



AGENDA

PLANNING COMMISSION **GLADSTONE, MISSOURI** GLADSTONE CITY HALL COUNCIL CHAMBERS

Monday, October 5, 2020
7:00 PM

1. Meeting called to order - Roll Call.
2. Pledge of Allegiance.
3. Approval of the Previous Meeting Minutes, July 20, 2020
4. CONSIDERATION: of a Final Plat at 1608 NE 73rd Terrace. Applicant: MBW Construction. Owner: Charles and Joyce Barnes. File #2020-009. *The City Council will consider this request on Monday, October 26, 2020.*
5. CONSIDERATION: of a Final Plat at 6312 NE Normandy Dr Applicant/owner David Philpott. File #2020-010. *The City Council will consider this request on Monday, October 26th 2020*
6. Other Business
7. Communications from the City Council
8. Communications from City Staff
9. Communications from the Planning Commission Members
10. Adjournment

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Council Chambers
Monday, July 20, 2020
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mike Ebenroth
JN Hernandez
Alicia Hommon
Gary Markenson
Jennifer McGee, Chair
Katie Middleton, Vice-Chair
Kim Murch
Bill Turnage

Absent: Chase Cookson
Brenda Lowe
James New
Larry Whitton

Council & Staff Present:
Mayor Jean Moore
Bob Baer, Asst. City Manager
Austin Greer, Planning Administrator
Jenny Cisar, Admin. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairperson McGee led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the June 15, 2020 minutes.

Chairperson McGee asked if there was a motion to approve the minutes from the June 15, 2020 meeting.

MOTION: By Ms. Hommon, second by Ms. Middleton to approve the June 15, 2020 meeting minutes. All said Aye. The motion carried. (8 Yes- 0 No)

Item 4 on the Agenda: PUBLIC HEARING: On a request for a Special Use Permit at 2700 NE 68th Terrace. Applicant: Casie Yates. Owner: Matt Yates. File #2020-007. *The City Council Public Hearing is scheduled for Monday, August 10, 2020.*

Mr. Greer read the staff report. The applicant is requesting a Special Use Permit for a home-based beauty salon at a residential home located at 2700 NE 68th Terrace.

The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m. The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

A letter written by Mrs. Casie Yates detailing her intentions and operations is included in your packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this one-year Special Use Permit.

1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.
5. Casie Yates shall reside at this address for this permit to be valid.
6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.
9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
10. No outside storage or signage shall be placed on the property.

Mr. Greer concluded by saying that the applicant of this project has agreed to all the conditions and City staff recommends this application be approved contingent upon the recommended conditions.

Chairperson McGee asked if the applicant wished to make a presentation.

Applicant, Mrs. Cassie Yates said she did.

Mrs. Yates stated she is a stylist and that she wanted to open the salon in her house so that it would be more sanitary and a smaller space to allow for fewer people to be in a location at one time. Mrs. Yates also stated that she has a small clientele and will be operating part-time. She

will occasionally need to switch out Wednesdays and Saturdays to accommodate client's scheduling needs. There would never be more than two clients in the salon at one time and that it will be a quiet operation. Mrs. Yates said her clients are quiet and wouldn't be a nuisance to anyone in the neighborhood.

Chairperson McGee opened the public hearing. There was no one to speak in favor or opposition of the application.

Chairperson McGee asked for discussion from the Planning Commission.

Mr. Markenson: Mr. Greer, have there had been any questions from the neighbors?

Mr. Greer: We've received a few calls asking about the sign but once it was explained to them they didn't have any complaints or further questions.

Mr. Turnage: I live in that neighborhood and there is plenty of parking space there.

The Planning Commission members had no further questions or comments. The public hearing was closed.

MOTION: By Mr. Markenson, second by Ms. Hommon to approve Special Use Permit at 2700 NE 68th Terrace.

Vote:

Mr. Ebenroth	Yes
Mix. Hernandez	Yes
Ms. Hommon	Yes
Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (8-Yes, 0-No)

Item 6 on the Agenda: Other Business.

None

Item 7 on the Agenda: Communications from the City Council.

