

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers January 21, 2020

1. **Meeting called to Order– Roll Call.** Chair McGee called the meeting to order at 7:00 p.m.

Commissioners present were: Mike Ebenroth
JN Hernandez
Alicia Hommon
Brenda Lowe
Gary Markenson
Jennifer McGee, Chair
Katie Middleton
Kim Murch
James New
Bill Turnage
Larry Whitton

Not present: Chase Cookson

Also present: Jean Moore, Mayor Pro Tem
Bob Baer, Asst City Manager
Austin Greer, Asst 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 (November 4, 2019).** Chair McGee asked if there was a motion to approve the minutes from the November 4, 2019 meeting.

Mr. Turnage moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 10–0. (Mr. New was not present for this motion.)

4. **Welcome new commissioner– Brenda Lowe.** Chair McGee welcomed Ms. Lowe and asked if she would like to introduce herself.

Ms. Lowe said that was an honor to serve on the Planning Commission; it was always an honor to be involved with the City she loves. She thanked the Mayor and City Council. She said there are a lot of new faces and familiar faces; thank you.

5. **PUBLIC HEARING: Site Plan Revision for 6220 N Oak Trfwy. File #2020–001.** Mr. Greer presented his staff report.

"The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash*
- Three (3) individual pay kiosks*
- Added landscaping and hedge line along N. Oak Trafficway*
- Egress – added right turn only*
- Added four (4) parking stalls for employees and short-term customers*

The primary building material being used is cinderblock to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass.

Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

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

- 1. Keep an active business license in perpetuity.*
- 2. Any and all disturbed areas shall be sodded.*
- 3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.*
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.*
- 6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 7. All exterior lighting shall be LED.*
- 8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.*
- 9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
- 10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*

The Developers of this project have agreed to all conditions.

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

Kathleen Warman, Warman Architect representing Tom and Jamie Monroe, the owners of Olympic Car Wash, took the podium. She said she appreciated staff's time in working with them and she was there to answer any questions they had. None.

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

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

Chair McGee closed the public hearing.

Mr. Greer shared that the architect could step up to the microphone to answer questions with City staff.

Mr. Markenson was curious about the three pay stations. He said there were usually just one and asked if they felt they would be burning them through fast enough to use three pay stations.

Tom Monroe, 6220 N Oak Trfwy, said that yes they would be running the cars through that fast. The tunnel has the capability of washing approximately 100 cars per hour. It is important for them to have the people payed and queued. As soon as they go through the pay station they are funneled down into a single lane entering the tunnel. The other pay station is actually adjacent from the other two, which is for a brushless automatic. That is what they have now, but they are trying to offer the tunnel, the brushless automatic and the self-service bays.

Ms. Middleton asked if they were getting rid of anything that currently existed or just adding on the tunnel to the north end.

Ms. Warman, Warman Architect, 1735 Swift, North Kansas City, replied that there are two existing automatic bays at the north end. Those will be demolished and the tunnel will be built in that place, but a longer building, farther back.

Mr. Turnage asked Mr. Greer if there had been any communication from anyone who is for or against.

Mr. Greer shared that a resident who is directly behind them inquired about it, but didn't voice any concerns.

Mr. Monroe added that the hours of operation on the tunnel will be from 7:00 in the morning until 7-8:00 at night, and then it will be shut down for the evening.

MOTION ON THE SITE PLAN REVISION: By Ms. Middleton, seconded by Ms. Hommon, to approve the Site Plan Revision, 6220 N Oak Trfwy. File #2020-001. The motion carried 10-0. (Mr. New was not present for this motion.)

6. ELECTION: of Officers. Chair McGee opened nominations.

Mr. Turnage asked Chair McGee if she would be open to remaining Chair.

Ms. McGee said she was open to remaining as Chair; this would be her last year.

Mr. Turnage nominated Jennifer McGee for Chair; seconded by Mr. Whitton.

Mr. Greer said that the nominees should be present to accept the position. Mr. Cookson said in an email that he would accept his nomination again. He hadn't had any communication from Mr. New on remaining as Vice Chair.

