

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, September 7th, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mike Ebenroth, V-Chair
Gary Markenson
Kate Middleton
Kim Murch
Bill Turnage
Alicia Hommon
Brenda Lowe

Absent: Jennifer McGee, Chair
Larry Whitton
JN Hernandez
James New
Chase Cookson

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 August 2nd, 2021. Vice Chair Ebenroth asked if there was a motion to approve the minutes from the August 2nd minutes.

Mr. Markenson moved to approve the minutes; Ms. Hommon seconded. The minutes were approved, 7-0.

Item 4 on the Agenda: Public Hearing: On a three (3) year Special Use Permit for property located at 2700 NE 68th Ter. Applicant: Casie Yates Owner: Same *The City Council Public Hearing is scheduled for Monday, September 27, 2021.*

Mr. Greer read from the staff report.

Last year, Mrs. Yates applied and received a one (1) year Special Use Permit. As of September 2021, the Community Development Department has not received any complaints regarding this business or address. The applicant is requesting a three (3) year Special Use Permit for a home-based beauty salon at her 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 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 three-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.

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

Mr. Greer stated that Mrs. Yates and her husband are in the audience tonight so if there are any questions she will be more than happy to stand up and answer them.

Ms. Middleton asked if there have been any complaints for the one-year Special Use Permit issued last year.

Mr. Greer stated no mam, we have not received any complaints.

Vice Chair Ebenroth closed the public hearing.

MOTION: By Mr. Markenson, second by Ms. Lowe to approve a three (3) year Special Use Permit at the property located at 2700 NE 68th Ter.

Vote: Mr. Ebenroth	Yes
Ms. Lowe	Yes
Ms. Hommon	Yes
Mr. Markenson	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes

The motion carried. (7-0)

Item 5 on the Agenda: Public Hearing: On a Zoning and Site Development Plan for property located at 605 & 607 NE 69th St. Applicant: Sexton, Bender, Hill & Steinman Owners: Kim Catalano *The City Council Public Hearing is scheduled for Monday, September 27, 2021*

Mr. Greer read from the staff report.

The applicant, is requesting a re-plat, re-zone, and site plan revision to expand their operation by adding one additional loading dock and approximately twelve (12) parking spaces to accommodate employees. The applicant owns the single-family home located at 605 NE 69th Street and plans to demolish the structure in order to achieve adding the loading dock and parking spaces.

The applicant is requesting a re-plat to combine the properties at 605 and 607 NE 69th Street into one property.

The applicant is requesting a re-zone at 605 NE 69th Street from R-1 Single Family to CP-3 Planned District Commercial to match the commercial zoning of 607 NE 69th Street (Gladstone Foods).

The applicant plans to close the driveway that leads to the single-family home and add curb, gutter, and level out the sidewalk to match existing public improvements on 69th Street.

In the winter of 2018, the Planning Commission and City Council approved the initial site plan revision that is currently under construction.

The site plans and renderings can be found in the Planning Commission packet.

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

1. All exterior existing lighting shall be converted to LED
2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be maintained in perpetuity.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.
7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

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

Mr. Greer stated that Mr. Brian Hill who is the attorney for Ms. Catalano is here tonight in the audience to answer any questions you may have regarding this project.

Ms. Middleton asked if this is the only residential property that is left next to the taco factory?

Mr. Hill stated yes. There is the taco factory and then this house that Ms. Catalano's father was living in until he recently passed away. So there is the taco factor, this residential property and then the Northland Innovation Center. Basically, Ms. Catalano can't make enough taco shells to keep up with the taco shell demand. Ms. Catalano also needs another loading dock as well. Removing this last house on the block will certainly help with this project.

Mr. Turnage asked what is the taco shell brand name?

Mr. Hill stated La Tiara and you can find them in any of your local grocery stores.

Ms. Hommon asked if the additional space that will be provided in that location where the loading docks are help with the congestion that happens on occasion when the larger trucks are pulling in to be loaded or unloaded.

Mr. Hill stated yes it will help. It will provide a third (3) lane which will create more space to stay out of the main roadway.

Vice Chair Ebenroth closed the public hearing.

Ms. Hommon stated that living so close to this location and walking by it every day for five (5) years she initially had no idea what the building was being used for. For her to have lived only two (2) blocks away and not even know what was going on there is pretty impressive. They are a great example of how to blend commercial and residential so close together. They are also adding tax dollars to our community which is very valuable.

