

## GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers April 15, 2019

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

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

Not present: James New  
Shari Poindexter

Also present: Jean Moore, Mayor Pro Tem  
Bob Baer, Assistant City Manager  
Austin Greer, Assistant to the City Manager/Planning Administrator  
Alan Napoli, Administrator Comm Dev/Building Official  
Cheryl Lamb, Administrative Assistant

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

**3. Approval of Previous Meeting Minutes: March 4, 2019.** Chair McGee asked if there was a motion to approve the minutes from the March 4, 2019 meeting. Mr. Hernandez moved to approve the minutes; Ms. Hommon seconded. The minutes were approved, 10-0.

**4. Other Business.** None.

**5. Comprehensive Plan Discussion.** Mr. Greer shared that, with the completion of the Shaping Our Future citizen-based strategic planning effort, the City staff feels that it is the right time to start having a conversation around updating our current Comprehensive Plan, or starting from scratch and creating an entirely new Comprehensive Plan that more accurately reflects the current community and our community for the future. The purpose of our current Comprehensive Plan is to serve as a long term policy framework and guide to support and improve Gladstone by addressing issues of land use, neighborhoods and housing, infrastructure, transportation and urban design. The original Comprehensive Plan was written in the mid to late 1990's and was revised between 2006 and 2008. Typically, updates to Comprehensive Plans are required every ten to fifteen years. Since these types of projects are a two to three year process, this is a really good time for us to start having those discussions.

Mr. Greer continued by stating that there would be sections of the current Comprehensive Plan that do not need much changing and can be revised, but there are many aspects that will probably need to be overhauled. He named a couple of examples; Gladstone's demographics, population trends and characteristics are changing. Baby boomers used to be the largest demographic in Gladstone, but the Gen X and Millennials have now caught up due to new data information.

Mr. Markenson asked who did the original plan.

Mr. Greer answered that they were consultants. There were a couple different ones. Some of them have branched off on their own at this point.

Mr. Markenson asked who did the updates in 2006 and 2008.

Mr. Greer said they weren't the same people who did the originals. There were consultants that did the originals and then there were different consultants that did the update ten or eleven years ago. He doesn't believe they were the same people.

Mr. Markenson asked if the consultants worked with the Planning Commission or did they work with the Council.

Mr. Greer said they worked with the Planning Commission and the Council and there were some resident groups as well, like the Gladstone on the Move and the Shaping Our Future initiative, those types of groups. The Planning Commission was instrumental in the update ten years ago.

Mr. Greer continued by sharing that Gen X and the Millennials have caught up due to our census information. Our downtown has developed a little bit differently than expected. At one point in time he had seen sketches where there was a lake sitting where the Heights and Summit Grill and Northland Innovation Campus are. Obviously that didn't happen. We have a little bit more density than that now. Something else that would be looked at is how the land surrounding the Atkins-Johnson Farm should develop, or should it develop at all. These are types of questions among many, many other things that an updated Comprehensive Plan would address.

Mr. Greer shared that these types of projects can cost anywhere between \$75,000 and \$150,000, depending on the scope and the type of work that will be completed. They are early on in this process and haven't gotten to that part of the project yet. The Community Development department, Alan and he, have been looking at some of the money they have and have been able to allocate \$35,000 to get the project up and going and get those conversations started possibly this year.

Mr. Markenson asked if \$75,000 would be for an entirely new Comprehensive Plan or updates.

Mr. Greer shared that these are just quotes that they have discussed with other cities, other planners.

Mr. Markenson clarified that it was to update their current plan.

Mr. Greer agreed. He said that it depends on the scope. For people to really overhaul and start from scratch, it is probably upwards of \$120,000 to \$150,000. That is what is standard in the industry. If they just do a revision, it can be between \$50,000 and \$100,000. It really depends on the scope. They haven't been able to narrow that scope down yet. These are preliminary conversations. They are just trying to gather information at this point and hope that this group supports doing it.

Mr. Greer said that, from the City staff perspective, they are looking for their input and discussion and to get support for the Comprehensive Plan update, to get the conversation started. They don't have to make a motion. They are just looking for a general consensus from the group that they would be supportive of this project. They typically follow community-based strategic planning processes when they are looking at ten to fifteen, twenty years in advance. They have to look at the Comprehensive Plan too after an initiative like that has been started.

