

GLADSTONE PLANNING COMMISSION MINUTES
Council Chambers February 5, 2018

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

Commissioners present were: Mike Ebenroth
Alicia Hommon
Gary Markenson, Chairman
Jennifer McGee
Katie Middleton
Kim Mureh
James New
Bill Turnage
Don Ward, Chairman-elect
Larry Whitton

Absent: Chase Cookson
Shari Poindexter

Also present: RD Mallams, Mayor
Kyle Yarber, Councilmember
Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Nick Pappas, Community Development 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 December 18, 2017 meeting. Mr. Turnage moved to approve the minutes. Mr. Whitton seconded. The minutes were approved, 10-0.

Chairman Markenson shared a card from Anne Alexander thanking the Planning Commission for the chocolates and card and expressing her pleasure at working with the Commission.

Chairman Markenson introduced three new members of the Commission. He called on each of them to share their life stories so the Commission could learn more about them.

Mike Ebenroth said that he had moved to Gladstone three years ago. He decided he wanted to get involved. He lives here with his wife, Darla, and they have three grown children. One of the reasons they moved was that they downsized. He works for Reese Nichols as a Realtor. He also works part time for the Kansas City Chiefs as a tour guide. He has been involved with the City of Excelsior Springs and served on the Council and various Boards and Commissions. He likes to be involved in the communities that he is associated with.

Alicia Hommon shared that she is the owner of the Laughing Place Bakery down the street. She has been a resident of Gladstone for a little over six years and fell in love with this community. She was part of the Shaping Our Future initiative and other Boards. She is very excited to stay involved as much as she can.

Kim Murch stated that he has been a resident of Gladstone since 1984. His children have all graduated from local high schools and grade schools. He has three surviving children and one that passed away at 23. She went to Maple Valley State School. He recently retired as President of a local Northland company. He is a member of the local American Legion and is on their Executive Committee. He is also a member of the Honor Guard.

Chairman Markenson welcomed them to the Planning Commission.

4. Officer Elections.

Chairman Markenson reminded everyone that a Nominating Committee was appointed at the last meeting. Bill Turnage is Chairman of the Committee and he was asked to present his committee and the slate of Officers.

Mr. Turnage reported that he and Chase (Cookson) and Katie (Middleton) compiled a slate of Officers for the present year.

Nominees:	Chairman	Don Ward
	Vice Chair	Jennifer McGee
	Advocate Chair	Shari Poindexter
	Secretary	Chase Cookson

Mr. Turnage nominated them for the positions.

Chairman Markenson asked if there was anyone who would like to speak for the nominees. None.

MOTION: By Mr. Turnage, second by Mr. Whitton, to move the election of their slate of Officers by acclamation. The motion carried (10-0).

5. Public Hearing: Special Use Permit for 1404 NE 66th Street. File #2018-001.

Ms. McGee asked to reclude herself from Item #5 because her son attends this daycare.

Chairman-elect Ward opened the Public Hearing and asked for the staff report.

Director Pappas said that the applicant tonight is Amy Cole. She applied for the Special Use Permit last year and has had it for one year for the purpose of having a daycare at her address of 1404 NE 66th Street. He reported that during that timeframe there have not been any issues pertaining to her location. She has constructed a privacy fence, since that was one of the things she wanted to complete. Director Pappas shared that he drives past her location everyday on his way to work and he has never sensed any emergency situation on Flora. That had been a major concern, but he has never witnessed that. He goes by every day at 7:30am.

Director Pappas stated that staff is requesting that the Commission approves a five (5) year Special Use Permit for Miss Cole. The same conditions will apply as they did last year. There are fourteen (14) of them. He read through them for the record.

Recommended Conditions:

1. This Special Use Permit is issued to Amy L. Cole to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Amy L. Cole or change in ownership shall render this Special Use Permit null and void.

4. Amy L. Cole shall maintain a Child Care License as required by the State of Missouri, Division of Family Service; copy of such license shall be supplied to the Community Development Department of the City of Gladstone.
5. If, for any reason, the State of Missouri revokes or suspends the Child Care License, this Special Use Permit shall be revoked or suspended.
6. No person other than Amy L. Cole shall be employed at this location or any other address in association with the child care operated by Amy L. Cole, except in emergency situations as required by the State Day Care Licensing.
7. The maximum number of children in care on the premises at any one time shall be limited to ten (10) full-time, non-related children.
8. Hours of operation shall be limited to 7:30am to 5:30pm, Monday through Friday.
9. Amy L. Cole must reside at this residence for this permit to be valid.
10. Amy L. Cole shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
11. Amy L. Cole shall comply with all fire safety requirements made by the Fire Marshal of the City of Gladstone in addition to all fire safety requirements of any State license.
12. No structural changes shall be made to the house or property for the purpose of operating the day care other than those structural changes required by the State of Missouri or the City of Gladstone pursuant to the City Code.
13. A forty-two (42) inch fence or higher is to be maintained in good condition around the child play area as long as this operation exists.
14. This Special Use Permit is issued in accordance with the submitted site plan of the property supplied by Amy L. Cole in her application for a special use permit, and is subject to the additional conditions established by the City of Gladstone upon passage of this ordinance. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of the Special Use Permit.

