

**GLADSTONE PLANNING COMMISSION MINUTES**  
Council Chambers October 16, 2017

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

Commissioners present were: Anne Alexander  
Chase Cookson  
Jennifer McGee  
Katie Middleton  
James New  
Shari Poindexter  
Carols Salazar  
Bill Turnage  
Don Ward  
Larry Whitton  
Gary Markenson

Also present: Jean Moore, Councilmember  
Kyle Yarber, Councilmember  
Nick Pappas, CD Director  
Cheryl Lamb, Administrative Assistant

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

**3. Approval of Minutes.**

Chairman Markenson asked if there was a motion to approve the minutes from the October 2, 2017, meeting. Mr. Turnage moved to approve the minutes. Mr. Whitton seconded. The minutes were approved, 11-0.

**4. Presentation: Oak Hill Day School.**

Mr. Feagles' 8<sup>th</sup> grade students from Oak Hill Day School presented the Planning Commission with a proposal designed to make Gladstone a destination location. The students shared their ideas using "nostalgia from the past to build on the future" in a theme park based on separate areas showing the 50's, 60's, 70's, and 80's. Their plans included a drive-in movie theatre, drive-in restaurants, diners, go karts, and gift shops for each decade. The music, movies, cars, food, and dress from each era would be replicated in each of the areas creating their "Town of the Decades". Mr. Feagles shared that all of the ideas came from the student's research and offered tremendous job opportunities in Gladstone, making it a "city of the future with a great past".

**5. Final Plat: Replat of Shoal Brook Addition, Lot 2, Block 3. File #2017-016.**

Mr. Pappas shared that this is a minor replat. The Shoal Brook addition is to the north end of Gladstone on N Bales Avenue. The request is to replat two lots into one major lot. This will allow the lot that is furthest to the west to have better access from N Bales. Currently, the state of Missouri is not allowing access off of M-1. This will simplify their access. It's roughly 2/3 of an acre in size, it's residential, and it's flanked by City property on both ends. It is a minor replat.

Chairman Markenson asked if there were any questions. None. He asked if anyone would like to speak in favor of the replat. None. He then asked if anyone wanted to speak in opposition to the replat. None. He closed the public hearing. He then asked if there were any comments from the Commission. None. He asked if there was a motion to recommend the replat of Shoal Brook Addition, Lot 2, Block 3.

**MOTION: By Mr. Turnage, second by Mr. Ward, to approve the Replat of Shoal Brook Addition, Lot 2, Block 3. File #2017-016.**

**VOTE:**

Anne Alexander	Yes
Chase Cookson	Yes
Jennifer McGee	Yes
Katie Middleton	Yes
James New	Yes
Shari Poindexter	Yes
Carlos Salazar	Yes
Bill Turnage	Yes
Don Ward	Yes
Larry Whitton	Yes
Gary Markenson	Yes

**The motion carried (11-0).**

**6. Other Business:**

a. **Commission Education (handouts).** None.

b. **Planning and development related news.** Mr. Pappas stated that there has been a very busy time in Community Development. Pagoda Village has recently submitted their application for rezoning. They will be coming before the Commission in the near future. They are moving forward with the parking lot enhancements, and the Pepperoni Pub Restaurant should be opening next week.

The Olympic Car Wash hasn't gone to the Council yet. Community Development is working with the architect and the property owners to address the concerns voiced at the Commission hearing. They will be planting additional landscaping to help buffer the noise from the blower.

Mr. Pappas shared that there are new businesses opening in Gladstone. One is the Feed Supply restaurant that is going into the Gladstone 18 Building next to the Laughing Place Bakery. Edward Jones will be opening an office in the NIC building that will be good for the City.

Mr. Pappas stated that he is currently working on a Tiger Grant for \$14 million to complete the Gladstone Parkway. He will keep them posted on their progress.

Recently the CDC Loan Program voted to amend its guidelines freeing up more money for projects along N Oak Trafficway. They also approved a loan for the old Gladstone Flowers location. There will be a couple of new businesses going in there. The property will be completely rehabbed. It will be a boost for N Oak.

Mr. Pappas and Ms. Poindexter will be meeting later this week to discuss initiatives for the Planning Commission.

Chairman Markenson asked what the cost will be for the Gladstone Parkway to connect to Hwy 169.

Mr. Pappas said that it will take the full \$14 million. There is a lot of grading and bridge work that needs to be done, as well as property acquisition from some apartments along Broadway.

Chairman Markenson asked what the prospects were for receiving that grant.

Mr. Pappas stated that we haven't tried for the grant before so it's hard to know. He has worked on Tiger Grants before in other communities, but Gladstone hasn't had that ability in the past.

Chairman Markenson asked if there were any questions for Mr. Pappas. None. He then asked about the Asian restaurants in Pagoda Village and if they were making progress.

Mr. Pappas shared that they are, slowly, but they are coming.

Chairman Markenson asked about the abandoned QuikTrip.

Mr. Pappas said that he had emailed them last week to check the status. They told him that they are under contract but can't disclose who the contract is with. They are supposed to come in to meet with him to discuss plans.

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

Councilman Moore wanted to thank all the students at Oak Hill. She felt they provided a great walk down memory lane. She appreciates all the hard work their presentation represents and their enthusiasm and energy clearly was a part of that. She expressed her thanks to each and every one of the students and all the instructors. She said, "It's a fun meeting every year and something we look forward to. Thank you for your partnership with the City."

Councilman Moore shared that this Friday night is "Friday Fright Night" at the park. There will be Trunk-or-Treats, hot dogs, snacks, and fun events all around. Kids, and parents, come in costume.

**8. Communications from Planning Commission.**

Ms. Poindexter shared that she and her husband really enjoyed Whiskey Fest last weekend and that it was a lot of fun.

Ms. Alexander said that she really appreciates the work that went into the presentation the students did. She said it was very interesting and, having lived through all those eras, it brought back a lot of memories. She also invited anyone who is interested to visit her art display in the display cases in the hall way at City Hall.

Chairman Markenson asked if there was a motion to adjourn.

Motion by Mr. New, second by Mr. Salazar.

**9. Adjournment-** Chairman Markenson adjourned the meeting at 7:43 pm.

Respectfully submitted,



Cheryl Lamb, Recording Secretary

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



Gary Markenson, Chairman

Approved as submitted ☒