Mr. Napoli addressed Commissioner Markenson's question by adding that in the 2008 update, the consulting firms were BWR, Casey Consulting, Richard Chaplin & Associates, and ETC Institute. He didn't know if any of them are still in business.

Mr. Greer added that the process would include putting out an RFQ (Request for Qualifications) and then they would have an RFP (Request for Proposal). Then consultants would submit; there would be a panel that would interview them and decide which consultants would be best for this project.

Mr. Markenson shared his preliminary comments. The demographics have to be updated because businesses that are coming in to Gladstone will look at that to decide if they want to do it. They need to know reality. He also added that the Friends of the Atkins-Johnson Farm are concerned about what's going to go up around the farm. That is an issue amongst some people who are interested in the farm. There are for sale signs all around the area.

Mr. Greer said that, along with architectural, infrastructure, storm water, those types of plans will be addressed as well.

Ms. Middleton asked if he was looking for them to say yes, go ahead, or no, don't.

Mr. Greer clarified that they are looking for their support to say yes, this is a good idea and we should take a close look at it.

Mr. Cookson asked what their role would be.

Mr. Greer said they would serve as advisors to the consultants that are initially chosen. He wasn't sure how frequently consultants would come in to speak to them, give them updates on the projects, ask for their input, and things like that. They would be very instrumental in the whole Comprehensive Plan update.

Mr. Turnage asked what type of guidance it gives the Commission to have a Comprehensive Plan in place. He said it seems like it is a good time to start, at least.

Mr. Greer agreed that it is a good time to start. This committee, particularly this committee, tries to use the Comprehensive Plan to make decisions as they move forward. The current Comprehensive Plan is slightly outdated. It isn't giving them the best information that they could have at this time. A new update would allow this committee and City staff and City leadership to make better decisions moving forward. That would accurately reflect our community now, and what it's probably going to look like in ten to fifteen years.

Ms. Middleton asked if there was a timeline on when it would start, how long it would take, depending on the scope of what they would do.

Mr. Greer said that, ideally, they would like to get the scope started; trying to figure out exactly what we would want the consultants to study. These projects take two to three years easily. It is a long process. It isn't a quick turnaround.

Mr. Markenson asked if he envisions changing in zoning classifications or zoning map.

Mr. Greer said that it was too early for him to speak on that. They would wait for the consultants to make recommendations to see what they say. Just be flexible from our end.

Mr. Ebenroth stated that we are somewhat land-locked. He asked if there is any opportunity for annexation at all.

Mr. Greer said that is a tough question to answer. He wasn't sure there was a possibility of that. He didn't say it would never happen, but there would have to be a lot of stars aligning for something like that to happen.

Mr. Markenson questioned if there would have to be a merger to do anything.

Mr. Greer said he wasn't sure. They haven't had those conversations at this time.

Mr. Markenson shared that we are totally surrounded by incorporated areas, so there would have to be some kind of merger.

Mr. Greer agreed.

Mr. Whitton said the best place would probably be the Oaks. They did 58 homes there off Flora a few years ago. The rest of it, they did a study on their infrastructure. It would be a deficit to us to take them on. It would cost a lot of money to upgrade them to meet our standards.

Mr. Greer said he was absolutely right.

Mr. Whitton said that Kansas City was the rest of it and they aren't going to want to give it up.

Mr. Greer said it was highly doubtful but Mr. Wingerson is a pretty persuasive guy so you never know.

Mr. Whitton asked how much land is around Atkins farm.

Mr. Napoli said that the whole farm is 40 acres and that includes Gladstone and Kansas City. About half of that is in Gladstone.

Mr. Greer believes that it is somewhere between 20 to 40 acres.

Mr. Whitton said that we can't build right up to it because you have to have a buffer to preserve it.

Mr. Greer said he wasn't saying anything would be built there. He was using that as an example.

Mr. Whitton said that they have to look at the economy. It is hard now to fill all of the vacancies in Gladstone. They started with the downtown area and wanted a lot more commercial, but it's hard to fill the buildings anyway. He believes a lot would depend on the economy and the growth. If they can support the growth, everybody would like to have commercial and additional taxes.

