

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, November 1st, 2021  
7:00 pm

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

**Present:** Gary Markenson  
Kate Middleton  
Kim Murch  
Bill Turnage  
Brenda Lowe  
Jennifer McGee, Chair  
Chase Cookson  
Larry Whitton

**Absent:** James New  
Mike Ebenroth, V-Chair  
JN Hernandez  
Alicia Hommon

**Council & Staff Present:**

Austin Greer, Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Council Member  
R.D. Mallams, Mayor

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

Chair McGee led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the September 20th, 2021.** Chair McGee asked if there was a motion to approve the minutes from the September 20th meeting.

**Ms. Lowe moved to approve the minutes; Ms. Middleton seconded. The minutes were approved, 8-0.**

**Item 4 on the Agenda: Consideration:** On a Final Plat for property located at 7506 N Oak Trafficway, 7508 N Oak Trafficway, 7510 N Oak Trafficway and Parcel #13609000102200. Applicant/Owner: Cardinal Crest. *The City Council Public Hearing is scheduled for Monday, November 22nd, 2021.*

Mr. Greer read from the staff report.

The Applicant, Cardinal Crest KC is proposing to re-plat 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel ending in 2200 (13609000102200) into two parcels instead of four. This location is approximately at the block of 76<sup>th</sup> St. to the south and west of N. Oak Trafficway

and is the development called Parkside at Hobby Hill. This mixed-use project was approved by Planning Commission and City Council earlier this year.

All of the parcels are now owned by Cardinal Crest KC.

- Lot 1 is 3.99 acres
- Lot 2 is 2.46 acres
- Tract A (Detention) is 0.84 acres

The final approval for the re-plat will be heard by the City Council on Monday, November 22<sup>nd</sup> at 7:30 p.m. in the City Council Chambers inside City Hall.

City Staff recommends that the request be **APPROVED**.

Chairperson McGee closed the public hearing.

Ms. Middleton asked if this is the land by Aldi's

Mr. Greer stated yes, roughly 35-million-dollar investment. This used to be four (4) parcels and are trying to take it down to two (2).

Ms. Middleton asked will this make it easier for tax document purposes.

Mr. Greer stated probably from an investment side. And then they have broken it up into phase one and phase two and that is why they want two parcels.

**MOTION: By Mr. Cookson, second by Ms. Middleton to approve a Final Plat for the property located at 7506 N Oak Trafficway, 7508 N Oak Trafficway, 7510 N Oak Trafficway and Parcel #13609000102200.**

<b>Vote: Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair McGee</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>

**The motion carried. (8-0)**

**Item 5 on the Agenda: Public Hearing:** On Adopting regulations concerning short-term stay facilities for the City of Gladstone.

Mr. Greer read from the staff report.

City Staff is proposing to add Chapter 200 – Short Term Stay to the City Code to comprehensively address Hotel, Motel, Extended Stay Hotel/Motel, Residential Housing and

Treatment Facilities for Alcohol, Drug Addiction, Mental Illness, Behavioral Health, Homeless Shelters, and Transitional Housing.

Tonight, instead of going through the proposed code word by word, I want to focus more on the “WHY” staff is proposing these new regulations. My plan is to work through the sections for the Short Term Stay Ordinance and answer questions at the end of my presentation.

With the recent addition of the brand new Fairfield Inn & Suites by Marriott in Downtown Gladstone, city staff is proposing safeguards to ensure current and future hotels maintain a certain level of class expected by the citizens of Gladstone. It is important that these facilities maintain their quality and integrity as these projects age from year 1 to year 25 and beyond. Gladstone staff analyzed other metro area ordinances covering similar subject matter and used the same to create a framework for the proposed regulations.

Over the past two years, city staff has received several inquiries ranging from hotels to residential housing and treatment facilities locating to the City of Gladstone for alcohol, drug addiction, mental illness, behavioral health, transitional housing, and homeless facilities.

After further research and direction from the City Council, city staff started an in-depth process to update City Code to more comprehensively address these types of facilities within the city. Through this research, city staff considered traffic, parking, noise, intensity of use, hours of operation, surrounding land use, neighboring property owners, infrastructure, services, and potential crime.

Regarding the Homeless Shelter section being used as an Accessory Use when located in a church, or place of worship facility, Gladstone city staff analyzed other metro area ordinances covering similar subject matter and used the same to create a framework for the proposed regulations. Staff used this framework to design specific regulations to meet the needs of the City given its unique physical layout and to ensure the promotion of the public health, safety, and general welfare.

When analyzing other metro ordinances covering this subject matter and looking at Gladstone’s physical layout, staff is proposing two key separation requirements from the facilities being discussed this evening.

