

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, August 2nd, 2021  
7:00 pm

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

**Present:** Chase Cookson  
Mike Ebenroth, V-Chair  
Gary Markenson  
Kate Middleton  
Kim Murch  
James New  
JN Hernandez  
Bill Turnage  
Alicia Hommon

**Absent:** Jennifer McGee, Chair  
Larry Whitton  
Brenda Lowe

**Council & Staff Present:**

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

**Item 2 on the Agenda: Pledge of Allegiance.**

Vice Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America

**Item 3 on the Agenda: Approval of the July 6th, 2021.** Vice Chair Ebenroth asked if there was a motion to approve the minutes from the July 6th minutes.

**Ms. Middleton moved to approve the minutes; Mr. Markenson seconded. The minutes were approved, 9-0.**

**Item 4 on the Agenda: Public Hearing:** On a Zoning Change and Site Development Plan for property located at 2610 NE 60<sup>th</sup> St. Applicant: Shane Danner Owners: O.S.K. Carwash. The City Council Public Hearing is scheduled for August 23, 2021.

Mr. Greer read from the staff report.

The Applicant is requesting a zoning change from CP-3 Planned District Commercial to CP-4 Planned District Small Warehouse and Storage District to build a brand new indoor climate controlled storage facility called Storage 1 KC.

Previously, this property was a dilapidated car wash that was recently demolished. Currently, this property is vacant.

This facility will be fully fenced, gated, have secure access, and 24-hour video surveillance.

Storage access hours will be from 6:00 a.m. to 10:00 p.m. seven days a week.

An underground stormwater retention system will be installed on the north side of the property to accommodate the development and site improvements.

Ellen Todd, President of Curry Real Estate submitted a letter to the Community Development Department stating their support for this project.

Steven Potter, Library Director and CEO sent an email to city staff stating their support for this project as well.

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 Gladstone business license in perpetuity.
2. The facility and individual storage units shall not be used for temporary or permanent human occupancy.
3. All development signage shall comply with approved City standards.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
5. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
6. Disabled or unlicensed vehicles shall not be stored on site.
7. Entry points of the facility shall be secured twenty-four hours/seven days of the week year round.
8. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
9. All exterior fencing shall be aluminum.
10. Any and all exterior windows attached to a storage unit must be faux windows.
11. Hours of operation and access to the facility shall be between the hours of 6:00 a.m. and 10:00 p.m.
12. 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.
13. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
14. Tenants of the storage facility shall not conduct a private business from their individual storage unit(s).

15. Enhance landscaping on the north and east sides of the property and submit the revised landscaping plan as part of the building permit.

The Developers of this project have agreed to all conditions.

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

Mr. Matthew Danner 5775 NW 64<sup>th</sup> Terr Suite 203 Kansas City Missouri 64151. Mr. Danner stated that Mr. Greer and Mr. Napoli have been working with them throughout this entire process. They have been helping us with Gladstone's requirements for this rezoning project. They have been back and forth with a few revisions that they have requested. They will have an office manager on site 7 days a week and store hours will be 9:00 a.m. to 6:00 p.m. As Mr. Greer mentioned, customers will have their own access codes to enter the facility. The exit gate will be motioned censored. They will have landscaping to the north side of the property. This property used to be a dilapidated car wash that was torn down. They plan on doing this site justice and hopefully will appeal to the library along with Curry Real-estate which owns a lot of land in this area. This property will be fenced on all four sides. Our fencing material is aluminum and the color will be black. The primary building material is white EIFS They will have black metal overhangs and brick that will be in the front of the building along with our HVAC enclosures. This will be a two story building and the lower level is situated into the side of the hill. The buildings will have a sprinkler system as required by the fire code.

Mr. Turnage asked how long the carwash has been inactive?

Mr. Danner stated two years.

Mr. New asked when they were planning on starting construction?

Mr. Danner stated as soon as possible but it is a bad time with construction materials and prices.

Mr. New asked about indoor entryway and the exterior doors.

