

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers July 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
J.N. Hernandez
Alicia Hommon
Gary Markenson
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Larry Whitton
Jennifer McGee, Chair

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

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

3. Approval of Previous Meeting Minutes: June 18, 2019. Chair McGee asked if there was a motion to approve the minutes from the June 18, 2019 meeting. Mr. Turnage moved to approve the minutes; Mr. Whitton seconded. The minutes were approved, 12-0.

4. Other Business. None.

5. Public Hearing: 6901 N Oak, legally described as Linden Lt 8 & 9, Fairfield by Marriott, File #2019-009.

Chair McGee opened the Public Hearing. She provided information on the process which would include a presentation by City staff followed by an opportunity for the applicant to give a presentation. Then there would be an opportunity for members of the public to speak in opposition, followed by an opportunity for members of the public to speak in support of the application. After that, there would be time for the Planning Commission members to ask questions and discuss the issue. She asked that the Planning Commission members hold their questions during the presentations, until the question and discussion on the issue.

Mr. Greer presented the following information:

"The applicant is requesting a replat, zoning change and a site plan revision for the purpose of constructing a brand new Marriott Fairfield Inn Hotel at 6901 N Oak Trafficway. This new hotel will stand 5 stories tall, be 67,140 square feet and have 109 air conditioned rooms."

"This proposed project will replat and rezone five (5) individual parcels into one parcel and one zoning. The current zoning of these five (5) parcels is a combination of C-1 Local Business District and C-2 General Business District. The desired zoning of this proposed project is Mixed-Use (MXD), which is a planned district and consistent with adjacent properties such as the Heights at Linden Square and the Northland Innovation Campus."

"MAg Partners, Scarlett Hotel Group, and Marriott Hotels have designed a hotel that incorporates low impact development practices, bicycle accommodations, best management practices (BMP) to reduce storm water and waste water, reduce light pollution, increase building water and energy efficiency and similar sustainable practices."

"There are not front, side and rear set back requirements in a Mixed-Use (MXD) zoning."

"The Hotel is open to the public and has both interior meeting space, lobby, and bar area all open to the public. Additionally, the hotel has an exterior seating area adjacent to the front door of the hotel."

"In regard to parking for this project, one parking space per room is typically required. This proposed project creates 83 on-site parking spaces with access to 62 public spaces on N. Locust as well as 89 public spaces on NE 69th St. The proposed zoning change to Mixed-Use (MDX), which is a planned district that provides more flexibility to project requirements, allows the Planning Commission and City Council the authority to reduce the amount of required parking spaces specific to this development. It is City Staff's recommendation to lower the amount of required parking spaces to accommodate this particular project given the fact that there is on-street public parking located on N Locust St., and NE 69th St. There is approximately 234 parking spaces available between the Hotel property, N. Locust St. and NE 69th St. within one (1) block."

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 1. All signage shall comply with approved City Standards and shall be consistent with existing Downtown Gladstone signage and Marriott Fairfield Inn and Suites Standards.*
- 2. A compliant monument sign shall be used to serve the development. The monument sign requires a minimum of 240 square feet of area landscaping around the sign or per Marriott's acceptable franchise standards.*
- 3. A fire protection system shall be installed and comply with the 2015 International Fire Code.*
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. All fencing within the development boundaries shall be wrought iron style fencing.*
- 6. All exterior lighting shall be energy efficient (LED) lighting and comply with city code.*
- 7. All building mechanical equipment shall be screened from public view. Typical hotel individual room PTAC (air conditioning) units shall be acceptable.*
- 8. Service and loading areas shall be screened from public view.*
- 9. Development shall consist of best practice for sustainable design and follow the current energy and building codes.*
- 10. To the extent any retaining walls are necessary on or near the property line or adjacent to the right-of-way; retaining wall details shall be submitted and approved by city staff prior to construction. All structural walls shall be reviewed via building permit process.*
- 11. Disabled vehicles shall not be permitted on site.*

12. Tractor trailers (not registered as hotel guests) shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
13. Dumpsters and storage shall be enclosed (5 sides) and covered to adequately be screened from public view. Trash services shall be scheduled between 7:00 am – 10:00 pm.
14. Provide outdoor bike racks within development area to serve employees, visitors and the area community.
15. Water and sewer utilities must be designed and installed to city code.
16. A public art component will be incorporated into this project as approved by City Council.

