

GLADSTONE PLANNING COMMISSION MINUTES
Council Chambers March 19, 2018

1. Meeting called to Order- Roll Call. Vice-Chair McGee called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson
Mike Ebenroth
Alicia Hommon
Gary Markenson
Jennifer McGee, Vice-Chair
Katie Middleton
Kim Murch
Shari Poindexter
Bill Turnage
Larry Whitton

Absent: James New
Don Ward

Also present: RD Mallams, Mayor
Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Nick Pappas, Community Development Director
Alan Napoli, Building Official
Cheryl Lamb, Administrative Assistant

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

3. Approval of Minutes.

Vice-Chair McGee asked if there was a motion to approve the minutes from the February 5, 2018 meeting. Mr. Markenson moved to approve the minutes. Mr. Turnage seconded. The minutes were approved, 10-0.

4. Final Plat (Re-plat): 1909 NE 68th Street. File #2018-006.

Director Pappas explained that this is a minor re-plat of 1909 NE 68th Street. It is straightforward. The applicant is requesting that the City approve the re-plat that would slightly extend the side yard setback by a very marginal amount. Nothing of any material would change other than aligning the property line with an existing driveway. There are two notable reasons why staff supports this requested change. First, the neighboring property owner has given expressed permission that the change should occur. We have a letter on file. This small reduction in side yard setback won't cause any substantial harm to any other property and will not affect the character of the neighborhood. Staff recommends without any conditions, that the Planning Commission recommend approval to the City Council.

MOTION: By Mr. Turnage, second by Ms. Poindexter, to approve the Final Plat (Re-plat) of 1909 NE 68th Street.

Vice-Chair McGee asked if there was any further discussion on the motion.

Ms. Middleton asked what the purpose was, in general, of this type of request; if it is for property values or resale.

Director Pappas said it was more to properly align the property lines with what is actually on the ground. Many times builders will submit a survey and it might be a couple feet off. In this case, this applicant extended a driveway that encroached on the neighbors' property without any fault of their own. Many times fence lines come into play. They assume the fence line is the property line and sometimes it isn't.

The applicant, Mr. Kirk, approached the podium and explained that he inherited this property from his brother in August. A couple of years ago the neighbor next door had a survey done on his property because of an issue he was having with the neighbor on the back side. In the process of doing the survey, they found that the extension to his brother's driveway, that his brother had poured himself a few years ago, was over the property line of the neighbor. They had a gentleman's agreement saying they weren't worried about it. This neighbor is in his 80's and Mr. Kirk is planning to move into the property and he wants to resolve this issue before they decide to sell their property as it would have to be resolved at some time. He had the property line re-surveyed and in the process found out that part of the original driveway that was poured in 1968 was actually over the property line also. The neighbor agreed to give him a few inches. They drew a straight line from the street to the back of the lot. There is a creek that it crosses and a wooded area behind. He is giving him three feet from where the encroachment begins. It's all wooded so it will never be developed. He has agreed to give that to him. He has a document that is on file that the neighbor signed agreeing to the re-plat of this piece of property. He wanted to get it legal, not only for the City, but also for the County, so there won't be an issue if he would sell.

Mr. Pappas added that this is a very common occurrence in Gladstone. At this point they are looking for a recommendation to the Council; an approval or a denial.

MOTION: By Mr. Whitton, second by Mr. Cookson, to approve the Final Plat (Re-plat) of 1909 NE 68th Street. File #2018-006.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

5. Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

Director Pappas stated that there are multiple properties. It is one of our premier land developers in the Claymont Pointe neighborhood just south of I-29. He wants to re-plat the area to existing conditions. It's a little bit of a backwards process with our developer. He builds the townhouses and then he comes back with the as-builds which are very helpful. This is similar to the rest of the neighborhood. Nothing would be against the adjacent neighborhood. We have not had any complaints. Staff recommends that the Planning Commission recommend approval.

Mr. Markenson clarified that the addresses should be 150-152-154.

Director Pappas confirmed he was correct. The agenda should be amended.

MOTION: By Mr. Markenson, second by Mr. Whitton, to approve Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

6. Public Hearing: Special Use Permit for 2404 NE 72nd Street. File #2018-004.
Vice-Chair McGee opened the Public Hearing.