Mr. Greer agreed. He said the Atkins-Johnson land is the only vacant land left in Gladstone when it comes to 20 to 40 acres. Other than that, it's very small acreage.

Mr. Murch asked if the Master Plan dictates that every ten years the Planning Commission had to update it.

Mr. Greer isn't sure if it dictates that you have to update it, but it is definitely a good time to start having these conversations.

Mr. Murch asked if it also says that any decision the Planning Commission makes has to in compliance with the Master Plan.

Mr. Greer said that, ideally, yes. They would like to follow the Comprehensive Plan as closely as they can.

Mr. Turnage asked how much time this would take for Mr. Greer and Mr. Napoli. He asked if it takes away from what they do on a day to day basis.

Mr. Greer shared that this would be farmed out to consultants with him and Alan working with them on certain projects. They would rely heavily on consultants to do this type of project for them. He shared that most cities do not do this type of project in house because of the amount of time that it would take.

Mr. Murch asked if the City Council had voiced an opinion on it.

Mr. Greer said it is a goal of the City Council to take a look at the Comprehensive Plan, updating it. The Shaping Our Future group took a look at what the city will look like in the next ten to fifteen, twenty years. This is the next step with that. The City Council is supportive of it. City staff believes it would probably be a really good idea for us to take a look at it. They are hoping to get their support as well.

Mr. Markenson asked if they were looking for a motion.

Mr. Greer said that they didn't need a motion, just a general consensus.

Mr. Hernandez said that he noted in the plan that they were using a Direction Finder survey. He asked if they would be utilizing that service or would it be a different survey service.

Mr. Greer asked if he was referring to the Direction Finder by the ETC Institute in Olathe. He said they have been using them historically for the last ten years for the most part. They had recently done a survey with them about three years ago. That information is still pretty relevant. Depending on how quickly this process can get up and going, they may have to look at using another survey that is more relevant.

Mr. Hernandez asked if they are able to ask for additional input, or who comes up with the survey.

Mr. Greer shared that once they get into the process on the consultant, whoever is chosen gets involved, those would be great questions to ask them. They are obviously going to take the Planning Commission's consideration very seriously. That is all on the table.

Mr. Greer noted that there was solid consensus among the group that they should take a look at the Comprehensive Plan.

6. **Upcoming Projects.** Mr. Greer shared that the Creative Arts Academy's special use permit was postponed until the May 20<sup>th</sup> meeting. There will also be a special use permit renewal for K Tailor off of 72<sup>nd</sup> near the QuikTrip. Christian Brothers Roofing is also looking at some new construction on their headquarters off of N. Oak close to Aldi's. Newcomers White Chapel Funeral Home is looking at an addition and remodel. Hy-Vee by Walmart/QuikTrip is looking at doing an addition and remodel. Those plans will be coming in this year as well.

Projects that are coming up but the Planning Commission may not see include a remodel for the Burger King off of Antioch. There will be new construction on a Wendy's where the old Lawson Bank used to be. It will be a teardown of the old Lawson Bank and a rebuild of a Wendy's. Those are the upcoming projects. There are rumors of others but nothing significant. These should be coming through the pipeline sometime this summer or fall.

7. **Communications from City Council.** Mayor Pro Tem Moore shared that next to Laughing Place will be a Stone Canyon Pizza. They expect to open late May or early June. They are very excited to be part of our downtown.
8. **Communications from City Staff.** Mr. Greer shared that the Spring Beautification Event is coming up on April 26 – 28<sup>th</sup> at Happy Rock Park.
9. **Communications from Planning Commission Members.** Mr. Markenson shared that the Walk-N-Wag was a great success. He and his dog had a great time, it was filled with people and all the dogs were shaking hands and having a great time. There were lots of people there. It was really a great event.

Mr. Markenson also asked if there was a location for the police station that was just approved.

Mayor Pro Tem Moore shared they do not. They will require public input for that.

10. **Adjournment.** Mr. Markenson motioned to adjourn; Mr. Ebenroth seconded.


**Chair McGee adjourned the meeting at 7:20pm.**

Respectfully submitted:

  
Cheryl Lamb, Recording Secretary

Approved as corrected \_\_\_\_\_

  
Jennifer McGee, Chair

Approved as submitted  \_\_\_\_\_