"The Developer has agreed to all recommended conditions."

"City Staff recommends that the request be APPROVED contingent upon the conditions listed above."

Mr. Greer said, "With us tonight in the audience we have Josh Berger, John Hughes and Jude Beller with Mag Partners based out of Omaha. They are the Developers of this hotel."

"We also have with us tonight Rob Sadoff, Zio Pekovic, and Andrew Scarlett with Scarlett Hotel Group based out of Chicago and Nashville. They will be the Hotel operators."

"I want to thank both MAG Partners and Scarlett Hotel Group for traveling all this way and being here with us tonight."

"Thank you and that is all Madam Chairperson."

Chair McGee asked the applicant if they would like to have an opportunity to speak.

Mr. John Hughes, MAg Partners, 11550 I Street, Omaha, Nebraska 68137. Mr. Hughes shared that Austin was pretty thorough with his review and comments. They have gone through the 16 items there and they are all logical good practice suggestions and they will incorporate all of them into the plans. On the screen was a rendering of the proposed project. It pretty accurately reflected the colors. There was a sample board in the room that showed exactly what they would be using. There are 109 rooms, a mix of rooms, but a fair number of double queen rooms, which are good for families. They think they will get some good family business. They think they will get some good corporate business. He looks forward to getting started and working out the rest of the issues. Their architectural plans, the actual construction documents are 50% complete. They just received comments back from Marriott today. They will now study those and their goal, if they are approved by City Council in a couple of weeks, will be to press on the gas and get those to 100% complete so they can start construction this fall.

He introduced the Scarlett Group: Zio Pekovic, Andrew Scarlett and Rob Sadoff. He also introduced Tim Bergen, their civil engineer from Clark Enersen Partners. He also introduced Jude Ballard, Josh Berger and himself, John Hughes, from MAg Partners.

Chair McGee asked if there were any members of the audience who wished to speak in opposition of the project. None.

Chair McGee asked if there were any members of the audience who wished to speak in support of the project.

Tom Pryor, Pryor Appraisals, 405 NE 70th St, Gladstone. Mr. Pryor shared that he is adjacent to the parking lot at the project. He is in favor; he thinks it's a great project. He has concerns about parking and

he is working with the city right now to resolve some of the issues that he has. He knows that Gladstone has wanted a hotel for a long time. It's a nice Fairfield Marriott and he's looking forward to it.

Jack Wenenn, Pride Martial Arts, 70th and N Oak. Mr. Weneen is not against the project what-so-ever. He met with Scott (Wingerson) today and talked about a few things. Number one for them is they deal with a lot of children. He brought up some safety issues as far as construction. He wanted to know about barriers and how that would work out for them. He said it's not that the parents don't control their children, but when you are dealing with 4 and 5 year olds, better safe than sorry. Another item they discussed was that right now the parents are using public parking in addition to their current parking situation. That's always been a little bit of a sticky situation with the parents. Right now, not as much because they have daytime classes as well as evening classes, but when school is back in session then parking is a premium. He is willing to work with anybody, but the parking they use right now is Tom's old property. There are 14-15 spots there that they utilize quite often. He would like to know how that is going to work for them. They want to make their parents happy and if they have to take their children and park somewhere far away and walk, especially at night, it can get kind of sticky. He would definitely like to figure that part out as well. Mainly, Mondays through Thursdays are their busiest times. He is even willing to work with the hotel as well as far as overflow parking on the weekends. Friday nights they are typically not that busy by design. Saturday night their classes are done at 1:00 Saturday, so the rest of the evening of Saturday is open. He definitely wants to have a good partnership with friendly neighbors. Those are a few things he wanted to bring up to the commission. He thanked them for listening.