Director Pappas stated that the applicant is seeking a Special Use Permit for an alteration business, a tailor business. It will be a home-based business located at 2404 NE 72nd Street, located just west of QuikTrip on M-1 and 72nd. The location is a single family residence. It's near a commercial intersection. That alleviates any concern that a home-based business would interfere as far as traffic is concerned regarding visiting customers in the area. Three residents called to inquire about the request but they did not have any issues. They think it is a good thing. There was one person who called to inquire how the traffic would be affected backing on to 72nd Street; 72nd in that area is very busy. Having traffic back out on to 72nd, instead of having traffic back out on the property and then move forward, is very dangerous in that area. That was the one concern that we received. They actually said that having an alteration shop at that location would be good for the City. Staff had recommendations for the Commission to approve.

Recommended Conditions

1. This Special Use Permit is issued to Jong H. Kim 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 Jong H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jong H. Kim shall be employed at this location or any other address in association with the alteration shop by Jong H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jong H. Kim must reside at this residence for this permit to be valid.
7. Jong H. Kim 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.
8. No signage of the business shall be displayed on the premises.

Provided that the applicant is agreeable to the above, and that the Commission is agreeable to this request, Staff recommends the approval of a one (1) year Special Use Permit.

Mr. Kim, the applicant, and his translator, a church member, approached the podium. His translator shared that Mr. Kim would operate the business himself. He has experience in alterations at a tailor shop in Chicago. He has lived in Gladstone for five years. He likes it here and he bought a residence. He retired from a tailor shop last year. He wants to open a business here but he couldn't find a location. He also has skills in tailoring for 30 years in South Korea. He wants to dedicate, in Gladstone, a tailor shop. He is a Gladstone citizen and that's why he wants to be here. He has a miracle skill. He's his church member. There is only one issue, backing up on 72nd. He never backs up because there is a huge parking space there. You can back up and then turn right or left without backing up on 72nd. He doesn't think it is a problem. Mr. Kim and his wife are the only residents at this address. He doesn't think there are any parking problems or any customers, only one or two in an hour, that should have a traffic issue. He wants a business here and to dedicate a business in Gladstone city. He thanked the Commission.

Mr. Turnage asked Mr. Kim how customers would find him if he's not allowed to have signage.

Mr. Kim's translator shared that he would like to have a sign, but he doesn't have approval here yet. He wants to get a sign by City regulations. He also wants to put his business on the internet.

Mr. Markenson asked if Mr. Kim understood that he cannot put up a sign advertising the business on his property.

Mr. Kim's translator said he did understand and he will follow the regulations.

Director Pappas shared that the reason for no sign is that, several years ago, we had an issue on Antioch where several home-based businesses were putting up signs near commercial signs. They had to go through the whole wherewithal of the code process. We want to limit that possible impediment before the get-go.

Mr. Markenson asked if it would be safer traffic conditions if they had a sign instead of people slowing down and looking at numbers, or possibly a condition that the numbers of the address be a certain size so they would be easy to read. He had to rubber-neck when he went through there to see the address and he would hate to see people slowing down on 72nd. A sign doesn't bother him as much as people slowing down to find the location. He asked if they would be better off allowing a small sign and keeping traffic going.

Director Pappas responded by sharing future plans. With the new sign code coming into compliance with the new Supreme Court rulings, Reed vs. Gilbert, the city of Gilbert, Arizona, specifically, everybody will be entitled to a small sign, eventually. It won't be immediate, but within the next few months we could see people being entitled to small signs. We cannot regulate content; we cannot regulate anything other than the size and the construction. To answer your question, there very well could be a sign allowed in the very near future.

Mr. Markenson felt that it was very important that when people exit they go out forward instead of backing out. He was going to vote no if people were going to be backing out onto 72nd Street. That would be terrible. He asked if there is anything Mr. Kim can do to encourage his customers to head out.

Mr. Kim's translator translated that to him, and replied, yes.

Mr. Murch shared that he comes through that area quite often and the property is as much commercial as residential. He realizes somebody lives there. He personally doesn't have a problem with a sign there and he would like to see this business successful. He doesn't see a marketing plan without a sign there. Then

it becomes “what’s the definition of a sign”. He asked if he wrapped his vehicle and parked it there, would that be a sign.

Director Pappas responded currently, no. When it comes to the new sign code that is coming out, it really gives vague definitions to the City. We cannot look at a sign in terms of its content. Whatever it says on the sign we can’t regulate. That’s on Reed vs. Gilbert from last year.

Mr. Murch said he would like to see the place identified for people to be able to do business there as well as not driving around the QuikTrip and the whole area there, or pulling into the driveway and then backing out onto 72nd.

