend in August.
 13 CHAIRMAN MARKENSON: Yeah. It's the
 14 first weekend in August.
 15 MS. MOORE: Otherwise Mr. Wingerson and
 16 Mr. Pappas did a great job.
 17 CHAIRMAN MARKENSON: Always glad to
 18 have you with us.
 19 MS. MOORE: Thank you. Always glad to
 20 be here.
 21 CHAIRMAN MARKENSON: Okay.
 22 Communications from planning commission members.
 23 Starting with Mr. Whitton, anybody have
 24 anything?
 25 MR. WHITTON: I don't have anything.

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1 MS. POINDEXTER: I do. I have couple
 2 things. I hope that there's a property
 3 representative for 7303 North Oak when it goes
 4 in front of the Planning Commission -- I mean,
 5 the city council. I think that's -- this is
 6 like the second time we've had some type of
 7 agenda item and we've not had somebody that
 8 represents the property. We've had someone else
 9 is representing something else that has
 10 something to do with the property. And I think
 11 we missed out on some information because of
 12 that.
 13 The second thing I have is Director
 14 Pappas and I met about a month and a half ago as
 15 a liaison team from the commission to community.
 16 And we talked about some of the things that has
 17 to do with the planning commission work plan
 18 that's under development. We talked about the
 19 progress that he's made and some challenges that
 20 he's had and how he's planning on overcoming
 21 that. It was a very good meeting. We talked
 22 about possibilities for some education, some
 23 additional training, and some of the things we
 24 talked about would have to be cut and delayed
 25 until the budget year 2018, so those are things

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1 we are already talking about, thinking about.
 2 And if the commission has any specific areas of
 3 training or education that they would like to
 4 see be provided for us, please let me know. I
 5 did ask him if there was something the
 6 commission could do for him and he said that
 7 later on this year he might could use some help
 8 in doing the annual census, so we'll be talking
 9 about that.
 10 And then he challenged me with the idea
 11 of a complete street that I need to start
 12 thinking about so. Did you want to say anything
 13 else?
 14 MR. PAPPAS: Oh, complete streets,
 15 that's a whole other meeting. There won't be
 16 any homework that night, it will just be a long
 17 night.
 18 MS. MCGEE: But it was a good meeting
 19 and we're probably due for an update pretty soon
 20 too.
 21 CHAIRMAN MARKENSON: Thank you.
 22 MS. MCGEE: And San's Sandwich in the
 23 Pagoda center, I've tried three of their
 24 sandwiches and liked them all.
 25 CHAIRMAN MARKENSON: All right. Before

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1 we move down the line, it just may be me, but it
2 seems when I drive on 72nd Street, which I do
3 every day, people pass me 10, 15 miles an hour.
4 It may just be me, they're looking for me and
5 zip right past me but I don't know if others
6 have had that problem or if you've heard other
7 complaints but I don't see much enforcement on
8 72nd Street. But we might be able to solve our
9 city's financial problems if we wrote people
10 some tickets.

11 MS. MCGEE: Interesting that you
12 brought that up because that was the example
13 that Director Pappas had for the complete street
14 was 72nd Street.

15 CHAIRMAN MARKENSON: Maybe if we could
16 just do -- if we can accomplish that, maybe we
17 would get rid of the speeders then.

18 MR. PAPPAS: I just need you all to be
19 aware that our public meeting will entail taking
20 72nd from four lanes down to three lanes, so you
21 all have to answer to that.

22 CHAIRMAN MARKENSON: Any other
23 comments? I think that --

24 MS. ALEXANDER: Mr. Chairman?

25 CHAIRMAN MARKENSON: Oh, yeah, I'm

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1 sorry. I was too fast for you. You got to jump
2 in there, Anne. You've got to jump in there.
3 MS. ALEXANDER: I went to The Elders
4 the other night. I was so impressed with the
5 crowd, the music, the whole bit. I have not
6 gone previously but I say, keep up the good
7 work, it's great. And my other question is: Is
8 it possible we can start at the end of the table
9 and angle these a little so we can see the
10 people on the other end?

11 CHAIRMAN MARKENSON: I once asked for
12 that when I sat where you're sitting for three
13 years. We can see if we can accomplish that. I
14 think that would be a great idea. It would be
15 easier for me to see and recognition. I get a
16 strained neck when I get home after these
17 things. If there's no other business, we are
18 adjourned.

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C E R T I F I C A T E

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2
3 I, BRITNEY L. FORTNER, do hereby certify that
4 I appeared at the time and place hereinbefore set
5 forth; I took down in shorthand the entire
6 proceedings had at said time and place, and the
7 foregoing 54 pages constitute a true, correct and
8 complete transcript of my said shorthand notes.

9 Certified to this 3rd day of August, 2017.

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Britney L. Fortner

Britney L. Fortner

State of Missouri

9. Adjournment- Chairman Markenson adjourned the meeting.

Respectfully submitted:


Cheryl Lamb

Approved as corrected




Gary Markenson, Chairman

Approved as submitted