

GLADSTONE PLANNING COMMISSION MINUTES
Council Chambers October 1, 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
Alicia Hommon
Katie Middleton
Kim Murch
James New
Bill Turnage
Larry Whitton
Don Ward, Chair

Absent: Gary Markenson
Jennifer McGee
Shari Poindexter

Also present: Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, CD Administrator/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 July 16, 2018 meeting. Mr. Turnage moved to approve the minutes; Mr. Whitton seconded. The minutes were approved, 8-0.

4. Other Business. None.

5. Work Study Sessions.

- a. **Shaping Our Future.** Mr. Greer shared that 2018 marks the conclusion of the Shaping Our Future stakeholder participation phase. There are four (4) highlighted key activities that shape the direction of our community. Over 200 key participants see a future Gladstone as “an innovative, welcoming community with outstanding business, education and recreational opportunities for all.” The Shaping Our Future implementation committee has been working since 2017 to prioritize the activities contained in the overall work. These priorities were highlighted in a report to the City Council in the fall of 2017. Since that time, Shaping Our Future and City Staff have worked together to bring implementation and development strategies to address the larger desires of the community.

One of the primary objectives of Shaping Our Future is to initiate a community health program. Discussions are being held with major health care providers to provide a health Kiosk or a Community Wellness Corner at the Gladstone Community Center. The Kiosk would be staffed by a provider supplied LPN or RN and a Gladstone paramedic during select hours, two days a week. They are also working to provide a mental health professional as well, and during non-staffed hours, healthcare (digital and print) information would be available.

The staff is also analyzing a variety of Emergency Medical Service policies to insure the sustainability of that service. Recently Kansas City, Missouri passed an ordinance which allows billing for “lift assist”, something that we get called out frequently for to a lot of the nursing home facilities. Staff is analyzing what the impact of that ordinance will be on Gladstone.

The second objective of Shaping Our Future concerns the development of a Performing Art Center. Staff hosted a meeting of possible partners. The meeting was facilitated by nationally recognized performing art consultants and architects. The result of that meeting was to develop an outline for further discussion. From early conversations, the school district, Mid-Continent Public Library, and the MCC (Metropolitan Community College) have shown interest in being partners.

The implementation committee continues to see Atkins-Johnson Farm, although not a short term priority of Shaping Our Future, an important community asset. Staff priorities have centered on analyzing the possibility of protecting the open space around the farm and addressing the hazardous barn. Additionally, the Friends of AJ and the City have worked to increase programming and visibility of the farm through activities like Yoga at the Farm and the recent Restoration Run.

Economic development is a constant priority of the City and the focus of Shaping Our Future. Shaping Our Future recommends the creation of several Community Improvement Districts known as CIDs. Revenues from the CIDs would be used to make improvements to these areas.

Some of those areas include:

- 72nd and M-1
- 64th Street and M-1
- Englewood Road and M-1
- and the North Oak corridor

A North Oak Property Owners group has been formed and has met a few times. Commercial code enforcement and creation of a corridor-wide CID are the primary topics being discussed.

Private property owners are beginning to reinvest in the corridor as well, which is a really good sign for the City. Our strategies are starting to work most notably at Quality Plaza, 70th and North Oak, and 58th and North Oak.

Notable achievements for our downtown include:

- Feed Supply
- Summit Grill
- iWerx

The property preservation panel has met five times in the past year to discuss a variety of code enforcement topics pertaining to the compliance process for property maintenance, nuisances and weeds, along with a legal process including court.

Staff has also looked at a Youth Council. The staff has outlined the creation of a Youth Council program with the administration of Oak Park High School. This program will help students understand the role and value of government.

Progress has been made on many of the Shaping Our Future objectives through re-prioritization, however, progress on three (3) main objectives will require a new revenue source to address. Public Safety services remain a critical focal point in our community. Competition for the best and brightest police officers and paramedics is at an all-time high while constant recruiting by other agencies that continue to poach some of our best responders.