Director Pappas said that regardless of what the Commission decides tonight, a full copy of the minutes will be made available to the City Council so they can review the full record and make an informed decision on how to proceed.

Mr. Murch asked how they should vote; yes or no. He certainly wants the business there. He thinks that is legitimate. He would like to see the requirement for the sign removed.

Mr. Cookson asked if the recommended conditions were satisfactory to Mr. Kim.

His translator replied, yes, so far.

Ms. Middleton asked for clarification on the hours. The staff recommendation states 6:00am and she thought he said 8:00am.

Director Pappas confirmed that 6:00am – 7:00pm were the hours.

Ms. Middleton said that there were vacant lots next to it that could also be commercial because of the location. She doesn’t have a problem with it.

Mr. Whitton asked Mr. Kim if he owned the land or was leasing.

His translator said that Mr. Kim owns the land and property.

Director Pappas added that there is action with our city Economic Development Team to try to get a Community Improvement District, a CID, in place with Walmart, Hy-Vee, QuikTrip, extending along 72nd Street to Family Video and Marcos Pizza. This could be part of that. It is considered to be commercial in nature.

Ms. McGee asked if that was a future plan or is it commercial today.

Director Pappas said it is not commercial today. It’s still residential but it is our goal to get a CID in that area to improve that intersection.

Vice-Chair McGee asked if there were any members of the public present who wished to speak in favor. None. She then asked if there were any members of the public who wished to speak in opposition. None.

Vice-Chair McGee closed the Public Hearing.

Vice-Chair McGee asked if there was any further discussion on the motion.

Mr. Markenson said he was a little confused about the signs. He asked if the Special Use Permit would prohibit a sign, but that the City may be doing something in the future that would allow the sign, even though the Special Use Permit prohibits the sign.

Director Pappas replied that the City would not be doing anything in the future other than possibly rezoning at the owners request. If it was rezoned, they could pursue a sign just like any other business. Currently, it would be restricted to temporary signs.

Mr. Markenson asked if they want to amend this proposal to take out that provision, is there a limitation on the size of the sign that could be put in. They have to have a sign.

Director Pappas said that would be at the discretion of the Commission. He would recommend no larger than a basic banner-size; nothing longer than that.

Mr. Markenson felt that a banner was big. He didn't want it that big.

Director Pappas shared that what is allowed is a temporary sign as you would see for political or residential real estate signs. That is what is allowed currently.

Mr. Cookson asked for a point of clarification on whether, with the recommended conditions, he could display a political-sized sign in the front yard or not.

Mr. Markenson shared that it says no signage.

Director Pappas said that he struggles with this. Our sign code is a little bit behind Supreme Court regulations. If they want to go ahead and put up a sign, as we said a residential sign or real estate sign, technically it's in violation, but legally we could not enforce that. That is why our sign code is under revision.

Mr. Turnage asked Director Pappas if there is any variance for any of the Special Use Permits that are now in effect to include signs.

Director Pappas replied that there are not.

Mr. Markenson remarked that most Special Use Permits for home occupations occur on side streets. If you go slowly to look at an address it's no big deal. This is a major thoroughfare and people going slow are going to get, possibly, hit from behind.

Director Pappas wanted to bring up again on behalf of the City Council, and he didn't mean to speak for Councilmember Moore or Mayor Mallams, but the City Council in general, several years ago, had a similar situation on Antioch and they needed to crack down on that sort of thing. There were too many signs in front of too many houses.

Ms. Middleton asked if they could get it rezoned as commercial.

Director Pappas confirmed that they could.

Ms. Middleton asked what was involved and if that was expensive.

Director Pappas said that it could be because you have to upgrade restrooms, you have to upgrade ADA accessibility, parking, etc.

Mr. Murch asked if Director Pappas had looked at the economic impact of this to existing tailor businesses.

Director Pappas apologized that he did not. He has heard from several community members that this would be well received. It is a needed business.

Mr. Markenson shared that he is still confused about the condition that says no signage, and asked if the Council can do something in the future that negates that conditional use permit.

Director Pappas confirmed that yes. The Commission can do that now. They can strike it from the record right now. If they want to approve it subject to that provision being stricken out.

Mr. Markenson asked if there is some way they can do it besides a sign. He doesn't want billboards there because that will distract drivers too.

Director Pappas said that we don't allow billboards except in a very small portion of the City. They will never get a billboard. You can restrict the size of the sign; you can write it in.

Mr. Markenson said he is looking for something like this (motioning with his hands).

