

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers June 4, 2018

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

Commissioners present were: Chase Cookson
Mike Ebenroth
Gary Markenson
Jennifer McGee
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Don Ward, Chairman

Absent: Alicia Hommon
Larry Whitton

Also present: RD Mallams, Councilmember
Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager
Alan Napoli, Building Official
Cheryl Lamb, Administrative Assistant

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

3. **Approval of Minutes.**

Chairman Ward asked if there was a motion to approve the minutes from the May 7, 2018 meeting. Mr. Turnage moved to approve the minutes, Ms. McGee seconded. The minutes were approved, 10-0.

4. **Other Business.**

None.

5. **Public Hearing: Site Plan Revision for 6309 NE Antioch Road. File #2018-005.** Chairman Ward opened the public hearing.

Mr. Napoli stated that this site plan revision had been before the Planning Commission a few months back. It then went to City Council. City Council opened a public hearing and asked to have it come back to the Planning Commission to re-review it. There were concerns about the north driveway and some other items that were not addressed. It is the same applicant, nothing has changed. They will still be looking at a laundromat where the old QuikTrip was at 6309 NE Antioch Road. Currently it is a CP2 Planned District. The only change will be a land use change from a convenience store/gas station to a laundromat. The surrounding area is either residential or commercial on the west and east side of the property.

He continued by stating that they are requesting to add 1,000 sq. ft. to the front of the building. The landscaping plans will be presented with the building permit so you won't see landscaping here. They will also provide a photometric plan of the lighting to make sure it's not affecting the residential properties nearby. All the outdoor improvements, all the lighting will be LED lighting. The signage proposal is to

remove the pole sign and have signage only on the building, and that will meet our requirements. When you look at the structure you see what the building looks like. The lower portion will have a stone façade with stucco finish above. There will be some improvements to the physical structure itself.

He acknowledged that it came down to the ingress/egress along north Antioch Road. QuikTrip averaged approximately 1,000 vehicles daily. A laundromat will have significantly less, but there has been some concern about the traffic turning in/out of the north driveway. The parking requirement is twenty-two (22) parking spaces and they have thirty-eight (38). The only difference is that, instead of closing the north lot, staff is recommending that it be a right-turn only when you exit out onto Antioch. Instead of turning left onto Antioch you will turn right and have to go back around the light and come up Antioch off of Shady Lane.

Staff has eleven (11) recommended conditions for the site, as follows:

1. All existing and new exterior lighting including any signage lighting shall be LED.
2. Landscaping plan shall be submitted for review and approval with the building permit application.
3. All cultivated, manicured grasses and landscaping areas shall be irrigated and maintained in perpetuity.
4. Trash service shall be scheduled between the hours of 7:00 am and 10:00 pm
5. Dumpster/storage area shall be enclosed with materials consistent with the primary structure and adequately screened from public view.
6. Tractor trailers and other commercial vehicles shall not be parked or stored overnight on the premises.
7. Portable storage unit shall not be placed or stored on site.
8. Existing pole/pylon sign shall be removed; any new signage shall comply with the City's Sign Code Regulations.
9. Any new mechanical equipment on the roof shall be screened by a parapet wall a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
10. The existing North egress portion of the existing north ingress/egress drive shall be signed indicating "NO LEFT TURN".
11. Hours of operation shall be between the hours of 6:00 am and 11:00 pm.

Mr. Napoli noted that the applicant was present and is agreeable to these conditions.

Ms. Middleton asked for more information on the "no-left turn" condition. She wanted to know if they were only going to put up the sign, and wondered if that would remedy the concerns.

Mr. Napoli replied that he assumes that most people will obey the sign. If someone makes a left turn there and there is an accident, they will be liable for that accident because it is posted. The last time this was discussed in the Planning Commission it was proposed to close the entire drive so there would only be one ingress/egress off of Antioch Road. That puts a lot of pressure on Antioch Road. Antioch is not the easiest to cross especially during rush hour traffic. This will leave another egress that will make them turn right. The intent is that the drivers exiting there will obey the sign and turn right.

Ms. Middleton asked if there were any traffic reports available on the number of accidents at that location.

Mr. Napoli said he did not have one and deferred to Bob Behr.

Mr. Behr shared that it was difficult to get a report because that spur is Antioch and that little stretch between that drive and up to 64th Street is also Antioch. To run a query of accidents at 63rd and Antioch you would have to take every report, pull it by hand, and look at the diagram to find out whether it happened on Antioch or on the spur itself. It's a strange location to try to get that information. He has worked accidents there, but not a lot.

Chairman Ward asked if there were any other questions for staff. None. He then asked the applicant if he would like to address the Commission.

