

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
*Commission members joined via Zoom*  
Monday, January 4th, 2021  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Chase Cookson  
Mike Ebenroth  
JN Hernandez  
Alicia Hommon  
Brenda Lowe  
Kim Murch  
James New  
Bill Turnage  
Jennifer McGee, Chair

**Absent:** Gary Markenson  
Katie Middleton, Vice-Chair\*  
Larry Whitton  
\*entered after roll call

**Council & Staff Present:**

Bob Baer, Asst. City Manager (via Zoom)  
Alan Napoli CD Administrator/Building Official (via Zoom)  
Austin Greer, Planning Administrator  
Angie Daugherty, 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 December 7th, 2020 minutes.**

**MOTION:** By Ms. Lowe, second by Ms. Hommon to approve the December 7<sup>th</sup>, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

**Item 4 on the Agenda:** Public Hearing: on a request for a Site Plan Revision at 6221 N Chestnut Ave. Applicant/Owner DaVita Kidney Dialysis Medical Clinic #2020-014

Mr. Greer read the staff report. The applicant Mark Kinney is seeking site plan approval for the purpose of renovating the building located at 6221 N Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EFIS.

The applicant is proposing two additions to the existing building.  
351 square feet to the Northeast side of the building  
1,871 square feet to the Westside of the building.

In the BMP analysis conducted by Kaw Valley Engineering impervious surface will be reduced by 2,760 square feet. and therefore BMP and detention are not required per APWA standards. The developer has agreed to provide BMP's via increased landscaping. The analysis indicates that runoff drains toward the southwest corner of the property.

The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue.

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

- 1) Any and all disturbed areas shall be sodded.
- 2) All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 3) All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
- 4) Relocate the trash dumpster to the NW Corner of the parking lot away from adjacent residential properties to the East.
- 5) The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
- 6) All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
- 7) Trash service and medical clinic deliveries shall occur between the hours of 7 a.m. to 10 p.m.
- 8) Tractor trailers, RV's storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 9) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

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

Mr. Greer stated that Mr. Mark Kinney and Mr. Tom Watson are here at City Hall if any Planning Commissioners have questions for them.

Chairperson McGee asked if the applicant would like to speak.

The applicant did not have anything to add.

Chairperson McGee asked if there were any members in the audience that wish to speak in favor of this application.

Mr. Greer stated that no members of the public are in the audience tonight or via Zoom.

Chairperson McGee asked for discussion from the Planning Commission.

Mr. Turnage asked if this property used to be Tommy's or Tanners.

Mr. Greer answered yes.

Mr. New asked what the estimated time of construction is.

Mr. Mark Kinney stated that if they can obtain their building permit by this February, then they could be open for business by this Fall.

Mr. Ebenroth asked if the neighboring property owners were notified via letters.

Mr. Greer stated yes. Staff has not received any communication from the Woodlands Neighborhood regarding this proposed project.

Mr. Mark Kinney also stated that he tried to contact the Woodlands Home Association; however, he did not receive any communications back.

Mr. Murch asked what the hours of operation would be.

Mr. Mark Kinney answered that the hours would likely be 7:00 a.m. to 7:00 p.m.

Mr. Murch asked about patients receiving dialysis overnight.

Mr. Mark Kinney stated that there are not overnight services at this location.

Ms. Lowe stated that she thought this project is certainly a good thing for Northland residents to have additional access to medical care. Kidney dialysis is one of those services that is really hitting a large segment of the population. They have medical centers all over the metro and although we have good medical facilities up North, this will be a great addition for our residents. She is happy that this project is being proposed.

Chairperson McGee closed the public hearing.

**MOTION: By Ms. Hommon, second by Mr. Ebenroth to approve Site Plan Revision at 6221 N Chestnt Avenue.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. New</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>

**Chairperson McGee                      Yes**

**All said Aye. The motion carried. (9-Yes, 0-No)**

**Item 5 on the Agenda: Election of Officers.**

Mr. Chase nominated Ms. McGee as Chair. All said aye, the motion carried.

Mx. Hernandez nominated Mike Ebenroth as Vice Chair. All said aye, the motion carried.

Mr. New nominated Mr. Cookson as Secretary. All said aye, the motion carried.

**Capital Improvements Appointments-**Mr. Greer stated that Chase Cookson, Katie Middleton and Bill Turnage are currently serving on the Capital Improvements Committee as the Planning Commission's representatives.

\*Ms. Middleton entered the meeting.

Discussion ensued regarding the representatives to the Capital Improvements Committee. It was agreed upon that Ms. Hommon, Ms. Lowe and Ms. Middleton would serve for the 2021 year.

**Item 6 on the Agenda: Communications from the City Council.**

Mayor Pro Tem Mallams said he agreed with Ms. Lowe regarding the Dialysis Center. It is definitely a need for our older population here in Gladstone. He congratulated the new officers and thanked everyone for their service to the community.

**Item 7 on the Agenda: Communications from City Staff.**

Mr. Greer thanked the Commissioners for their willingness to adapt and try new things with the Planning Commission Zoom meetings.

**Item 8 on the Agenda: Communications from the Planning Commission Members.**

Ms. Middleton apologized for missing a part of the Planning Commission meeting.

Mr. Turnage commented on the most recent snow removal and how great of a job Public Works continues to do on the streets.

Mr. Ebenroth commented that he was very glad to see that we have a proposed project for a vacant building, which has been vacant for quite some time now. We have had issues with this property in the past. He is really happy to see things are progressing in our community.

Ms. Lowe stated that she is excited about these next four years. She thinks it will be transformational not just for Gladstone but for the State and Country. It certainly is her pleasure to serve on the Planning Commission with this group of people and with the Capital Improvements Committee. She appreciates the work Mr. Greer and his staff puts into each

project. The information is always excellent and clear and she does not have to wonder about anything. She wished everyone a Happy New Year.

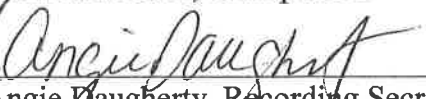
**Item 9 on the Agenda: Adjournment**

Chairperson McGee adjourned the meeting at 7:24 p.m.

Respectfully submitted:

  
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Jennifer McGee, Chairperson

Approved as submitted 

  
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Angie Daugherty, Recording Secretary

Approved as corrected 