

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers December 3, 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
Gary Markenson
Jennifer McGee
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Larry Whitton
Don Ward, Chair

Also present: Jean Moore, Council Liaison
RD Mallams, Council Liaison
Scott Wingerson, City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, Com Dev Administrator/Building Official

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 November 19, 2018 meeting. Ms. Hommon moved to approve the minutes; Mr. Markenson seconded. The minutes were approved, 12-0.

4. Other Business. None.

5. Public Hearing: Site Plan Revision (continued from the November 19, 2018 meeting), 6221 N Chestnut Avenue. File #2018-016. Chairman Ward stated that this is a continuation of the previous discussion and asked if staff had any additional information.

Mr. Greer shared that the applicant, 3F30 Architects, is requesting a site plan revision on behalf of Mr. Charles Cuda, OPES Commercial Real Estate, for the purpose of constructing a convenience store and gas station at 6221 N Chestnut Avenue, formerly known as Tanners Restaurant. Due to the current zoning of this property at CP3, this particular use of a gas station/convenience store is permitted by rite at this location. This is a site plan revision to aid in the development of this gas station/convenience store to better suit the commercial corridor and neighboring properties. The staff report primarily stays the same from the November 19th Planning Commission with a few changes in regard to the recommended conditions.

Staff corrected condition number ten (10) to state:

10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.

Staff also included a 14th and 15th condition to address the fencing and growth that could occur between the residential and proposed commercial fence. The current wooden fencing belongs to the individual residents. Conditions number 14 and 15 read as follows:

14. Construct and maintain in perpetuity a 6 ft. PVC privacy fence, earth tone in color, along the eastern property line.
15. Maintain growth between the commercial privacy fence and the residential privacy fence in perpetuity.

Mr. Greer also mentioned the letter that Mr. Cuda wrote to the Planning Commission to address the neighborhood and Planning Commission's concerns from the November 19th meeting. At this time, City Staff and the architect can answer any questions they may have.

Mr. Murch asked why staff is recommending a PVC fence.

Mr. Greer explained that it holds up better than a wooden fence and is a cleaner look. When McDonald's remodeled, they used a PVC fence as well. It is less maintenance.

Mr. Murch stated that he thought they had a wood fence along their parking lot.

Mr. Napoli shared that the fence they have along the back of the property is a PVC or Trex-type fence. It isn't a wood fence. The one along the parking lot may still be wood, but he wasn't sure. The look of a PVC fence will look similar to wood, but the material holds up, it doesn't rot. It doesn't decay, fade, or have any of those issues. The intent is to look natural with the earth-tone colors like the wood fence would be, but be more durable.

Mr. Murch said that his concern with McDonald's parking lot being wood and then the fence that runs along the back there that is might be an odd look to have PVC in the middle of two wood fences.

Mr. Greer stated that the material being used for the fence is something that can be discussed with Mr. Cuda. The City's recommendation (PVC) is because most commercial properties are moving towards it. A wooden fence is much more difficult to take care of.

Mr. Murch asked if it was decided who owned the fence.

Mr. Greer said that the residents own the fencing.

Mr. Murch asked if it was them or the HOA.

Mr. Greer stated that it is the residents.

Mr. Turnage shared that he read Mr. Cuda's response, his letter. He asked if there has been any conversation between Mr. Cuda and the residents.

Mr. Greer said that Mr. Cuda wasn't present so he asked the architect to address that question. He didn't believe that there has been much conversation between the two.

Mr. Turnage asked if he has tried to address any of their concerns.

Mr. Greer stated that he is trying to address them in the letter.

Mr. Markenson asked to clarify that the developer had agreed to all of the conditions.

Mr. Greer confirmed that he had.

Chairman Ward asked if everyone had a chance to review the letter from (Mr. Cuda). There was no further discussion.

MOTION: By Mr. Markenson, second by Mr. Ebenroth, to recommend the approval of Public Hearing: Sit Plan Revision, 6221 N Chestnut Avenue. File #2018-016.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	No
	Mr. Murch	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	No
	Chairman Ward	No

The motion carried (9-3).

16. **Communications from City Council.** Councilmember Moore reminded them that AJ Farms Holiday Night is a free event on Saturday, December 8th from 7:00pm to 9:00pm. She also shared that the Summit Grill will open to the public at 3:00pm on December 12th.
17. **Communications from City Staff.** Mr. Greer thanked the Commission for being present. He announced that there will not be a December 17th meeting.
18. **Communications from the Planning Commission.** Mr. Markenson added that the AJ Farms Holiday Night would include arts and crafts for kids. The trail from the museum to the cemetery will have lighted candles so you can walk. Coats are recommended for that walk. It is a lovely event in the evening. He suggested bringing your kids and grandkids and come to enjoy the event.

Chairman Ward announced that this will be his last Planning Commission meeting. He is stepping down as a Planning Commissioner. He will be spending time coaching his son's baseball team. Since he isn't sure of the schedule for tournaments, he didn't want to take a seat and not know if he would be able to attend. He shared that he has enjoyed the last seven years with the Commissioners, City Staff and City Council. He has appreciated it.


19. **Adjournment-** Chairman Ward adjourned the meeting at 7:10pm.

Respectfully submitted:


Alan Napoli, Recording Secretary

Approved as corrected _____


Don Ward, Chair

Approved as submitted 

Jennifer McGee