Director Pappas asked if he means a 2' x 3' sign.

Mr. Markenson replied yes.

Director Pappas said they could write that in.

Mr. Markenson asked for confirmation that when they make a motion to approve this, they could amend Section 8. Signage to say that the property could have a sign up to 2' x 3'.

Director Pappas confirmed they could do that.

Mr. Markenson shared that they should adapt the whole thing first and then he can offer a substitute motion.

Mr. Ebenroth asked a question on where the sign would be placed as he wouldn't want it to affect the visibility of traffic either going into his property or coming out, as well as traffic on 72nd.

Director Pappas said it would be per City code. It would have to meet setbacks. It would have to meet site distance triangle. It would be per code.

Ms. Hommon had two questions. The first one was if they amend this, is there a way to word what they do so it doesn't set a future precedence where the City has their hands tied for future businesses that are seeking Special Use Permits. The second question was, when considering this, if the CID comes into effect, how will that affect his business. She asked what that would look like regarding our decision-making process here.

Director Pappas said that when it comes to the actual property it shouldn't matter. In regards to the second part, the CID is basically an overlay of existing properties. It's an added tax. It doesn't get imposed on the property owners. It gets imposed on the consumer. It is a \$.01 sales tax. You can spend a lot of money and you won't even notice it. That money would go to fund the improvements at M-1 and 72nd Street.

Ms. Hommon asked if he would still have to be rezoned as commercial because it is a commercial business even though it's on a private property; would that affect just the sales tax.

Director Pappas said that it is all about the use. There are two different things. There is the zoning that is allowed and there is the use that is, so it's all about the use.

Ms. Hommon asked about the sign and setting precedence, and inquired what the answer was for that.

Director Pappas said that it is so close to commercial and high density commercial at that. We're talking C-3 which is our largest aside from warehouse and storage. It's our largest commercial district. In reality, it wouldn't be spot zoning. He could see the commercial coming in a little bit to 72nd Street.

Ms. Hommon asked if Director Pappas recommends that they word that in a specific way if we move for recommending a sign for this Special Use Permit.

Director Pappas said it wouldn't matter; it's captured in the minutes.

MOTION: By Mr. Turnage, second by Ms. Poindexter, to approve Public Hearing: Special Use Permit for one year for the address 2404 NE 72nd Street, Gladstone, for a tailor business. File #2018-004.

AMENDMENT: By Mr. Markenson, second by Mr. Cookson, to remove Section 8 and replace it with, "Signage at the business shall not exceed 3' x 2'."

Vice-Chair McGee asked if there was any further discussion on the motion.

Mr. Murch said he is not sure about that size because he doesn't know what the name of the business is.

Mr. Kim's translator shared that it is "K Tailor".

Mr. Murch continued that with the amendment on the size restriction that Mr. Kim would have to submit to the Board to determine if that is an appropriate size. He felt that 2' x 3' isn't a very big sign and, as was eluded, we don't want traffic slowing down and stopping trying to find that sign. But, that well may be what is appropriate for a tailor and alteration business.

Director Pappas reminded the Commission that this property is zoned residential. If you're allowing a larger sign than that you are setting a precedence for other residential premises that might want a sign larger than a 2' x 3'.

Vice-Chair McGee called for a vote on the motion.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

Vice-Chair McGee asked if there was any further discussion on the original amended motion. None.

Vice-Chair McGee called for a vote on the amended motion.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

7. Public Hearing: Site Plan Revision for 6309 NE Antioch Road. File #2018-005.

Vice-Chair McGee opened the Public Hearing.

Director Pappas shared that the applicant is requesting that the City approve a site plan revision that would enable a minor addition to the front of the existing building. This was the old QuikTrip on Antioch and 64th. The request is relatively minor in nature, however, given the City's new landscaping ordinance, street trees, etc., that was recently approved, these street trees shall be planted per code requirements and parking lot landscaping shall be planted on the basis of one (1) landscaping space for every ten (10) parking spaces. Staff is strongly recommending that the northern most access, this is the biggest recommendation, be closed off permanently and landscaped appropriately. In addition, all exterior lights are upgraded to LED. The owner should also construct a connecting side lot from the public right-of-way onto the property to facilitate ADA accessibility. The biggest concern is closing off that northern-most access point. That has been a source of significant traffic impacts but it would be prudent to the City to have that closed off.