Director Pappas said that it was pretty basic. This is what was approved last year. Ultimately, Staff again recommends that this be renewed for a five (5) year period.

Mr. New asked if it was approved last year for one year.

Director Pappas stated that it was late last year, in December.

Mr. New inquired why it wasn't approved for a longer time frame.

Director Pappas shared that it is common practice with Special Use Permits that they are approved for one year at first. If everything goes well, they are approved for five (5) years, and if everything goes well at that point, they are approved for ten (10) years.

Mr. Ebenroth asked, regarding item #7, is ten (10) the maximum number of children that she can have at any one time.

Director Pappas confirmed that was correct.

Mr. Ebenroth inquired about the wording "non-related".

Director Pappas shared that if there were related children there could be more than ten, but this refers to non-related.

Chairman-elect Ward invited the applicant to speak to the Commission.

Ms. Cole approached the podium and stated that her name is Amy Cole and her address is 1404 NE 64th Street in Gladstone. She shared that she has been here over a year and she loves it. Since having the Special Use Permit she has received her Missouri State License and has passed her second set of sanitation and fire safety inspections in the past couple of weeks. The State Fire Marshall was at her location today. She is determined and prepared to stay in compliance at all times. That is her goal every day. She loves her school.

Ms. Middleton asked how long she had been in this business before starting this school.

Ms. Cole shared that she started in 1990, twenty-seven (27) years. Before that she was a nanny, but she started having daycare in her home in 1990.

Mr. Markenson asked how many children she actually cares for.

Ms. Cole said that she had eight (8) full time, non-related kids right now, one (1) who comes part time, and she has some nephews who are also in her daycare.

Mr. New asked what brought her from Tiger-land to Gladstone.

Ms. Cole said that she was in Columbia her whole life but moved here for her husband. His job moved him here.

Chairman-elect Ward asked if there was anyone in the audience who would like to speak for the applicant.

Jenny McGee approached the podium and stated that she lives at 6917 N Troost Avenue. She shared that, as she mentioned earlier, her son attends Amy's Daycare and they absolutely love everything about it. She said, "If you want to find someone who has a gift of getting kids to put their coats on when they absolutely don't want to put their coats and they're throwing temper tantrums and they don't want to do it, she has that touch with kids." She loves having her business in Gladstone.

Chairman-elect Ward asked if there was anyone else who wanted to speak for the applicant. None. He asked if anyone wanted to speak against the applicant. None. He then asked if there further was any further discussion. None. He closed the Public Hearing.

MOTION: By Mr. Markenson, second by Mr. New, to approve the Special Use Permit for 1404 NE 66th Street. File #2018-001.

VOTE:	Mike Ebenroth	Yes
	Alicia Hommon	Yes
	Gary Markenson	Yes
	Jennifer McGee	Recluse
	Katie Middleton	Yes
	Kim Murch	Yes
	James New	Yes
	Bill Turnage	Yes
	Don Ward	Yes
	Larry Whitton	Yes

The motion carried (9-0).

6. Public Hearing: Special Use Permit for 7412 N Oak Trafficway. File #2018-002.
Chairman-elect Ward opened the Public Hearing.

Director Pappas stated that the property owners, Tom and Mary Ann Sims, are requesting that the Special Use Permit for the property located at 7412 N Oak Trafficway, better known as Budget Rent-A-Car, be renewed. He said it was very similar to Amy Cole; this would be for a five (5) year period. There have been no notable issues with this property. Staff has not received any negative comments from the public. There are ten (10) recommended conditions in this case. He went through them as follows.

Recommended Conditions:

1. This Special Use Permit is to be issued to The Kansas City Landsmen, LLC d/b/a Budget Car and Truck Rental only with the provision that The Kansas City Landsmen, LLC d/b/a Budget Car and Truck Rental retain control of the company and will be responsible for its actions. Any change in ownership of the corporation requires the issuance of a new special use permit.
2. Flammable liquids must be stored outside of the building only and in an appropriate, secured, outside storage cabinet.
3. The structure shall be maintained according to City Code as required.
4. No noise, smoke, radiation, vibration, concussion, heat, glare, dust, fly ash, gas or other substances that are toxic, caustic, or injurious to humans or property to be produced at this site.
5. The issuance of such Special Use Permit does not relieve The Kansas City Landsmen, LLC d/b/a Budget Car and Truck Rental from following all other applicable codes and laws of the City of Gladstone or other governmental agency. This permit does not relieve Budget Car and Truck Rental from applying for all necessary electrical permits, sign permits, or occupation license. The regulations established by the adoption of City ordinances shall have precedence over any conditions established by the issuance of this permit.
6. The hours of operation shall be 7:00 AM until 6:00 PM.
7. Any exterior lighting shall be for security and business use only and directed to alleviate impact on adjacent properties.
8. All business deliveries and loading shall occur during allowed business hours only.
9. All materials, products, or other items offered for sale or lease shall not be displayed in any drive area.
10. Storage of trucks and heavy equipment shall be stored and displayed to the south of the primary building and parking area.

Director Pappas corrected that this is for a ten (10) year SUP renewal. It's not a five (5) year. It's a ten (10) year. Staff recommends that the Commission recommend approval to the Council.

Ms. Middleton inquired if it was previously for a five (5) year permit.

Director Pappas confirmed that is was.

Chairman-elect Ward asked if the applicant was present.

Applicant, Tom Sims, approached the podium and stated that his address is 1904 NE 76th Street, Gladstone, Missouri. He said that they are a good tenant. They keep the place clean and it looks good for our City. It's a lot better than a vacant lot.

Chairman-elect Ward asked if there was anyone else who wanted to speak for the applicant. None. He asked if anyone wanted to oppose the Special Use Permit. None. He then asked if there further was any further discussion. None. He closed the Public Hearing.

MOTION: By Mr. Turnage, second by Mr. New, to approve the Special Use Permit at 7412 N Oak Trafficway for ten (10) years.

VOTE:	Mike Ebenroth	Yes
	Allela Hommon	Yes
	Gary Markenson	Yes
	Jennifer McGee	Yes
	Katie Middleton	Yes
	Kim Murch	Yes
	James New	Yes
	Bill Turnage	Yes
	Don Ward	Yes
	Larry Whitton	Yes

The motion carried (10-0).

7. Public Hearing: Revisions to the Zoning and Planning Ordinance, Section 7.135.025. File #210-003.
Chairman-elect Ward opened the Public Hearing.

Director Pappas apologized for having three Public Hearings on the same night. He said this one would be brief.

Director Pappas shared that it was brought to the attention of the City Council and City Staff that there was some ambiguity in the recently passed ordinance that was worked on last year. They are broadening some of the definitions to better encapsulate both smoke shops and vape shops, calling them the same thing. This wasn't accurately done on our last ordinance, and you can see how the ordinance has been rewritten, everything is in blue underline. Not much was added, but it does create a world of difference. In this case, he recommends that Commission approve it, unless they have questions.

Ms. Middleton asked if there are any other businesses that want to come into the City that this would affect, the way it did previously.

Director Pappas shared that, since this ordinance was passed in 2017, one business has actually come in and it is a vape shop. They thought that the ordinance applied, but under legal counsel, found that it didn't. The business was able to get an occupational license. The new ordinance would take that ability away from any new businesses that come in that are only vape shops. It would apply to vape shops.

Chairman-elect Ward asked if there were any other questions for staff. None. He asked if anyone in the audience who wanted to speak for the ordinance. None. He asked if there was anybody in the audience who wished to speak against. None. He closed the Public Hearing.

Chairman-elect Ward asked if there was any further discussion from the Commission. None.

MOTION: By Mr. Markenson, second by Ms. McGee, to recommend the approval of revisions in the Zoning and Planning Ordinance, Section 7.135.025.

VOTE:	Mike Ebenroth	Yes
	Allela Hommon	Yes
	Gary Markenson	Yes
	Jennifer McGee	Yes
	Katie Middleton	Yes
	Kim Murch	Yes

James New	Yes
Bill Turnage	Yes
Don Ward	Yes
Larry Whitton	Yes

The motion carried (10-0).

8. Other Business:

a. Commission Education (handouts).

Director Pappas shared one handout which was the 2017-2018 City Council Goals. The City Council worked very hard to put them together at the end of last year. They are very good goals. They are broad, but they generate a lot of thought. He shared that he sees certain value, especially in how Gladstone moves forward. Recently, the Leadership Team completed a series of objectives that help to support the Council goals. The Community Development department will have a goal setting retreat of their own later this month. They will further flesh out the objectives and create doable action items that can be accomplished this year. He will be sharing the results of the Goal Setting Retreat with the Commission.

b. Planning and development related news.

Director Pappas stated that the Mid-America Regional Council has initiated its 2050 Transportation Plan for the region. There is a survey online at marc.org where you can choose how future improvements are made in our region. He recommended that everyone go online and take that survey to give a better spotlight to Gladstone.