Chair McGee opened the comments to the Planning Commissioners.

Mr. Markenson asked Austin about his mention that tractor trailers can park on property as long as they are registered. If there are a couple of tractor trailers there it will take out a lot of their parking places.

Mr. Greer shared that the thought behind that is, for this particular hotel, that's not really the parking they will see. He didn't want to take that opportunity away from them if there was a bleed over of some sort of one or two. It's not likely.

Mr. Markenson had some questions for the developer who spoke first.

Mr. Greer asked John Hughes and Josh Berger to stand at the podium to answer questions together.

Mr. Markenson asked if they were going to have meeting facilities on the property.

Mr. Hughes replied yes. There are some conference facilities in the hotel. Those will be available to any group. You don't necessarily need to be a registered guest to use those facilities. They aren't big enough for a convention, but they can accommodate small groups. Many times you see a rotary club, or something like that, that might need a room.

Mr. Markenson asked how many employees they expect to have.

Mr. Hughes deferred to the operator of the hotel, Rob Sadoff.

Mr. Sadoff said there would be 30-40 employees.

Mr. Markenson thanked them all for coming. He said we really need a hotel here badly in Gladstone. He is tired of sending his relatives up to the airport for lodging. He has some real concerns about parking. The public parking spaces were basically promised to the Heights and are used by the Heights. And they are

used by Summit Grill and they are all full. They have a Stone Canyon opening today and they will use more of those spaces. They have 30 employees and meeting groups and 109 rooms needing parking spaces. He thinks there will be major parking problems. He would much like to see the City or the Marriott have a designated parking lot where you can send your guests. He said they are going to have a terrible mess. He already gets complaints from people going to Summit Grill because they have to park 2-2 ½ blocks away. With Stone Canyon and a hotel coming in, he thinks they will have major problems and they should try to solve them.

Mr. Greer said that he could address this concern. He doesn't believe that the public parking places are dedicated to the Heights residents. There is a parking location inside the actual complex. Right now it is just convenient for some of the Heights residents to park there. They might not be able to do that in the future with the hotel coming in or other projects that come forward. There is underutilized parking on 69th Street that go up one block. There are over 235 parking spaces that were counted within a block and without counting 70th Street or down near Locust and iWerx. The city does have some concepts right now that they are working on to address some of these parking issues, but they think it just some growing pains that people will have to get used to and learn where they can park. They are seeing that daily now. The Summit Grill is getting better. The iWerx parking is getting better, who we share a parking agreement with. After 5:00pm that becomes all public parking as well. There are just going to be some growing pains as they move forward but he thinks they will get there.

Mr. Sadoff shared that he has been operating hotels for about 20 years and they have seen less and less guests come to the hotel with a car. They come to the airport and take an Uber to the hotel. They are seeing their own location very similar. And talking about 30 employees, all 30 employees won't be there at the same time. There might be 10 tops.

Mr. Greer added that there is a misconception that hotels are traffic drivers. It is more or less the exact opposite of that.

Mr. Sadoff said they don't get much traffic coming in and out of the hotel. You will have guests leave in the morning and come back in the evening. They are talking 40-50 cars on a busy night.

Mr. Markenson said he isn't concerned about traffic; he's concerned about parking. He said that when the Heights was approved, it was specifically said in hearings that they would have all of the parking on the fringe for the Heights residents and for the commercial development that would come into the corner. The Summit Grill brings in far more people than they ever envisioned. He has concerns about it and he wanted to lay them out.

