

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
*Commission members joined via Zoom*  
Tuesday, February 16th, 2021  
7:00 pm

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

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

**Absent:** Larry Whitton

**Council & Staff Present:**

Bob Baer, Asst. City Manager (via Zoom)  
Austin Greer, Planning Administrator  
Angie Daugherty, Admin. Assistant (via Zoom)

**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 January 4th, 2021 minutes.**

The minutes were mistakenly not included in the packet. The commission moved on to Item 4 on the Agenda.

**Item 4 on the Agenda:** Public Hearing: City of Gladstone request to Add Chapter 200. – Site Plan and add section 7.200.010 – Site Plan Expiration to Title VII – Zoning and Planning Ordinance. File #2021-001

Mr. Greer read the staff report. As the City Code is currently written, once site plans are approved, they are approved indefinitely, even without projects being actively pursued or without building permits being applied for.

Currently, there are a handful of approved site plans throughout the City that are 10+ years old and have not been actively pursued. Technically, developers could still implement those

approved projects from 10+ years ago without input of the current Planning Commission, City Council and neighborhoods.

As we all know, the world is a rapidly changing place and that residential neighborhoods and commercial corridors can look and feel much differently over the span of just a couple of years. City Staff believes that it is important to protect the health and safety of our neighborhoods and commercial corridors by passing an ordinance addressing the expiration of site plans that allow for modern and up-to-date input by the Planning Commission, City Council and neighborhoods.

Chairperson McGee opened the Public Hearing and asked if there were any members in the audience that wish to speak.

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

Chairperson McGee asked for discussion from the Planning Commission.

Ms. Middleton asked which projects are already on the books and have not been completed? Will this ordinance apply to them as well?

Mr. Greer answered that he does not want to single out specific projects in the community but will be more than happy to give a broad overview. One of the projects happens to be a townhome project and then the second one is a mixture of townhomes and apartments. These are just two projects that come to mind. This particular ordinance is not specifically directed towards those projects but the communities around them have certainly changed over the last 10 to 15 years and it would be more appropriate to go through the right processes again if they wanted to implement those projects that were approved many years ago.

Ms. Middleton asked if this would apply to those projects as well?

Mr. Greer said yes, that is correct. This would apply to any project that has been approved in the past. In the amendment that City Staff wrote, if that project was passed they would have a year from March 15<sup>th</sup> to pull building permits and start that project. If not, it will expire and then it will go through the normal processes.

Ms. Middleton asked if there was a way to let them know that they need to do this?

Mr. Greer said at this time, it is not a significant concern for City Staff to notify these developers. If those projects were approved 10 to 15 years ago and they have not been pursued at this point, then I believe it would be the developer's responsibility to follow-up.

Mr. Markenson stated that section A says for future site revisions they would have three years following the date of approval?

Mr. Greer said yes. For example, if a project were approved by the City Council tonight, the developer's three-year clock would start. They would ultimately have three years to get their financing in place, start pulling building permits, and actively pursuing that project.

Mr. Markenson asked if a site plan we approved earlier this year would only have one year to complete?

Mr. Greer said no. All of the projects that have been approved by the Planning Commission are actively being pursued and are under construction.

Mr. Cookson wanted to be clear that a project would not expire as long as the developer is pulling building permits and construction is being diligently pursued. Once they start, it will provide them some time, is that correct?

Mr. Greer said yes. Once the developer begins pulling building permits and actively pursues the project, this ordinance does not really apply to them. This ordinance primarily targets projects that have been approved many years ago, but have never started. City Staff believes that as quickly as neighborhoods and commercial corridors can change, if a project is pursued in their neighborhood, the project should go through the appropriate processes with current neighborhood, Planning Commission, and City Council input.

Chairperson McGee closed the public hearing.

**MOTION: By Mr. Cookson, second by Ms. Middleton to approve the City of Gladstone request to Add Chapter 200. – Site Plan and add section 7.200.010. – Sit Plan Expiration to Title VII – Zoning and Planning Ordinance.**

<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. Markenson</b>	<b>Yes</b>
<b>Ms. Middleton</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>
<b>Chairperson McGee</b>	<b>Yes</b>

**All said Aye. The motion carried. (11-Yes, 0-No)**

**Item 5 on the Agenda: Communication from the City Council.**

No communication from the City Council.

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

No Communication from the City Staff.

**Item 7 on the Agenda: Communications from the Planning Commission Members.**

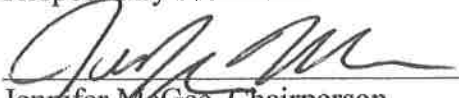

Mr. Turnage spoke about an email he received regarding Shari Poindexter who used to be a member of the Planning Commission. He mentioned that she and her father passed away in a house fire in Arkansas. I remember Shari being on the quite side and friendly. She was a fellow commissioner and I considered her a friend. I was sad to hear of her and her father's passing.

Mr. Markenson stated that Gladstone was participating with the Clay County Health Department in the major vaccine effort at Cerner. I was there last week and it was amazing and fast. It was nice to see our very own Austin Greer there directing traffic and pedestrians into the facility.

**Item 8 on the Agenda: Adjournment.**

Chairperson McGee adjourned the meeting at 7:14 pm.

Respectfully submitted:

 _____ Jennifer McGee, Chairperson	Approved as submitted <input checked="" type="checkbox"/>
 _____ Angie Daugherty, Recording Secretary	Approved as corrected <input checked="" type="checkbox"/>