Shaping Our Future recommends an effort to provide the best possible Public Safety facilities and the creation of a competitive pay structure to insure that Gladstone can attract and retain the best, brightest, highly trained, and professional law enforcement and fire personnel possible.

Those recommendations include:

- a. An addition to City Hall to create a new police and Municipal Court facility. This facility would enhance officer safety and working conditions.
- b. An addition and renovation of Fire Station II off of Antioch. This project would update an older facility and provide proper sleeping quarters for female and male firefighter/paramedics.
- c. Implement a competitive compensation structure. Currently, some employees are compensated more than \$7500 below market value and, given those conditions, turnover is on the rise.

To address those concerns Shaping Our Future recommends that the City Council ask voters for a ½ cent general sales tax at the April, 2019 election. This sales tax would generate approximately \$1.65 million annually and generally be allocated as follows:

- a. Debt service on a new police station or Municipal Court and the renovation of Fire Station II on Antioch.
- b. Implementation of a structured compensation plan over five (5) years. The year five estimated cost to become market competitive is around \$750,000 annually.

Ms. Middleton had two questions. She asked why the sales tax isn't on the ballot sooner. She also asked about a single provider trash service and whether it was on the ballot.

Mr. Greer said the reason the tax increase isn't on the ballot sooner is because it is a tough topic to handle. The staff must be prepared and April was the quickest they could get there. On single source trash, he shared that is a touchy subject in Gladstone. They are working on it with the EMAC Committee right now. They are definitely taking a look at it but it is also a two year notice. Once that is figured out, they will work towards it in the future.

Mr. Turnage shared that he lives close to Fire Station II and every time he hears the siren and sees the EMT's leave there he thinks, "There goes \$1300-\$1400". He asked if that is going to be addressed in any of these proposals.

Mr. Greer said that Shaping Our Future and the Finance department are looking at it. It is something that the City has always done, the free ambulance service. It is something that Council is looking at for the future. It is definitely a top priority.

b. Comprehensive Plan. Mr. Greer shared that the City of Gladstone Comprehensive Plan is an official public document for the physical development of the community. It was created through public input and adopted by the City Planning Commission and endorsed by the City Council, with its underlying purpose to preserve and enhance investment by all citizens.

The Comprehensive Plan provides the policy framework for the community to guide development and land use activities. Land uses include housing and neighborhoods, roads, commercial uses, recreation, open space, natural resources, and public facilities. The Plan intends not only to provide the foundation for economic growth and stability, but growth in a safe and healthful environment, to support future generations that will take pride and invest in the City of Gladstone.

Specifically, the Plan:

- looks 20 years in the future;
- sets long-term goals, and guides today's decisions based on how they bring the City closer to the desired future vision for land use patterns, economic development, and sustainable community practices;
- delineates the City's major planning principles and strategies; and
- provides a basis for consideration and evaluation of future development and redevelopment requests.

This particular plan is a really good reference for future projects that appear before this commission. If you aren't too familiar, it would be a good idea to get familiar. It is important to note that this plan dates back to 2008 and should be considered a guide and a living document that is always evolving along with our City.

Mr. Murch stated that he had read the Comprehensive Plan and that there is an action item in it that stated the Planning Commission has to address it every ten (10) years.

Mr. Greer agreed that it would need to be addressed at the end of 2018.

- c. **Communities for All Ages.** Mr. Greer stated that this program recognizes communities that have taken steps to become more welcoming to residents of all ages and, in the process, more vibrant, healthy and prosperous. A Community for All Ages consists of Traditionalists, Baby Boomers, Generation Xers and, of course, Millennials.

A community can earn one of three levels of recognition representing the extent of its work in becoming a Community for All Ages: Bronze (Awareness), Silver (Assessment) or Gold (Implementation).