Director Pappas shared that they are currently working on an update to our Code Enforcement process which will be presented to the City Council in March. There will be a number of different initiatives taking place. They have already started on some, one of them being proactive commercial code enforcement, which hasn't been done before.

Director Pappas said they are initiating an amendment to the recently approved housing study by internally drafting an implementation matrix for Council consideration by October. The previous housing study was a little generic and left some items to interpretation. He wants to have a specific implementation matrix that they can work on. The Planning Commission's work plan will be before the Commission at the next meeting. He shared that, in the next month or so, they will schedule Commissioner training with our City attorney since we have some new faces. He recommended that everyone attend.

9. Communications from City Council and Staff.

Mayor Mallams began by describing the Saturday Night Live short segments where they show Kristen Wiig and Kristen knows that there is something exciting that's coming. She's excited and she just can't keep it to herself, she wants to let somebody know what's going to be happening. The Mayor said, "I have got to be careful because there are some great things getting ready to happen here in Gladstone, but I just can't tell you."

Mayor Mallams mentioned a dumpster outside of the QuikTrip down on 64th. He asked if anyone knows what's happening there.

Director Pappas shared that they haven't come in for any permits at this time, but it will be a laundry mat. According to the owner, a laundry mat has purchased the property to have an upscale laundry mat. There will be some changes to that property. The Commission and the Council will see the site plan revision come in as the owner wants to add on to the building. They will see that this year.

Mayor Mallams reminded the Commission they had heard about the Summit Grill that will be going in across the street at the Heights. They will be occupying all 10,000 square feet of that commercial space. Our Council is very excited about it. It will be an upscale restaurant to go along with our upscale laundry mat. They have been working on that space for several years and finally have a good tenant there.

Mayor Mallams informed the Commission that they had received the final plans on Hobby Hill Park off north Broadway. It's a thirty-three acre park and really looks great for our community. There will be several play areas for seniors. There will be a walking trail that goes around the wetlands, and several areas that people can stop for meditation, referred to as reflection nodes. Once the weather breaks, you will see movement on finishing Hobby Hill Park.

Mayor Mallams noted that Pleasant Valley Road, Phase II, will be completing as soon as the weather breaks. He shared news on the Woodbine/Kendallwood retirement center that has been closed for many years. The City is moving forward with a developer that will turn it into independent living for seniors, which is wonderful.

The Mayor shared that they are working on acquisition of another building in the downtown area that will, hopefully, be housing iWerx, a company out of North Kansas City. They will finalize that on Monday. At the Northland Innovation Campus, he said he would try to keep the politics out of it. They have worked two years on getting the University of Missouri at Rolla, the Science and Technology University, to export a graduate degree program, a doctoral degree program, to be housed out of the Northland Innovation Campus. It would be great. The number of engineers within the metropolitan area of Kansas City is large. The only place they have right now to go for advanced degrees is UMKC. The City staff has been working very, very hard with the Interim Chancellor and his administrative staff. The Governor, as you know, projected a \$70 million cut in higher education which almost equals what they cut last year. He hopes that doesn't materialize as it could then impact whether or not we get S&T over at the Innovation Campus.

The Mayor summarized by stating that a lot of good things are happening. The City staff works extremely hard. The City Council spends countless hours, and the City is doing well. He also welcomed the new members, Mike, Alicia, and Kim. He thanked them for being a part of this Commission. He said that what they do ends up coming before the Council and he appreciates their attention to detail.

Director Pappas welcomed the new members. He shared an invitation with them and everyone on the Commission to call him if they have any questions on any issues that come forward, before the meeting or in general. He would be happy to work with them on whatever the issue may be.

10. Communications from Planning Commission.

Mr. Whitton welcomed the new members.

Mr. Turnage also expressed a welcome to new members.

Mr. Murch said he was glad to be there.

Ms. Middleton dittoed the welcome.

Mr. Markenson shared the welcome.

Ms. McGee expressed thanks to the Public Safety and the Parks and Rec departments for putting on the Skating with a Cop event. Her children loved it.

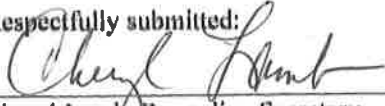
Mr. New welcomed the new members and suggested a new group picture.

Ms. Hommon said she was very excited to be there.

Mr. Ebenroth expressed that it was an honor and privilege to be on the Commission. He takes it very seriously and he looks forward to working with everybody here.

11. **Adjournment-** Chairman-elect Ward adjourned the meeting at 7:32 pm.

Respectfully submitted:


Cheryl Lamb, Recording Secretary

Approved as corrected _____


Don Ward, Chairman-elect

Approved as submitted ☒

Jennifer McGee Vke Chair