Brian Hill, residing at 3201 NE 70th Place, Gladstone, Missouri, said he would be speaking on behalf of the applicant, Quarter King, LLC. He explained that they want to put in what will be the nicest laundromat in Kansas City. The 1,000 sq. ft. addition on the front of the store will make the building no longer look like an abandoned QuikTrip. They will have high end finishes. On either side of the 1,000 sq. ft. addition there will be automatic doors so someone walking in or out with laundry can walk in while carrying their laundry basket. The interior of the store will be kept very clean. They install only the best high-end equipment. It's commercial equipment made in Iowa. It is made with surgical stainless steel which is some of the best metal for that type of use. They have gone through the staff recommended conditions and, most of them are things that they would do anyway because they try to make their locations as efficient as possible; the LED lighting, high efficiency appliances.

Mr. Hill continued (he shared photos with the Commissioners) that the photos were pictures of their store in Blue Springs. The equipment in the photo has been installed for three years. They typically rotate out equipment after six to eight years, when the warranties expire. They don't just replace parts, they replace all of it. They are in agreement with all the staff recommended conditions, except they request that they be allowed to operate 24 hours a day. This is a location where there are residences that are going to be impacted. QuikTrip had extended hours. They have found, at their other locations that are open 24 hours a day, they have a lot of customers who appreciate it because they may work manufacturing jobs that have long hours and they can't make it during the day; they may work an afternoon shift. They have no issue with any of the other recommended conditions. They are asking to be open 24 hours. He asked if there were any questions.

Mr. Markenson asked if they will have dry cleaning or just laundry.

Mr. Hill replied that it is just laundry. There will be dryers there but not like a dry cleaners.

Mr. Markenson asked if the facility will be manned by personnel at all times.

Mr. Hill said that it will be most of the time.

Mr. Markenson asked if they were open 24 hours, would they would have people there 24 hours.

Mr. Hill replied that if it was overnight they would definitely have an employee there.

Mr. Markenson asked if they would have more than one person on those late shifts. He said that most convenience stores have requirements to have two people plus cameras.

Mr. Hill shared that typically they don't, but they have a lot of security cameras, 22 to 24 on the inside and the outside.

Mr. Reese interjected that there are people who like to take advantage of situations and the cameras detour a lot of those problems. When people walk in they see the black domes all over the ceiling and outside in the parking lot. They do that for the security of the customers and they do it for their liability reasons. It solves a lot of problems.

Mr. Hill introduced Ed Reese, the owner of the property.

Mr. Napoli asked Mr. Reese to state his name and address for the record.

The owner stated that his name is Ed Reese and he resides at 16411 E. 36th Street, Independence, Missouri.

Ms. Middleton asked City staff about being open 24 hours as opposed to 6:00 am to 11:00 pm.

Mr. Napoli shared that they talked about it. He looked at the other two laundromats in Gladstone. The one at Meadowbrook Shopping Center is open 7:00 am to 11:00 pm. The one on 72nd Street is open 6:30 am to 10:30 pm. There aren't any that are open 24 hours and they wanted to keep the hours the same as the other two.

Mr. Reese commented that a lot of the facilities don't want to spend the money for the labor to operate 24 hours. This would be something that, if it's feasible for them, if it's a break even deal for them during those evening hours, they would continue doing it. If it's not cost efficient, then they would discontinue that.

Mr. Ebenroth asked if his other operations are open 24 hours.

Mr. Reese said that he has one other operation in Blue Springs that is open 24 hours. That one is different. That one has an electric door that goes over the service counter. It is attended from 8:00 am to 8:00 pm. The rest of the time it is not attended. They have had very little problems with that. If they had problems, they would stop it.

Mr. New asked if the machines could take debit or credit cards. He shared that this is something they should have.

Mr. Reese replied that both machines are programmed to accept credit cards and they can put that feature on there at any time. The problem they are dealing with right now in the laundry business is that nobody has the software that takes a chip credit card. It's coming. He doesn't want to spend the money to put in a system today that will be outdated tomorrow. As soon as the chip system becomes available, their intention is to put it in.

Mr. Cookson asked Mr. Napoli if the hours for the other laundromats were City imposed conditions or if it was just a business decision to keep those hours.

Mr. Napoli said that he presumes that; those businesses have been there longer than he has been around.

Mr. Turnage asked how many customers would there be in the store at any one time and how long would they be in the store.