Projects that have allowed for our City to achieve Gold status include:

- Gladstone Community Center and our partnership with the North Kansas City School District
- Linden Square
- Pleasant Valley Road which is a complete streets approach that promotes a walkable, pedestrian friendly community
- One of the best 50-Plus programs in the region organized by Parks, Recreation & Cultural Arts and our partnership with Clay County Senior Services.
- And most recently, intergenerational play equipment at Hobby Hill Park. Much of the equipment at that location is designed for little kids, medium kids like myself, and bigger and older kids like Alan.

It is also important to note that all of these plans and reports are intertwined and work together. These plans are really good references for the Planning Commission as we review projects moving forward.

Mr. Turnage stated that from 2000 to 2010 the population in Gladstone dropped 900. He asked if there was a projection of what the population will be from 2010 to 2020.

Mr. Greer said that our demographics are saying that we have increased and that the Northland in general is increasing pretty drastically. He thinks Gladstone is doing pretty well.

Mr. Turnage said that, because it's landlocked we can't expand too much population-wise.

Mr. Greer agreed and shared that is where multi-family and high end developments come in. We need to start building upwards and not necessarily outwards, because we can't. There will be an increase in population in the City of Gladstone demographically from what he has seen from the My Sidewalk program. Gladstone is doing well.

6. **New Sign Ordinance.** Mr. Napoli discussed the four (4) items that are shown on the agenda. The first item, the legal aspects and why the ordinance is being moved to the Zoning and Planning Ordinance. In the past there was a memorandum from our legal department that spoke to the legal aspects of the signs. There has been a lot of pre-court legislation that has come out, particularly the Reed versus Gilbert case. In short, when we look at a sign we have to look at neutral content. We can't look at the wording. If we have to look at the wording as to what the sign is, then we can't address it. We can address it by size, materials, and things like that. That is for temporary and permanent signs. He will provide more detail as he goes into some of the other points.

Typically, our sign ordinance is in the Building and Construction Ordinance, Chapter 2600. Before that it was a chapter all by itself. It was never in the Zoning Ordinance. The majority of communities have their signs in the Zoning Ordinance. Based on the changes coming, it is more appropriate to move it to the Zoning Ordinance. That will be coming forward to the Planning Commission shortly. Our intent is, when new development comes in, to look at the signage as part of that development package. When they come in with their site plan, the sign has to be part of the package so that signage is tied to that ordinance and that site plan and will stay with it throughout. It can be larger than what our ordinance says, as long as they stay with whatever the site plan requirement was. That has been done already with a couple of projects that have come to town and we want to do it with all new projects, or any that have site plan revisions. That's one thing they will be looking at doing.

Because of the legal changes that have come down through the Supreme Court, we are rewriting the Sign Ordinance. He has been working on it for two (2) years. The first couple of times, we kept it in the Building Ordinance. When it comes to the Planning Commission it will be a whole new sign ordinance. You won't see redlines, strikethroughs, underlines. It will come through as a complete new ordinance. It will be a better way to do it and easier to handle. Over the next three meetings, he will speak to the other sections as it deals with administrative, permanent signs, and temporary signs which are the big topic. That will take some time to talk through. After that, probably in January, there will be a public hearing and approval through this body, and then the City Council.

Mr. Cookson asked how content neutral, how far does that go. His mind goes really, really far.

Mr. Napoli said it would come to lewd, rude, pornographic possibly, and also signs that would cause a disturbance. For example, a sign that says "turn right now" that could cause traffic issues, we would still have some governing over it.

Mr. Cookson clarified that if the content moved into those other areas we have some control.

Mr. Napoli confirmed that was left there so the cities could still address those issues and they couldn't get too carried away.

7. **Telecom Updates.** Mr. Greer shared that House Bill 1991 deals with Small Cell Wireless facilities and basically has to do with cellular companies such as Verizon, Sprint, AT&T and others.