Mayor Moore reported that City Council has heard from the architects regarding the improvements to fire station number two. City Council viewed the plans for the restrooms and concessions at Oak Grove Park. This is a partnership between the City of Gladstone and the North Kansas City School District. When the City first got bids for this project it was far more expensive than anticipated. However, since the school bonds passed and with the North Kansas City Schools partnership the project is now feasible. The Council also approved the site plan for White Chapel Funeral Home and the site plan revision for Hy-Vee Aisles Online.



Community Development Department

Staff Report

Date: September 28, 2020

File #:

Requested Action: Re-Plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: Keith McConnel, MBW Construction Inc.

Owner: Charles and Joyce Barnes

Architect/

Engineer: Ken Sidorowicz

Address of Property: 1608 NE 73rd Terrace, Gladstone, MO

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Impacts: None

Analysis

The applicant and property owners are requesting that the city approve a replat that would enable the builder to construct an addition to the residential home. This replat will assist the builder and property owners to meet setback requirements.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

City Staff recommends the Planning Commission approve the final plat as submitted.

Due to covid-19 most events at Linden Square have been canceled for the year. Gladfest is also canceled. The community center is open for members to use and the outdoor pool is open by reservation only.

The Atkins Johnson Farm is selling sweet corn and it is available from 11:00 a.m. to 4:00 p.m. Monday through Friday at the Ace Hardware on Antioch Road or the parking lot of Atkins Johnson Farm.

Ms. Middleton asked if the drive-in movies being advertised at Linden Square been cancelled too?

Mayor Moore answered no, City Council decided those would be allowed to continue because fewer people attend those events.

Item 8 on the Agenda: Communications from City Staff.

None

Item 9 on the Agenda: Communications from the Planning Commission Members.

None

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:12 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Jenny Cisar, Recording Secretary

Approved as submitted _____



Community Development Department

Staff Report

Date: September 28, 2020

File #: 2020-009

Requested Action: Re-Plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: Keith McConnell, MBW Construction Inc.

Owner: Charles and Joyce Barnes

Architect/

Engineer: Ken Sidorowicz

Address of Property: 1608 NE 73rd Terrace, Gladstone, MO

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Impacts: None

Analysis

The applicant and property owners are requesting that the city approve a replat that would enable the builder to construct an addition to the residential home. This replat will assist the builder and property owners to meet setback requirements.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

City Staff recommends the Planning Commission approve the final plat as submitted.

BILL NO.

ORDINANCE NO.

AN ORDINANCE APPROVING THE RE-PLAT OF LOTS 162 AND 161, ROSEWOOD, ALSO KNOWN AS 1608 & 1700 NE 73RD TERR, IN GLADSTONE, CLAY COUNTY, MISSOURI, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Replat of Lots 162 and 161, Rosewood, also known as 1608 and 1700 NE 73rd TER" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS _____ DAY OF _____, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading:

2nd Reading:

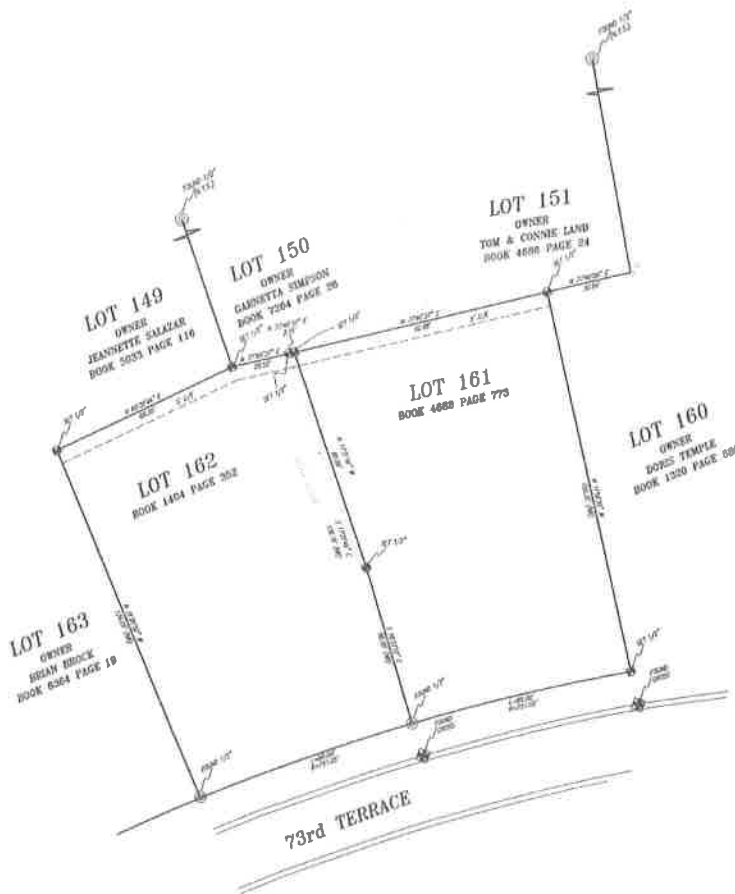
File 2020-009

AND SURVEY COMPANY

Quality since 1959
P.O. BOX 528, GRANDVIEW, MISSOURI 64010
PHONE: (816) 586-0839 FAX: (816) 763-1761

ORDERED BY: MBW

PROPERTY ADDRESS: 1608 NE 73rd Terrace and 1700 NE 73rd Terrace



(C) = FOUND 1/2" BAR
 (X) = FOUND CROSS
 (S) = SET 1/2" BAR
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 S/E = SANITARY SEWER EASEMENT
 W/E = WATER EASEMENT
 R/W = RIGHT OF WAY

NORTH
 SCALE IN FEET
 SCALE: 1" = 20'
 DATE: 8/1/20
 JOB NO:

NOTE - Lot Lines are radial to Street R/W unless labeled hereon as (NR) or (Not Radial)

LEGAL DESCRIPTION

Lot 162:

All of Lot 162, ROSEWOOD, an addition to and to the City of Gladstone, Clay County, Missouri; and all that part of Lot 161 of said addition, described as follows:

Beginning at the Southeastern corner of said lot 162 and the Southeastern corner of said lot 161; thence North 17°31'46" West the common lot line of said lots 161 and 162, a distance of 138.18 feet, to the Northeastern corner of said lot 162 and the Northeastern corner of said lot 161; thence North 77°45'35" East, along the easterly line of said lot 161, a distance of 2.09 feet; thence South 17°31'46" East, parallel with the Westerly line of said lot 161, a distance of 83.88 feet; thence South 13°33'12" East, a distance of 58.00 feet to the point of beginning. Containing 218.57 square feet.

Lot 161A:

All of Lot 161, ROSEWOOD, an addition to and to the City of Gladstone, Clay County, Missouri; EXCEPT that part described as follows:

Beginning at the Southeastern corner of said lot 162 and the Southeastern corner of said lot 161; thence North 17°31'46" West the common lot line of said lots 161 and 162, a distance of 138.18 feet, to the Northeastern corner of said lot 162 and the Northeastern corner of said lot 161; thence North 77°45'35" East, along the easterly line of said lot 161, a distance of 2.09 feet; thence South 17°31'46" East, parallel with the Westerly line of said lot 161, a distance of 83.88 feet; thence South 13°33'12" East, a distance of 58.00 feet to the point of beginning. Containing 218.57 square feet.

FLOOD STATEMENT

Subject property is shown to be located in zone "X" on the flood insurance rate map for Gladstone, Missouri, Community panel No. 290422200E, revised date August 01, 2015. Zone "X" is defined as "area determined to be outside the 0.2% annual chance floodplain". Location determined by a scaled graphical plot of the flood insurance rate map.



NORTH
 LOCATION MAP
 (NOT TO SCALE)



Community Development Department

Staff Report

Date: September 28, 2020

File #: 2020-010

Requested Action: Re-plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: David Philpott

Owner: David Philpott

Architect/

Engineer: Robert Young, R.L. Buford & Associates, LLC

Address of Property: 6312 N Normandy Drive, Gladstone, MO

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Impacts: None

Analysis

The applicant is requesting that the city approve a replat that would enable the owner to build a detached garage on the southwest corner of the property.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

City Staff recommends the Planning Commission approve the final plat as submitted.

BILL NO.

ORDINANCE NO.

AN ORDINANCE APPROVING THE RE-PLAT OF LOT 37 NORMANDY NORTH SECOND PLAT, AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALSO KNOWN AS 6312 NE NORMANDY DRIVE IN GLADSTONE, CLAY COUNTY, MISSOURI, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Replat of Lot 37 Normandy North Second Plat, and part of the Northwest Quarter of Section 25, Township 51 North, Range 33 West, also known as 6312 NE Normandy Drive" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS _____ DAY OF _____, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading:

2nd Reading:

File 2020-010

PROPERTY DESCRIPTION
CONTAINING 80,789 SQUARE FEET OR 0.48 ACRES

[illegible]

BOUNDARY SURVEY NOTES

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING.