Item 6 on the Agenda: **Consideration:** of a Zoning change at property located at 605 NE 69th St.

MOTION: By Ms. Hommon, second by Ms. Lowe to approve a Zoning change at property located at 605 NE 69th St.

Vote:	Mr. Ebenroth	Yes
	Ms. Lowe	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Mr. Murch	Yes
	Mr. Turnage	Yes
	Ms. Middleton	Yes

The motion carried. (7-0)

Item 7 on the Agenda: **Consideration:** Of a Site Development Plan for property located at 605 & 607 NE 69th St.

MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Site Development Plan at property located at 605 & 607 NE 69th St.

Vote:	Mr. Ebenroth	Yes
	Ms. Lowe	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Mr. Murch	Yes
	Mr. Turnage	Yes
	Ms. Middleton	Yes

The motion carried. (7-0)

Item 8 on the Agenda: **Consideration:** Of a Final Plat for property located at 605 & 607 NE 69th St.

MOTION: By Mr. Markenson, second by Mr. Turnage to approve a Final Plat at Gladstone Food Products, Second Plat

Vote:	Mr. Ebenroth	Yes
	Ms. Lowe	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Mr. Murch	Yes
	Mr. Turnage	Yes
	Ms. Middleton	Yes

The motion carried. (7-0)

Item 9 on the Agenda: Communication from the City Council

Council Member Moore stated that Gladstone has a new Police Chief and his name is Fred Farris. He was most recently the Police Chief of Goddard, KS which is close to Wichita, KS. Prior to that, he served on the Lenexa Police force and on the Kansas City, MO Police force. The interview process was great and very detailed with a number of people throughout the community participating. It was an all-day event to interview the final four (4) and the decision among all the interview panels was unanimous. We are really excited for Mr. Farris to lead our police force as he brings a ton of experience and a great reputation to our city. On a sad note our City Clerk Ruth Bocchino will be leaving us. Ruth always wanted to be close to the water so they are moving to Corpus Christi, TX. She took a position as Deputy City Clerk with the City of Corpus Christi. We are really sad to say good bye to Ruth but this is a great opportunity for her and wish her the best of luck. In the meantime, Becky Jarrett, Executive Assistant will be filling in for Ruth until we can hire a new City Clerk.

Item 10 on the Agenda: Communication from the City Staff

Mr. Greer stated he is happy to announce that Shockey Consulting won the bid for the comprehensive plan update. They are starting to dig into the demographics of Gladstone and some of the other plans that have been completed over the last ten (10) years. It may take a month and a half to two (2) months for Shockey to familiarize themselves with the various plans and demographics then the plan is to do something a little bigger that includes the Planning Commission, City Council, and the Comprehensive Plan Task Force. Also, Gladfest is scheduled to go on this year and it will be the first weekend in October.

Item 11 on the Agenda: Communications from the Planning Commission Members

Ms. Hommon stated that she is a business owner in downtown Gladstone and that she wanted to commend the city and the construction company that is doing the construction work. They have not had any disruption in their business and that is really outstanding considering the scope of the work that is being completed.

Ms. Lowe stated she would like to thank the city staff of the great job that they are doing. Very grateful for the City Council members that are in attendance and she is grateful to be on the Commission.

Mr. Markenson stated that there are big plans at the Atkins Johnson Farm. This weekend is Picking on the Porch and there will be Blue Grass music being played. This event is free, so bring your lawn chairs. Last year we set a record with over 300 people showing up. At that time, people just wanted to get out of the house and do something I think. Next weekend is the Big Shoal Country Fair on the 18th. There will be a lot of different attractions there for kids as well as live music.

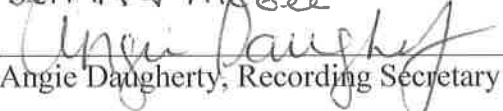
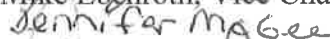
Item 12 on the Agenda: Adjournment

Vice-Chair Ebenroth adjourned the meeting at 7:20 pm.

Respectfully submitted:



Mike Ebenroth, Vice Chair



Angie Daugherty, Recording Secretary

Approved as submitted ☒

Approved as corrected ☒