The primary topics at hand deal are:

- How these telecommunication companies conceal their technology on light poles;
- Their rights to fixtures in the right-of-way;
- and how much municipalities can charge in fees.

This appears to be a very complex and ever changing issue that our lawyers are more equipped to deal with at this time. From our understanding, these decisions are being made at the state level with little input from local municipalities. However, this project will be coming through the Planning Commission in the near future and from our conversations with our lawyers, we will be very limited in what we can and cannot do.

Ms. Middleton asked if the telecom companies could put whatever they want wherever they want.

Mr. Napoli replied that the quick answer to that is yes. We have very little that we can and can't do. We are trying to work with the companies to have a little more aesthetically pleasing design.

8. **Communications from City Council.** Councilmember Moore shared that one week ago they had the opportunity as Council and Staff to view three (3) projects ongoing in the City. They saw Hobby Hill Park, iWerx, and Summit Grill. There are great things happening and it's so exciting. Hobby Hill Park is scheduled to open in three weeks. As Austin explained, they made sure that it is a multi-generational area for kids of all ages. There is a reflection area that is from the JJK Children's Foundation. These are individuals who lost their sons in an accident years ago. That will be a really pretty area. They had the opportunity to walk through the space and she understands that they have to shoo people away because there are so many people using it now. It's a beautiful spot and it is super exciting.

They toured iWerx. That is supposed to be open in November and that's an amazing addition to downtown. They are super excited about their space and have 60% membership already. They have transformed the old racket club and old office building. It's amazing.

The Summit Grill is supposed to be opening in November and wow. That's all I can say, it going to be so amazing. Exciting things are happening in Gladstone that we can all take advantage of.

She reminded everyone that Gladfest is this weekend and hoped that everybody would come out Friday, Saturday and Sunday for Gladfest.

9. **Communications from City Staff.** Mr. Greer announced that the next meeting would be on Monday, October 15th.

Mr. Napoli shared that the Planning Commission had approved the site plan for the old QuikTrip on Antioch Road, Wash House. Many of you may have driven by and not seen anything going on and saw a for sale sign in front of it. Because the process took longer than the owner thought, he purchased a strip center on 24 Hwy in Independence. He is in the process of fixing that up and opening a Wash House there and some other stores which will tie him up until February. His plan is to put it on the market; he's asking a ridiculously high price. Inside the floor is torn up as he was prepping for plumbing. He said if someone will pay it, he'll sell. Otherwise, around February he'll look at coming in there. Just to let the Commission know that it's not completely dead in the water, but there is no motor pushing it right now either.

He said that the Reserves at Rock Creek, which is the old Woodbine Nursing Home, are undergoing a lot of construction. Originally that came in for development as a 92 room independent living center. As they got more involved, they had several nursing facilities asking about some short term skilled nursing. They looked into it and found it was a very lucrative deal because they are taking the south and west, the A area, will be independent living. Everything to the north and west will be assisted living and short term skilled nursing. They are working with the state to get that approved and we should be seeing plans in a few more weeks. It is moving forward and you will continue to see change over what was originally discussed.

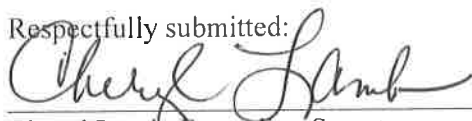
Mr. Murch asked if it would be competitive with Linden Woods.

Mr. Napoli said they are not a continuing care retirement community like Linden Woods, but they do have the independent living and assisted living area. They are not a continuing care community as Linden Woods is, but they do have some nice amenities. There will be a putting area and a merry-go-round and some other things. It is supposed to be pretty interesting inside.

10. Communications from the Planning Commission. None.

11. Adjournment- Chairman Ward adjourned the meeting at 7:27 pm.

Respectfully submitted:



Cheryl Lamb, Recording Secretary

Approved as corrected _____



Don Ward, Chair

Approved as submitted 