Mr. Hughes stated that he is sensitive to parking all the time. They own a number of commercial properties in urban areas and this is really a downtown core. Downtown cores have parking that is atypical. The one-to-one parking requirement has been around for decades for suburban hotels. This isn't a suburban hotel. This is your downtown core hotel. People, guests, understand that parking works a little differently. As someone who is going to invest \$15 million in this hotel, he isn't concerned about parking being a deterrent. Like, they won't be successful because they don't have enough parking. He thinks that the 86 stalls that they have onsite are adequate parking. The parking that is available, the 200+ stalls, they realize that Summit Grill is a great driver of people, which they are excited about. They had the first meal at Stone Canyon today and he is excited about them being there too. For what it's worth, they are sensitive to it, but they feel they are adequately parked and Marriott feels they are adequately parked.

Ms. Middleton asked what they anticipate as the occupancy rate.

Mr. Sadoff said it is a ramp up over 2-3 years before they have a fully stabilized occupancy rate. They project somewhere in the 65% range up to the mid-70's once they are stabilized as an operating hotel. Hopefully it goes faster as it is better for them that way.

Ms. Middleton asked if that was out of 100+ rooms.

Mr. Sadoff replied 109.

Ms. Middleton asked when they think they will be open.

Mr. Hughes said they are projecting in the late 4th quarter of 2020.

Ms. Middleton asked Austin if there is an abandoned lot where the glass company used to be.

Mr. Greer replied that Santa Fe Glass is part of the hotel development.

Mr. Murch asked who owns the property across the street and if it is city-owned.

Mr. Greer confirmed that it is city-owned.

Mr. Murch asked if it was possible that it serves as parking as the need becomes.

Mr. Greer replied that it is always an option. He thinks the next thing they would like to do is another project on that location, until then, possibly.

Mr. Murch asked a question of Alan about the bar. He wanted to know if there are any ordinances about having a liquor license that close to the school.

Mr. Napoli shared that there are some things they have to do. He doesn't know all the ins and outs through the state; the City Clerk does. There are some things that can be done if they are close enough.

Mr. Murch said that the Innovation Center has both the college and the Sage school, and the Martial Arts Studio is saying that their students are kids as well. He was curious, they don't deal with liquor licenses, but could that be a problem for these guys.

Mr. Sadoff replied that the Summit Grill got one and the pizza place got one. . .

Mr. Murch said they are a little bit farther away. The building right across from you, the big high rise, there are schools in there.

Mr. Greer said it is something they will take a look at for sure.

Mr. Murch asked the developers and the management companies if they currently have a lease with the Marriott.

Mr. Berger shared that with Marriott's, pretty much all Marriott's are franchised. They currently have a signed franchise agreement. It is for a 20 year term.

Mr. Murch asked if for 20 years it would remain a Fairfield.

Mr. Berger said as long as they own it, yes.

Ms. Poindexter asked if they had considered any kind of underground parking.

Mr. Hughes replied that, economically, it isn't viable.

Ms. Poindexter shared that when Linden Square was being developed and planned, one of the concerns she had was to do with parking. Not only parking but trucks that came to make deliveries. She has been down these two roads many times when she hasn't been able to go down the roads because of delivery trucks and she feels they will probably be in the same situation. She is a member of the Linden Baptist Church which is only a block away from there and they have had lots of trouble with people who have decided to park in the parking lots there because it's hard to get around here. They try not to be rude to these people but it is a concern. There is a lot of damage that has been done; lots of trash has been left. She thinks the most important thing from listening to what she heard, she heard one of them say they aren't concerned about the parking because you have additional parking for them, but they aren't looking around the neighborhood.

Mr. Hughes shared that he is saying they are comfortable that the stalls that they have on their property to serve the Marriott hotel, this development, is adequate. They are willing to make the \$15 million based on the 83 stalls they have.

Mr. Greer added that there are 109 rooms. If they were 100% occupied there would be 109 cars, right.

Mr. Hughes interjected that wasn't necessarily true.

Mr. Greer said it isn't necessarily true, but they are offering between 83 and 90 parking stalls at this time. That is well over 85-90% occupied every single night. In the hotel world, he doesn't think that is a realistic number at all. The parking they are providing onsite on their property is about 90. That should be adequate most of the time, unless there is something really great happening in Gladstone that we are really happy about when they are 100% occupied.