The applicant approached the podium and stated that he knows the City would like that entrance closed, but he paid a lot of money for a retail piece of property there. Retail property is all about access. He feels that, if they take that access away from there, they are also taking away value from the project. It's one less point for people to get in and out of the property. That's the only thing he doesn't agree with. QuikTrip did a lot more business there than he's going to do

Mr. Whitton asked him to provide his name and address.

He stated that his name is Ed Reese and his home address is 16411 E 36th Street, Independence, Missouri.

Mr. Turnage asked for clarification that this application is only for the site plan revision. He's presuming that it will be a laundry mat.

Mr. Reese confirmed that was correct.

Director Pappas confirmed that yes, it is a laundromat.

Mr. Turnage asked if there are any environmental issues since it used to be service station for QuikTrip.

Director Pappas confirmed that there are no issues. They have done remediation.

Mr. Reese shared that it was a long process getting it from QuikTrip. They went through the Missouri Department of Natural Resources. When he closed on it he got a stack of papers that look like three phone books with the environmental on it. They backed that environmental up. He would not have bought it without that.

Mr. Whitton agreed with Mr. Reese that the entrance being blocked off, it's a big part of being able to get in and out. He said that when he went there when it was QuikTrip he always went around to that to go in. We're talking about slowing down to get in there, it's much easier to go around to the end and go in.

Mr. Reese doesn't see a problem there. Where he sees a problem is when people go out and want to go left and get back out on Antioch. He's fine if they want to put a sign there and make it a right turn only. That way traffic can still flow in, and traffic that needs to make a left hand turn, they'll go out on the other exit by McDonald's. He doesn't have any problem with the City putting a "right hand turn only" sign there. He thinks that would solve that problem.

Mr. Whitton shared that he goes left there all the time and has never had any problems. He is a business man and he understands Mr. Reese's concern about enclosing it and the value of the property. He disagrees with that.

Vice-Chair McGee asked if there were any members of the public who wished to speak in favor of the application. None. She then asked if there were any members of the public who wished to speak against or who are in opposition to this application. None.

Vice-Chair McGee closed the public hearing.

Vice-Chair McGee asked if there was any further discussion.

Mr. Cookson asked Director Pappas if he could expand on what the safety concerns are with the northern-most exit or access point.

Director Pappas shared that the safety concerns are significant and he's not sure he can explain them without illustrating them. Basically, there are people yielding from one direction, coming in from the left on another direction, and then you have a significant turn from the south to the northeast. It's difficult to negotiate. We would want to close off that access point. It really shouldn't matter to the business because they would still have the same access off of northeast Antioch.

Ms. Middleton asked if there were a lot of accidents at that intersection.

Director Pappas deferred to Mr. Baer to answer that question.

Mr. Baer shared that he did 28 years in Public Safety and six of those years he was the Traffic Sargent. He's very familiar with that area. It's not the left-hand turn coming back onto Antioch that's the problem. It's the cars coming out of that parking lot onto that spur. When you have cars coming off of M-1 Highway getting onto that spur and having to yield for cars to pull out of that lot, there's not enough site distance coming out of that lot to have a car that's going 40 mph come through and slowdown in enough time. They had a fair share of accidents there.

Mr. Whitton asked if the speed limit is 40 mph there.

Mr. Baer replied that it is 35 through there.

Mr. Murch asked if there wasn't there an entrance to the Commercial Bank right there.

Mr. Baer said it is a little further down.

Mr. Murch asked if that would be as problematic.

Mr. Baer replied that it has been problematic.

Director Pappas said that it has been, and he hopes if they come to us for a revision we can address that.

MOTION: By Mr. Markenson, second by Mr. Whitton, to recommend the approval of Site Plan Revision for 6309 NE Antioch Road. File #2018-005.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

8. Discussion: Annual Work Plan.

Director Pappas said that he did not prepare that for this meeting. He felt there was enough on the agenda. One thing they will be considering this year versus last year is our 2020 Census. We have to rectify our address list with what the US Government has in order to get a good Census count. He will be enlisting all of them to help and he will provide them with maps so they can rectify any discrepancies.

9. Other Business:

a. Commission Education (handouts).

Director Pappas shared there was much going on here in general. As far as the handout goes, he wanted to definitely extend to the Commission that we have paid for a year-long subscription to webinars of every topic. He can email the link to them, or they can come in for a lunch webinar. There are definitely training opportunities out there for the Commission. There are new Commission members, and he apologized for not being more pro-active on this, but he plans to provide all Commissioners with the Commissioner hand-out. It's a yellow book full of good information. They will be out to the new Commissioners soon. He invites any questions as you read through the document.

b. Planning and development related news.