Mr. Reese explained that a wash is 30 minutes. They use express equipment which spins at 200 g-force so it extracts most of the water out of the clothes and it cuts down the dry time. A lot of laundry owners don't like that because they want to make more money on the dryers. His business looks at turns-per-day, so the more volume they do, the better off they are. They usually cut the dry time down to 20 minutes, 30 at the most. It depends on the fabric and what it is. The customer is probably going to be there for an hour. Some people take it home and fold it, some fold it there. It just depends on how much laundry they have. Some people are there for quite a while.

Mr. Murch asked if there is anything for them to do while them to do while they are waiting.

Mr. Reese shared that they have television. He's not big on arcade games because that attracts an element that he doesn't want.

Mr. New asked if they will have Wi-Fi.

Mr. Reese said that they will have free Wi-Fi and TV.

Mr. Markenson asked if you can see the entire interior from the exterior; will there be windows across the entire front.

Mr. Reese replied that there won't be windows on this portion (referring to a photo of the building) because that is where the bathrooms are in the QuikTrip. They don't want windows there. There will be short windows, 80% or more of it is glass.

Mr. Markenson asked if a police officer were driving by, could he do a visual check and make sure things are looking good.

Mr. Reese replied yes. They will have an attendant there on staff. They have an alarm system and a panic button that they will put behind the counter in case there's a problem.

Chairman Ward said that in the diagram it looks like the 1,000 foot addition that has the windows.

Mr. Reese confirmed that was correct. They are taking all the glass out on the front of the QuikTrip building and bringing the walls out where the glass stopped, and then putting glass back on the front.

Chairman Ward asked if there were any other questions for the applicant. None. He asked if there was anyone present who wished to speak for the applicant. None. He then asked if there was anyone in the audience who wished to speak opposed to the applicant.

Chuck Weber, owner of the building at 6317 N. Antioch Road, a 22,000 sq. ft. office/retail building adjacent to this property addressed the Commission. He is trying to figure out the clientele base for this

operation. As far as he knows, most of the apartment complexes here and around the Gladstone area have laundry facilities within them. He shared that he's been selling real estate for thirty (30) years and has sold a lot of houses in Gladstone. They all have laundry facilities within them. He knows we have two laundromats right now within the boundaries of Gladstone. The first thing he has been thinking about is the clientele base, where it is coming from. His issue is with the 24 hour operation. In the 25 years he's owned his building, he's only had a few isolated incidents. He has worked long and hard to deter young people from thinking his parking lot is a skateboard park. His thought process is that he doesn't know what the owner is doing for entertainment. It is a laundromat and they are bringing their children along. He envisions their children; he says he's not having entertainment within his facility, which means they will seek entertainment outside his facility. He's concerned that his parking lot may be the new skateboarding park. He doesn't want people on his facility, or to have to police the area for activities at his facility. He has talked with different patrons in his facility that rent from him and he has shared with them what little he has known about this. He has yet to find one who is in favor of an operation of this nature. Most of the businesses up and down Antioch Road open and close during normal business hours. There are a few restaurants that are open afterwards but, for the most part, everything closes.

Mr. Weber said he didn't have a problem with QuikTrip. As they heard, people ask about how many employees are there. QuikTrip always had two to three people on their night shifts. They also had coffee and other stuff and it was a fine place where he saw Gladstone police frequently. That he didn't have a problem with. He doesn't think this type of a facility will have police cars visiting on an ongoing basis. Anytime you give people an extended period of time idling, and he's glad he has high speed dryers in there, but there will still be a span of time that there are people in there at late hours.

He continued by saying that, other than McDonald's, there's nothing else over there that is open 24/7. Like he said, they have cameras in his facility because of things that happen. His building is close and he needs to install multiple cameras to make sure he's safe around his area. In 25 years over there, it's taken him a long time to make sure all the young people in that area understand that his parking lot is not a bike park or a skateboard park. He's had to do that with vigilance many times. He feels this facility will invite more of that presence there. There will be young people in there with nothing to do and they will find something to do. There are several businesses in that complex that don't see merit to this facility. They would like to see something that is more conducive to the area; something that would operate within normal business hours.

Mr. Markenson asked Mr. Weber if he was opposed to the entire project and not just the 24 hour aspect.

Mr. Weber said that what he is looking at is that most of the businesses in his facility do not have Saturday and Sunday operations. They are there Monday through Friday. The foot traffic at this business isn't a fast in/out service. He feels people will be looking for other things to do and he doesn't want his facility to be where they go.

Mr. Markenson said he wasn't sure if Mr. Weber answered his question. He asked if he is opposed to the whole project.

Mr. Weber said he is opposed to the whole project.

Ms. Middleton asked a question of City staff. She wanted to know if, for the other two existing laundromats, there are any records available regarding safety or police being called out there, any kind of issues.

Mr. Napoli said he didn't have any information on that.