Mr. Hughes shared an example of there being seven (7) of them there that night. They have seven (7) hotel rooms and they have two (2) cars. That is a common occurrence in hotels. He said is there one person coming in with one room and one car, yes. It happens quite often, but it doesn't happen 100% across the guest list.

Mr. Murch asked if there had to be a zoning change or something.

Mr. Greer said there is a zoning change tonight from multiple commercial uses to a mixed use.

Mr. Murch said that eliminates setbacks, but does it eliminate the need to have 234 parking spaces.

Mr. Greer shared that the 234 parking spaces is irrelevant to the zoning that is happening tonight. With the zoning change to mixed use for a hotel, it's one parking spot per one room. They are asking tonight that it would be lowered between the Planning Commission and the City Council. He asked to confirm if that answered the question.

Mr. Murch replied that is what he had read and what he thought. They need to vote on having less than 109 parking spots.

Mr. Greer said they are agreeing with the staff report. They don't have to vote on that specifically.

Mr. New ask to clarify that they were set to start this fall and they think they will be completed by 2020.

Mr. Hughes shared that their construction documents are done September 1st and they submit for building permits on September 1st. At the same time they will go out to bid to contractors. Between the building permit and bids they figure takes about a month. They start on October 1st. The goal is to get concrete poured before winter really sets in. Then they can build comfortably over the winter. When the weather is nice again they will start to close and finish things on the inside. It's typically a 12 month process. It can be as long as 14; it's hard to go much shorter than 12 though.

Mr. New asked about the meeting rooms. In most hotels, unless you are a member/resident you can't just walk in and use a room. He asked if it was free to residents, to Gladstone residents, or at a cost.

Mr. Sadoff replied that there will be a cost. They always sell the meeting rooms to outside guests. Rarely do they have only inside guests using their rooms.

Ms. Hommon addressed John and asked if the meeting rooms were strictly meeting rooms, or could you have small weddings, what does that look like.

Mr. Hughes replied they are looking at about 500 sf. It's a large wardrobe.

Ms. Hommon addressed city staff and shared that her experience is there are actually a great deal of underutilized parking areas. Specifically with the Heights, she finds there are a lot of the residents who are parking where it is convenient for them as opposed to what is already set aside for them that other people can't park in. So it feels like it's more crowded than it is. They mentioned they are working on a plan to alleviate some of that stress and she asked what that looks like for the city and the businesses that are around that might have a concern about the accessibility to the business because of parking.

Mr. Greer shared that they have some conceptual drawings on their side and they are working with a consultant to try to provide anywhere between 30-50 parking spaces additionally in the downtown. They are having those conversations right now. They are hoping to have something in the next year or so. He agrees that there is some underutilized parking in the downtown and right now it's more convenient for the Heights but some things will have to change and we all have to be good neighbors. He thinks one of the positive things they saw tonight with Mr. Pryor and Mr. Weneen is that it seems like they are going to be willing partners and good neighbors. He thinks they will all get along and it will all work out for the better of the community.

Ms. Hommon asked if there is something in place with the Heights that is already set in their contract as a new resident at the Heights that is enforceable on where they are supposed to be parking. She asked if that was already in place or is that something they have to have built into the contract.

Mr. Greer said he wasn't sure if it was built into the contract or not, but they have a good working relationship with the property owners and he knows that they have had to ask some of the Heights residents to start parking inside. At first they aren't too thrilled about that. Then they start doing it and they get used to it. They are seeing more people parking inside.

Mx. Hernandez wondered if a lot of the issues of the residents that are parking outside the designated areas are because of the construction that's going on. They have heard that residents say the construction is blocking where they usually park. Maybe when it's done, that will help.

Mr. Greer agreed and shared that the construction is ahead of time over there so hopefully they will be out of the way while the potential hotel is being built.

Ms. Hommon asked what the timeline is on that construction being finished.

Mr. Greer said they started to have those conversations with the construction across the street at the Heights and they are aware of the proposed project and they will be good neighbors too.