Mr. Danner stated that there will be roll up doors on the exterior. Our other facility, just like this one is located at 8331 N. Green Hill Rd. If you would like to drive by this site to see the final product this is the project that we are trying to replicate here in Gladstone. People have been happy with the facility and the way that it looks.

Mr. New asked what the market is like in Gladstone to accommodate another storage unit facility?

Mr. Danner stated that there is only one storage unit facility in Gladstone with this type of storage. This particular project will be temperature and humidity controlled. People can store nice furniture or antiques and other things of value. They are also local to the city of Kansas City. They are close enough to drive by the site and make sure everything is ok and the property is well maintained. They take pride in making sure everything looks good and clean. Curb appeal and safety are top priorities for us.

Ms. Middleton asked how many storage units there are and what would be the total square footage. How much vehicle traffic do you all anticipate?

Mr. Danner stated that total gross square footage is approximately 57,000 feet. The storage unit square footage is approximately 42,000. We are anticipating 340 units as of right now. Unit count goes up when square footage gets smaller, so if you have 10x10 units or 5x10 units then you are doubling your units for the same square footage. Storage facilities are generally low impact on traffic. For example, our location at Green Hills Rd and Barry Rd, those facilities only see a few cars per day.

Mr. Markenson asked how much a medium size storage unit rents for?

Mr. Danner stated that a 10x10 rents for 140.00 per month.

Mx. Hernandez stated that the analysis indicated that there is going to be underground storm water retention on the north side of the development and asked if this retention would address the old run off that currently goes to the library. He did notice on the design that the hill is sloping towards the east. Is there any worry in regards to the water draining to the east?

Mr. Danner stated that they will have storm inlets along the east side of the property, which will carry the water back to the retention area.

Mx. Hernandez asked how many jobs are anticipated with this site location.

Mr. Danner stated that they will have two full-time managers.

Mr. Turnage asked if there were any restrictions as to what their customers can store based on their agreement?

Mr. Danner stated yes, they cannot store drugs, guns, flammable items and no batteries.

Vice Chair Ebenroth closed the public hearing.

**MOTION: By Mr. Turnage, second by Ms. Hommon to approve a Zoning Change at property located at 2610 NE 60<sup>th</sup> St.**

<b>Vote:</b>	<b>Mr. Cookson</b>	<b>Yes</b>
	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Mx. Hernandez</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Mr. Markenson</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>Ms. Middleton</b>	<b>Yes</b>

**The motion carried. (9-0)**

**MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Site Development Plan at property located at 2610 NE 60<sup>th</sup> St.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mx. Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</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>

**The motion carried. (9-0)**

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

Council Member Moore stated that there are plenty of things and events going on in Gladstone. This week starts the construction of the new Downtown Parking project located on 70<sup>th</sup> Street. The middle island will be taken out, the street widened and angled parking will be installed for the downtown businesses. This project is scheduled to be completed before Gladfest in October. Also, the City Council approved the Parkside at Hobby Hill development that the Planning Commission unanimously supported.

**Item 6 on the Agenda: Communication from the City Staff**

Mr. Greer thanked Mr. Ebenroth for stepping in and running the meeting tonight. The Commissioners had some really great questions. Regarding the downtown parking project, there was a major lighting and landscaping component to that project. Unfortunately, materials and labor have gone up significantly, so staff had to scale back the lighting and landscaping portions of the project. The infrastructure part of the project is certainly happening and should be completed before Gladfest the first weekend in October 2021. Also, the fire station #2 ground breaking is tomorrow at 10:30 am. Parking is limited there on site. Public parking will- be at the North Kansas City Early Education Center just around the block.


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

No communication from the Planning Commission Members.

**Item 8 on the Agenda: Adjournment**

Vice-Chair Ebenroth adjourned the meeting at 7:24 pm.

Respectfully submitted:

  
Mike Ebenroth, Vice Chair

Approved as submitted ☒

  
Angie Daugherty, Recording Secretary

Approved as corrected ☒