Director Pappas shared that we have some news. It's the fun stuff. It's the Summit Grill. It's the Feed Supply; they're doing great. Downtown is booming. We have the BRT, Bus Ride Transit Study undergoing. Downtown Gladstone, by MARC's standards, is actually recognized as an activity hub in the Kansas City metro. That is major. That means that any further investment by MARC, or by KCATA, or whoever else, will likely go through North Oak. That is a very big thing for us. It's very good news.

10. Communications from City Council and Staff.

Mayor Mallams had no comments.

Councilmember Moore said at the last work study session they had an update on the activities for Linden Square for the summer. Lots of good concerts and lots of fun festivals planned again for this summer. It will be good when the weather finally cooperates. We'll have a great year at Linden Square.

11. Communications from Planning Commission.

Mr. Whitton asked to reiterate that the closing of the entrance, he thinks it will create just as big of a problem. His parents lived behind there. He was always scared of slowing down. As close as that entrance is to coming off of Antioch Road, to get in the first entrance, he was always afraid someone would hit him from the back. He doesn't agree with it, plus he doesn't believe in closing off any entrance to any business. If we're going to help the business, we don't need to do away with their access especially when it's not that big of a deal. He thinks they should check with the Public Safety department regarding a study as to how many accidents actually happen there. He has never seen one from anybody pulling in and out of that entrance. He hopes that will be taken into consideration when it comes to the Council.

Mr. Turnage thanked Ms. McGee for filling in as Chair tonight.

Ms. Poindexter shared information from her meeting with Director Pappas last month. He is looking for some feedback on the resources that he gives them. They get the packet and it has a lot of information in there. He would like to have some resource feedback as to whether it's helpful; it's not helpful, if you need something else, if you would like more information. That would depend on whatever topic we're going to be discussing. He mentioned education with the webinars. He has tons of those that are available. He also is looking at some possible education for the Commissioners considering we have so many new ones. Possibly something that would involve the City's attorney and advising us of the ways and some of the things they need to think about. Things like signage, closing off streets, etc. They also discussed getting some feedback after we make a recommendation to go to the City Council and what the City Council actually does with their decisions. They will be looking into that. The one thing to think about before the next meeting is there has been some discussion on possibly changing the start time for this meeting from 7:00pm to 6:30pm or 6:00pm. They can discuss this at the next meeting.

Mr. Cookson said that he always find the resources extremely helpful. He will provide more specifics at a later time. He thanked Director Pappas.

Director Pappas thanked Mr. Cookson for giving him some good insight. He asked if there was anything more that he can provide, however small, to please let him know. He's happy to provide whatever they need to make an informed decision.

Mr. Murch reiterated what Director Pappas had said about meeting with the City attorney.

Director Pappas shared that they will. He is getting it scheduled, although it might not be on a Monday night. It might be a different night but he'll schedule it at the same time. Our attorneys have different schedules and can't always be here on Monday nights.

Mr. Murch replied that there are three of them and they are open to other times.

Director Pappas said he will schedule a time for the Planning Commission, the Board of Zoning Adjustment, and any Board that has any interaction, or recommendation, or policy position to the Council. They will be having that soon.

Ms. Middleton expressed that she appreciates Director Pappas' handouts. Regarding the Census that is coming up, she shared that her house is on the border between Kansas City and Gladstone. She's in Gladstone but it seems like all the government entities think she lives in Kansas City and that is the address that they give her. She asked if that was an issue or anything that we can deal with.

Director Pappas said that he would take a look at that.

Ms. Middleton thinks that maybe they're fudging.

Director Pappas shared that it is a very arbitrary line and half the time it actually crossed through property boundaries.

Ms. Hommon thanked Director Pappas for the handouts. She absorbs them thoroughly. She is also very interested in the webinars; however she is new enough that the bigness of it concerns her. She asked for his recommendations.

Director Pappas he said he would provide a synopsis of the training available.

Mr. Burch echoed Ms. Hommon on training. He would like to get an email with the link so he can do some research on it.

Director Pappas confirmed he will send it.

MOTION: By Mr. Markenson, second by Mr. Whitton, to adjourn the meeting.

12. Adjournment- Vice-Chair McGee adjourned the meeting at 7:59 pm.

Respectfully submitted:


Cheryl Lamb, Recording Secretary

Approved as corrected _____


Jennifer McGee, Vice-Chair

Approved as submitted 