Mr. Turnage nominated Mr. Cookson for Secretary; seconded by Mr. Ebenroth.

Ms. Middleton said that she would be willing to hold the Vice Chair position; seconded by Mx. Hernandez.

Chair McGee asked for a motion to close nominations; so moved by Mr. Ebenroth.

Mr. Markenson asked if the elections could be done by a voice vote.

Mr. Greer agreed.

Chair McGee asked that all in favor of accepting the slate of officers, Jennifer McGee as Chair, Katie Middleton as Vice Chair, and Chase Cookson as Secretary, say aye. Approved 10-0. (Mr. New was not present for the elections.)

7. Communications from City Council. Mayor Pro Tem Jean Moore welcomed them to a new year on the Planning Commission. She said they appreciated and greatly valued all of the service they perform.

Mayor Pro Tem Moore reminded them about the Boards and Commissions get together at Summit Grill on Thursday night. She hoped to see everyone there. It will be from 5:00–7:00pm.

8. **Communications from City Staff.** Mr. Greer gave an update on the Comprehensive Plan. He reminded them that last year they approved the City Staff to start pursuing a Comprehensive Plan Update. They have been working on the Request for Qualifications process and they are very close to finishing that. They are also putting together a list of planning firms and planning consultants that would eventually go after this type of project.

Mr. Greer shared that the City Council had approved the ETC contract which will be the beginning stages of a community-wide survey to see what the residents think about city services, what they would like to see them study, as they move forward with the Comprehensive Plan. Once he has more information on the Comprehensive Plan and where they are going to go with the planning consultants, he will provide an update.

Mr. Greer asked if the Commission would be interested in any type of Planning Commission training that would be put on by the City Counselors Chris Williams and Padriac Corcoran. If they are interested he will set that up over the next couple of months, if they don't have projects coming up. He thinks it would be very valuable for everyone to get an update every year to two years. He knows there are a lot of veterans on the commission; they only have one new person. He recalled that she had served on the Planning Commission before.

Ms. Lowe confirmed that she had a couple of years ago.

Mr. Greer said if they are interested, by a nod of the head, he will try to get that scheduled over the next couple of months (all nodded approval). In the past, attendance had been weak, so he asked them to put a focus on this because it is important to know the roles of the Planning Commission as they move forward with some of the more difficult projects like they saw last year. They might not come up again, but they should always be prepared.

Ms. Middleton asked if it would be during their meeting time.

Mr. Greer shared that the attorneys are busy on Monday nights with other city council meetings throughout the metro. It would have to be a special session sometime on a Tuesday, Wednesday or Thursday, in the evening. He will communicate that well ahead of time so they can hopefully make it work.

Mr. Greer updated the Commission on the Wolf's project, which is the Doggy Day Care and Boarding facility that was approved off of Old Pike Road. They are finishing up their building plans right now and are hoping to start around March or April.

- 9. Communications from Planning Commission members.** Mr. Markenson asked about the abandoned car wash by the library. He feels it is a real eye-sore but it is in a decent location for something. He asked if there were any moves to try to find something for that spot.

Mr. Greer said they are aware of how much they are asking for that property. He thinks that, from what they have heard, the purchase price and then renovation or demolish, the numbers don't quite work. They haven't heard a lot of buzz in the community about someone buying that property. They would like to see that redeveloped to a car wash because there is a lack of car washes on the Antioch side of town.

Mr. Ebenroth asked if there was an update on the hotel.

Mr. Greer shared that there is a small funding gap that they are trying to close right now. It's nothing too serious, but before they start the project they need to close that small funding gap. They are working on that as they speak. They told them they will have that solved in the next couple of weeks and then they will start to get to work.

- 10. Adjournment.** Chair McGee asked if there was a motion to adjourn.

Mr. Markenson motioned to adjourn; Mr. New seconded.


Chair McGee adjourned the meeting at 7:20 p.m.


Respectfully submitted:



Jennifer McGee, Chair

Approved as corrected _____



Cheryl Lamb, Recording Secretary


Approved as submitted 