Mr. New asked if there were any plans for any multi-level parking.

Mr. Greer said that in this area it isn't economical to do that.

Ms. Middleton asked the business owners present, Mr. Pryor and Mr. Weneen, if they have parking difficulties now or are they anticipating.

Mr. Weneen said they have trouble with parking now. Not so much in the summer because they have daytime classes. Some of the parents will come in early and they don't have to come in the evening. When school is back in session, the bank has been wonderful as far as overflow parking. The current parking they have behind the bank building has worked out really well. They do get several complaints a month that there is no parking. They aren't crazy about it but it is a constant concern. They work around it a little bit. Some of their employees will park on the other side of the bank. They aren't thrilled about it but they are getting used to it. They plan on growing with everything the city has done. He was talking with Scott about it earlier today, with the Summit Grill. He spoke to the manager of Stone Canyon Pizza. That happens to be one of his favorite pizza joints to begin with and their parents are very excited about it. He has parents saying they will stay parked in his parking lot and walk up to the pizza place. He says that doesn't work for the next class. They have to clear out the parking lot every 45 minutes.

Mr. Turnage asked if they have any insight into their customers and if they will be traveling through going to the airport; will they be coming to Gladstone for some reason like the Innovation Center; things like that.

Mr. Berger says he thinks it will be a draw for the area from outside. He doesn't think they will have people staying in their hotel from the airport. Most of them will be coming from out of town.

Mr. Turnage asked if they will be staying multiple nights.

Mr. Berger replied that he hopes it is multiple nights. Typically, it is about 1.8 nights per stay. Most guests will stay two (2) nights.

Ms. Poindexter asked what the draw is for people to come to this hotel.

Mr. Berger replied that people will be coming from downtown. They see a lot of different community businesses that will bring business. The Community Center next door will bring business as well.

Mr. Ebenroth shared that he is excited for the hotel to come. He asked about the plan reviews and that there were only two (2) who had replied. Marc had in his the need to move FDC out next to PIV. He has no idea what that means.

Mr. Greer said it has to do with the fire department and they have already spoken with the developer and they are working it out.

Mr. Ebenroth asked about the second plan review that shows approval but he can't read the signature of who approved it. He suggested that they check their name on the list shown.

Mx. Hernandez said they were very excited about the hotel. It sounds really cool. They like the idea of getting more jobs in the area. They asked Mr. Pryor and Mr. Weneen if they have any concern or worry in regards to perhaps being priced out of the area as downtown Gladstone continues to develop and continues to grow; that they won't be able to afford the location they are in down the road, or is that a concern.

Mr. Weneen asked if they were referring to taxes going up.

Mx. Hernandez confirmed yes.

Mr. Weneen says he brought that up and he doesn't know the answer to that. It is a concern of his.

Mx. Hernandez shared they would like Gladstone, as a city, to review our policies to see what protections we have in place for the smaller businesses, for Mom and Pop shops. They aren't savvy on it and wondered if smaller businesses get tax cuts for what's going on or are the property taxes going back in to those specific areas.

Mr. Pryor said he intends to turn his building into a retail building eventually. He thinks that would fit into downtown lifestyle. He has no concerns about being driven out.

Mr. Markenson asked if the city owns the five parcels of land.

Mr. Greer confirmed they do.

Mr. Markenson asked if the city will sell them to Marriott.

Mr. Greer replied that it is part of the entire incentive package.

Ms. Hommon shared that it is really important that they don't penalize the possibility of development because of poor choices of our public on where they may or may not park. Along that same line, she feels we are very fortunate to live in a place where our police department is close by so someone walking a block in the dark is a lot safer; we're not talking about downtown Kansas City. She also believes that when you are talking about growing a community and everything they are doing right now as a community that lack of parking is a good thing. It means we are growing and doing the right things and we are also fortunate to be in a city that is motivated by that and motivated by fixing those problems. If we never have the problem there's never going to be a fix.

