

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, May 3rd, 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
Larry Whitton (arrived after roll call)
Jennifer McGee, Chair

Absent: None

Council & Staff Present:

Austin Greer, Planning Administrator/Community Development Director
Alan Napoli, Building Official
Angie Daugherty, Admin. Assistant
Jean Moore, Council Member

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 and February 16th minutes.

Chair McGee asked if there was a motion to approve the minutes from the January the 4th and February the 16th minutes.

Mr. Turnage moved to approve the minutes; Ms. Lowe seconded. The minutes were approved, 11-0. (Mr. Whitton was not present for this motion.)

Item 4 on the Agenda: Public Hearing: Special Use Permit for property located at 7000 N Oak Trafficway. Applicant: KC Tint Works: Owner Tom Sims. The Applicant withdrew the application prior to the meeting.

Mr. Ebenroth motioned to open the public hearing; Mr. Hommon seconded. The public hearing was approved to open, 11-0.

Ms. Middleton motioned to close the public hearing; Ms Lowe seconded. The public hearing was approved to close, 11-0.

Item 5 on the Agenda: Economic Development Presentation by Austin Greer.

Mr. Greer stated that was nice to see everyone. He said he was not sure how long it has been but it has been way to long. The last couple of years the commissioners has looked at around 150 to 160 million dollars rather it being in new investment or redevelopment. For a city of our size (27,000) we are 99% developed. 150 million dollars is a lot of money. That is a big accomplishment for the group.

Here we have the Fairfield Inn Marriott. I know it says 110 rooms but I believe it is 111. We are super proud of this project because it is the city's first hotel. We have been trying to get a hotel for a long time. We think the opening date is early fall. Ronco Construction is supposed to be done in late August. Then they have to put in FFNE which is pictures for equipment. That will probably be completed in October. They should be open in October. Mag Partners are located out of Omaha. Then they partnered with Scarlet Hotel Group and they are based out of Chicago and Nashville. Most of their hotels are out of Florida, Chicago and Nashville. This is their first hotel in this area.

Mr. Markenson asked if they will have a restaurant.

Mr. Greer stated no, but they will have a bar.

Councilmember Moore stated that she had a chance to tour the hotel around a month ago. It is spectacular. They have expanded the lobby area by 15 feet. It took her breath away. It is going to be fabulous. We are all going to be so very proud of this. The pool area is beautiful; the lobby area will be fabulous. It will have a bar there.

Mr. Markenson asked if the pool was an indoor pool or outdoor pool.

Mr. Greer stated that it is kind of hybrid. The doors will slide back and forth, but mostly indoor.

Councilmember Moore stated it in on the far side and has beautiful windows on the South side.

Mr. Greer stated that Fairfield Marriott are usually rectangular. The hotel group is really excited about this one because this is very rare, the way it is L-shaped and how it is built into the hill. They do not know of any other hotel in the Country like this.

Mx. Hernandez asked how many jobs are being created with this hotel.

Mr. Greet stated that what he heard was around 75.

Mr. Turnage asked about parking if that has been resolved.

Mr. Greer stated yes, there is a parking agreement with a neighboring business, Prior Appraisals. The hotel is going to build 92 to 96 new parking spaces on their site alone.

Mr. Greer stated that the North Kansas City School District is building a new Early Education Center that will be at the Prospect Plaza Shopping Center. This project will probably be around 17 to 20 million dollars. This is really going to reinvigorate the businesss around there. It will bring more traffic to that area. This state of the art facility is bringing a couple of different schools all together at one place. We are lucky to have gotten a development like that in Prospect Plaza.

Ms. Middleton asked if it was a preschool kids.

Mr. Greer said yes he does believe it is for preschool age kids.

Councilmember Moore said it is for 3,4 and 5 year olds. When they open up again this Fall it should be 800 to 900 kids. This is a consolidation of several preschool sites that the school districts had. They have done a lot with traffic not necessary in busses but in the small white busses. Many of the kids have special needs. She had the opportunity to visit this building. This is the happiest place you have ever been. All of the corridors are different pods and there are different themes like green and pink and orange. It is an amazing transformation for that space.

Mr. Greer stated that Mr. Napoli told him that we are issuing their final Certificate of Occupancy today.

Mr. Ebenroth asked about the sales tax impact.

Mr. Greer stated that actually Hobby Lobby had great sales tax but at the end of the day it didn't hurt us financially. We were able to offset that with some of the things that we have going on in our downtown right now. We are actually coming out ahead. Obviously, we would have like to have kept Hobby Lobby but we don't necessarily get a choice in some of those deals.

Ms. Hommon stated that a lot kids will be going to that school are now their families are spending money in Gladstone other than Kansas City. She asked what is the plan on keeping these kids secure in this day and age where very bad people can just walk in schools and do bad things.

Mr. Greer stated that with the renovation all of their security is state of the art. Cameras, the gates and key pads. We know that are going to have great security.

Mx. Hernandez asked if this is a public or private facility.

Mr. Greer stated that it is the North Kansas City School District.