Mr. Hill shared that they have studied the demographics to see that there is a market for a laundromat in this location. There are apartments that do have laundry facilities in them. Their experience is that people in those apartments do not use the laundry facilities and they prefer theirs because most of those apartments only have one or two washing machines and dryers. They don't want to spend the whole day in the laundry room. They like that they can come in and use our facilities that are quick and clean. They actually have one set of machines that will do seven loads in one load. Our buildings are well maintained. There aren't problems with property maintenance issues. In the photos you can see it's a well-maintained location. They don't have situations where there are roofs to replace, parking lot repairs. It's all maintained just like QuikTrip was. First class.

Chairman Ward asked if there was any other opposition. None. He closed the public hearing.

Chairman Ward asked if there was any further discussion from the Planning Commission.

Mr. Markenson shared that his main concern, from the 24 hour aspect, is the safety of personnel. He would never let his teenage daughter work overnight or late at night in a place by herself. He asked if the City has the authority to require a business that is open after 11:00pm to have at least two employees.

Mr. Napoli said that we do not have that authority.

Mr. Markenson said that some cities do that with convenience stores.

Chairman Ward asked if there was further discussion from the Planning Commission. None.

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

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Chairman Ward	Yes

The motion carried (10-0).

6. Communications from City Council.

Councilmember Moore reminded everyone that this Friday night starts the Concert Series at Linden Square. She recommended that they pick up the booklet that tells about all the events going on. There are copies in the front lobby. She hopes they will join in the activities.

Councilmember Mallams reminded everyone that there is a special election tomorrow. It is very, very important to get out and vote.

7. Communications from City Staff.

Mr. Napoli announced that they had recently approved a Special Use Permit for K Tailor. One of the conditions was that they would be allowed one sign no greater than six square feet and it could not be lit. Shortly after they opened they had three signs, one in each window on the north side and the east side and an "open" sign that was lit. They were sent a letter advising them that they were only allowed one sign. Since that letter, they have added a long sign next to their front door. They have four signs out now. They have been send a letter advising them that if they do not come into compliance by the end of June this matter will be brought before the Planning Commission to revoke their Special Use Permit, or a court citation. He is looking into it what route he needs to take legally.

Mr. New asked if they had responded to the letter that was sent initially.

Mr. Napoli said the second notice went out today. The other notice received no response.

Mr. Napoli shared that there were no agenda items for June 18th so there will be no meeting on that date.

8. Communications from the Planning Commission.

Mr. Turnage asked if there were any plans for the old Tanners building.

Mr. Napoli said he has not heard of anything. He has talked with the agent who has the listing and he hasn't advised him of any interest.

Mr. Markenson stated that legislation was passed this year that won't take effect for a while. It deals with the citing of cell towers and the municipal rights-of-way. He asked if Mr. Napoli was familiar with that yet.

Mr. Napoli said that our legal staff is putting together information on that. They will have some better information on it. There are going to be some changes on the City's end and we are looking to make some modifications to the building code and a couple of ordinances that we have. There will be some zoning changes. This issue will be coming forward to the Commission and legal will be discussing it with them.

Mr. Markenson mentioned that it doesn't become effective until January, 2019.

Mr. Napoli agreed and said they are trying to get ahead of it now. There are several public hearings that need to come into place through the zoning aspect and that will take longer.

Mr. Markenson asked if they can put their towers in the municipal right-of way.

Mr. Napoli said basically, yes.

Mr. Baer shared that there was a compromise to that bill. They are not so much talking about cell towers, but the attachments of small cell equipment to existing poles. That was the compromise, and some other things like zoning and the fees that they pay. They have been talking with our attorney in study sessions to develop whatever we need to do to get ahead of the curve on that.

Mr. Markenson was also interested in knowing if there are any plans to find a Community Development Director and if we are searching, talking about it, or we can't talk about it yet.

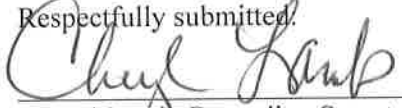
Mr. Napoli replied yes.

Chairman Ward asked if there was any movement on the training for the Commissioners.

Mr. Napoli has talked with Chris Williams, our legal counsel. He is putting something together; we just don't have a date yet. It will include all the Boards and Commissions. It won't be on a Monday night.

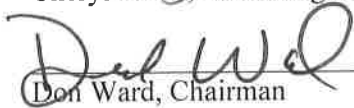
9. **Adjournment-** Chairman Ward adjourned the meeting at 7:34 pm.

Respectfully submitted,



Cheryl Lamb, Recording Secretary

Approved as corrected _____



Don Ward, Chairman

Approved as submitted ☒