Mr. Whitten mentioned the abundance of lighting on the lot which will probably illuminate the whole area. He thinks it will help as far as crime. He asked if they have quite a bit of lighting on the parking lot.

Mr. Berger said their lighting plans meets the city requirements; the balance of enough lighting and not too much lighting. It is on all night long.

Chair McGee closed the public hearing.

MOTION ON THE REPLAT: By Mr. Ebenroth, seconded by Mr. Whitten, to approve the Replat, Fairfield by Marriott, File #2019-009. The motion carried 12-0.

MOTION ON THE ZONING CHANGE: By Mx. Hernandez, seconded by Ms. Hommon, to approve the Zoning Change, Fairfield by Marriott, File #2019-009. The motion carried 12-0.

MOTION ON THE SITE PLAN REVISION: By Mr. Turnage, seconded by Mr. Whitton, to approve the Site Plan Revision, Fairfield by Marriott, File #2019-009. The motion carried 12-0.

6. **Communications from City Council.** Mayor Pro Tem Moore thanked the Commissioners and shared that she knows they take a lot of time and they are very important. She thanked them for their time and energy and she also thanked the developers and operators for being here tonight. She reminded everyone that Stone Canyon opened officially today. She had the opportunity to be there Saturday night for a soft opening and she can tell them they won't be disappointed. It's going to be great.
7. **Communications from City Staff.** Mr. Greer shared that on August 5th the Planning Commission will hear zoning changes for medical marijuana. On August 19th, the Commission will hear the proposed gas station/convenience store located at the old Tanners building. He shared that there will be a Health & Safety Fair on Thursday, July 18th at the Gladstone Community Center between 7:30am and 11:00am. It is free and open to the public.
8. **Communications from Planning Commission Members.** Ms. Hommon said that she has had the opportunity twice to go to Stone Canyon, a benefit of being their neighbor. She said its amazing; please go. They've done a beautiful job inside. They've warmed that space up. It's a really, really great addition to our community.

Mr. Markenson shared that last Saturday at the Atkins-Johnson Farm they had children's garden day. Two hundred and twenty one people attended and they had the best time. Every one of those kids left happy. He didn't see a bratty kid in the whole bunch. We have good kids in our community. He asked about the Kendallwood Senior Housing that they approved years ago and wondered how it was coming.

Mr. Napoli said they are wrapping up phase 1 which is the independent living. Phase 2 is the short term skilled nursing. That phase took a little longer in that they had to get some state approvals and other departments. They ran seven (7) months behind the architect was spending all their money. They are back on track but they are about 6-7 months behind. They hope to have the independent living open before the summer is over. The short term skilled nursing will be late fall or winter.

Mr. Turnage shared that they have been waiting for years for a hotel in Gladstone. End of comment.

Ms. Poindexter shared that she is excited about the hotel too, but she, reluctantly, has to notify them that tonight will be her last night for the Planning Commission. She and her husband have decided to relocate to northeast Arkansas and they will move there by the end of the month. She said it has been a pleasure for many years. She has learned a lot she hopes to carry that through to the next city she lives in.

Mr. Markenson wished her good luck and Mr. Greer thanked her for her service.

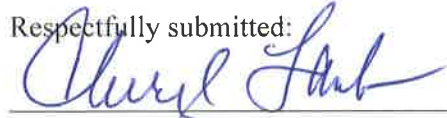
Mr. Murch gave kudos to the Parks & Rec department. He said on the weekends, every time he drives by Linden Square for the bands it is standing room only.

Mr. Whitton said he is glad to see the hotel come to town. He has been a long time resident here and one of the oldest businessmen in this town. He really thinks this is great. He hates to see Shari leave.

9. **Adjournment.** Mr. New motioned to adjourn; Mx. Hernandez seconded.

Chair McGee adjourned the meeting at 7:45pm.

Respectfully submitted:



Cheryl Lamb, Recording Secretary

Approved as corrected _____



Jennifer McGee, Chair

Approved as submitted 