Mr. Greer said the next topic is the Grand Royale Independent Retirement Community. If you people remember the former Woodbine. The building was very dilapidated and run down. Investors went ahead, bought this building, and started to reinvest. The construction on this project has been really far behind. Most recently, they finished it and they have a couple of residents that has started to move in. so as you can see these are actual photos of the inside. They have nice art pieces, nice dinning, and kitchen facilities. They have bocce ball and a theatre room as well. They have a Irish pub and hair salon.

Mr. Greer stated that another project everyone is familiar with is Woof's Doggie Day Care. Their open date was mid-April. They are doing really well. We are all really excited about it and the community is as well. It is more like a hotel than a Doggie Day Care. The inside is spectacular. He said he would probably sleep there.

Ms. Hommon asked where Grande Royal is located.

Mr. Napoli stated it is off Antioch behind Kendallwood Apartments.

Mr. Markenson asked is it all independent living.

Mr. Greer stated there are two wings to the facility. One is the independent living, the other is skilled nursing.

Mr. Greer continued with White Chapel Funeral Home. They just put the black paper down on the roof and are getting ready to roof the building. That project was somewhat slow to start but if you have been by there lately you can see that it is really taking off. It will be a nice facility.

Mr. Greer stated that DaVita Kidney and Dialysis Center is coming along. He had Alan explain the story of the brick walls and why they are still there.

Mr. Napoli stated that the North and South brick walls were still up but everything else was gone. For them to tear everything down and redo everything from ground up would take too long. The bar joist that were there they would not get them until July. In addition, they wanted to open in the Fall. With materials, being through the roof it was hard for them to get their hands on them. They decided to use the bar joist that were there.

5700 North Oak. This is the old BP gas station was recently torn down and cleaned up. This space is vacant and looks good. We are super thrilled about it.

Downtown parking. This is a project we are trying to embark on to improve some of the parking downtown and get more of a downtown feel. Right now all is parallel parking. We want to reconfigure the parking so it will be angled parking all the way up to the clock tower on both sides. We will upgrade the landscaping and add lighting. We think this will give it more of a downtown feel. If the budget will allow we would like to add some more parking by the iwerx building. At the end of the day we think we can get another 40 parking spaces. Adding the 96 parking spaces that the hotel will bring in we think we will have more than enough parking to accommodate our growing downtown.

Mr. Greer stated that Gladstone is open for business. We are planning to have Linden Square concerts. We have already had the Walk and Wag, and the Disc Golf Tournament at Hobby Hill Park was a huge success. It came to the point where director Merkey had to turn teams away. Kids Fest at Linden Square, the Fourth of July presentation at Oak Park and of course Whiskey fest at Linden Square. The Farmers Market just opened last Saturday. Gladfest will be in October as well.

Mr. Markenson stated about Atkins Johnson Farm Country Fair is in September. We had 1200 people there the previous year.

Mr. Greer asked if anyone had any other questions. It does not have to be just about this presentation. But if there are other things going on in the City that you are curious about please feel free to ask.

Ms. Middleton asked about the BP gas station that was torn down. Is it privately owned?

Mr. Greer stated yes, it is.

Ms. Lowe asked what project is going on right down the road.

Mr. Greer answered Gladstone Foods. That construction is slow right now. That project was approved well over two years ago.

Mr. Markenson stated we do not have many restaurants here in Gladstone; however, the ones we do have survived Covid.

Mr. Greer stated that he is not aware of any that have closed either.

Mx. Hernandez said shout out to Bubbles on their alcohol delivery during the pandemic.

Item 6 on the Agenda: Communication from the City Council.

Councilmember Moore stated that she is glad to be back as their representative. She also wants to thank all of them for their patience during the long months. We all hung in there and she is very grateful.

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

Mr. Greer said it has about three weeks now but he has recently taken over as the Community Development Director. The other thing is that he is having a baby due June 1. He probably should have told them sooner than this but it slipped his mind. In May and June, his schedule is going to be a little bit chaotic. Alan Napoli who has been with us for a long time, is going to take over some of the Planning Commission applications if we have them, for the month of May and June.

Mr. Greer stated that the spring drop off is May 7th, 8th and 9th. This will be at the Public Works facility. Spring Beatification that was held at Happy Rock over the weekend was really good. They had over 1300 vehicles that stopped by in three days. Friday they set a record close to 500 vehicles.

Item 8 on the Agenda: Communication from the Planning Commission Members.

Mr. Murch would like to congratulate Councilmember Moore regarding the event this last weekend. There was tremendous participation from the public. It was a great event. Thank you.

Mr. Turnage would like to follow up on Austin's comment of Gladstone's Beautification. His wife and him went on Friday with a truckload of things and had almost no wait. There were three able bodies that his wife did not even have to get out of the car to help unload. He appreciated that.

Item 9 on the Agenda: Adjournment.

Chairperson McGee adjourned the meeting at 7:25 pm.

Respectfully submitted:

Mike Ebernoth Approved as submitted _____
Jennifer McGee, Chairperson

Angie Daugherty Approved as corrected ✓
Angie Daugherty, Recording Secretary