OTHERWISE ON THIS DRAWING.
SEMI-PERMANENT MONUMENTATION

CHISELED CROSS AT ALL CORNERS MARKED "X"
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED "X"
PERMANENT MONUMENTATION:

PERMANENT MONUMENTATION:
5' (2' 100% B.A.D. WITH 1

2. THE POSITION OF EXISTING MONUMENTATION AT THIS CORNER IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE; AT THE NOTED APPROACH FROM THE NEAREST BOUNDARY CORNER

3. THIS DISCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT ISSUED BY THORNDEN AFFINITY TITLE, FILE NO. 010490, DATED JULY 8, 2008, FROM A WARRANTY DEED RECORDED AS DOCUMENT NO. 02-443437 IN BOOK 3105 AT PAGE 812, AND FROM A GUT CLAIM DEED RECORDED AS DOCUMENT NO. 200603289 IN BOOK 3105 AT PAGE 35, AT THE CLAY COUNTY RECORDER'S OFFICE.

4 THE BEARINGS SHOWN HEREON ARE BASED UPON THE GPS OBSERVATIONS. VARIATIONS TO PLAT BEARINGS ARE SHOWN HERE.

2. THIS SERVICE DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SERVICE. THEREFORE, THIS SERVICE DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT SEAL EXCEPT SUBORDINATE CONDITIONS, INCLUDING SET BACK LOOKS, RESTRICTIVE COVENANTS, PLANNING RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS.

6. THIS SURVEY IS BASED UPON RECORDED DOCUMENTS, LEGAL DESCRIPTIONS AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THE SURVEYOR. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORDS OR DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE NATIONAL BUREAU OF STANDARDS FOR PROPERTY BOUNDARY SURVEYS:

8. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 000001, 0001, R. MAP NUMBER 0004700000, EFFECTIVE DATE

NUMBER 204 OF 350, COMMUNITY-PANEL NUMBER 290091-0204-E, MAP NUMBER 0301030506-K PART 1, AUGUST 3, 2018, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEDICATION

THE UNDESIGNED PROPERTIES OF THE TRACT OF LAND DESCRIBED HEREIN HAVE CAUSED THIS SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAN, WHICH SUBDIVISION AND PLAN SHALL HEREAFTER BE KNOWN AS "LOT 29-A, KEFEKA" OF "LOT 35, NORMANBY NORTH SECOND FLAT, AND PART OF THE SUBDIVISION OF LOT 29 OF LOT 35, NORMANBY NORTH SECOND FLAT, RANGE 35 WEST".

IN TESTIMONY WHEREOF: DAVID PHILPOTT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY
OF _____ 2020.

DAVID PHILLIPS

STATE OF

COUNTY OF ...

WE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED
A NOTARY IN AND FOR SAID COUNTY AND STATE (NAME DAVID HILGERT), WHO IS PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AT HIS OWN FREE ACT AND DEED

NITANY

MY COMMISSION EXPIRES:

CITY OF GLADSTONE APPROVALS

CITY OF GLADSTONE APPROVALS

THIS FLAT OF LOT 37-A, REPLAT OF LOT 37, NORMANDY NORTH SECOND FLAT, AND PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 59 WEST HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2000, AND BY THE CITY COUNCIL THIS _____ DAY OF _____, 2000.

MAYOR JEAN B MOORE

CITY CLERK RUTH BOCCILINO

PLANNING COMMISSION CHAIRMAN
JENNY MCGEE



UNIFICATION & CERTIFICATION

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R I Buford & Associates, LLC

PROFESSIONAL DESIGNERS
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS
PLANNING • ENGINEERING • ENVIRONMENTAL DESIGN
FOR THE BUILDING INDUSTRY

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P.O. BOX 14888, PENSACOLA, FL 32513 (904) 741-4552

DATE	10-31-88	20.4°	10:20 AM
NAME	DAVID PHILPOTT	FLYIN' MON	

Energy	mg/L
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000

REPLAT	
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