More specifically:

- The property must be 5,280 feet from another homeless shelter, treatment facility, and/or transitional housing facility.
  - The City’s Reasoning is that – The 5,280 feet separation requirement provides reasonable separation between locations to help avoid clustering of facilities which could overburden specific areas of the City including the surrounding areas and neighborhoods with regard to impacts noted in the studies referenced in your packet. In addition, the separation requirement is designed to help ensure the City is able to provide sufficient public services and resources to support homeless individuals.

- The building housing the homeless shelter must be 250 feet from a residential living unit. Measurements will be made in a straight line, without regard to intervening structures, from the nearest point of the building housing the homeless shelter to the nearest point of the building containing the residential living unit.
  - The City's Reasoning is that – The studies referenced in your packet demonstrate an increase in property and mischief crimes within 300 feet of homeless shelters. Given staff's research, a 250-foot separation requirement may provide adequate separation while still allowing for a homeless shelter to be used as an accessory use for a church in the Gladstone community.

Also, city staff has identified multiple locations throughout the city that can accommodate homeless shelters in accordance with the proposed regulations.

A Special Use Permit must be granted for transitional housing facilities, homeless shelters in excess of five (5) people, treatment facilities such as but not limited to residential housing and treatment for mental illness/behavioral health and residential housing and treatment for alcohol and drug addiction. Given the physical layout of Gladstone, the Special Use Permit process will be used to allow for public notice and input to help ensure compatibility of a proposed facility with its surrounding area or neighborhood. These types of Special Use Permit requests will also be evaluated using the criteria proposed for Chapter 200: – Short Term Stay. The entirety of the proposed ordinance and definitions can be found in your Planning Commission packet.

This code amendment is scheduled to be heard by the City Council on Monday, November 22nd at 7:30 p.m. in the City Council Chambers inside City Hall.

City Staff recommends that the request to add Chapter 200 – Short Term Stay to the Gladstone City Code be **APPROVED**.

Mr. Markenson asked if this ordinance will include my home.

Mr. Greer stated that this particular ordinance addresses facilities as accessory uses to churches.

Mr. Markenson asked about group homes for the mentally and physically disabled and are they covered by this.

Mr. Greer stated no. Those types of homes are covered by federal regulations and standards.

Mr. Markenson asked about the hotel section. He has no concerns on most of these things but the ten (10) consecutive days. He has known people that have had their homes damaged by fire or a tornado. Sometimes it takes three weeks or a month that they have to live in a hotel. So what this is saying is they cannot live in our hotel and that they will have to go outside of Gladstone.

Mr. Greer stated that this is a recommendation that is being made by staff. If the Planning Commission and City Council would like this to be greater than ten (10) we are open to that.

Mr. Markenson asked about hotel customers being removed with or without cause by the hotel. I understand with cause they can be removed but why would we tell a hotel that they can kick their guest out without cause? That would be discrimination.

Mr. Greer stated this particular section is primarily geared towards squatters. This is a way for the city to help reinforce regulations to assist the hotel in these special circumstances. Again, this is a draft and is certainly negotiable.

Mr. Markenson asked about churches serving up to 5 individuals. He didn't know if the city knew about the Missouri Religious Liberty Law. It says that cities when restricting churches have to do so in the least restrictive way possible. It seems to him like we are restricting them in the most restrictive way possible. When someone in the congregation's home is destroyed or they have COVID-19 and lose their jobs and they have been evicted and the church wants to give them sanctuary for a few days until they can find housing. It has to be 250 feet from a residential unit? Why is that? Every church is close to a residential unit.

Mr. Greer stated that city staff has been working closely with legal who has experience with this type of ordinance. We believe from a staff and legal prospective that this ordinance is not as restrictive as other ordinances throughout the metro.

Mr. Markenson asked if sanctuary is common here. He stated that where he comes from, which is a rural community, that if someone's house burns down they typically spend a couple of nights in a church.

Mr. Greer stated that this is certainly not the spirit of this ordinance. The city is trying to take a more decentralized approach to help out with the homelessness issue. The city has roughly 20 plus churches in Gladstone and staff has identified multiple churches that can comply with these proposed regulations. Staff is aware that many churches over the years have provided much needed shelter and sanctuary if there is a fire or something similar, which is perfectly fine from our perspective. We do believe there is a distinction between what you describe and operating a traditional homeless shelter that is ongoing.

Mr. Markenson stated that under this ordinance they would not be able to do this.

Mr. Greer stated that they would if it is under 5 people.

Mr. Markenson stated they would have to meet all of these regulations if it under 5 people. These regulations go on forever. It would take months to go through all of these plans and things that are required.

Mr. Greer stated the only difference in their ordinance that they are proposing, and that of other cities who are tackling this subject matter, are the two separation requirements from the 250 feet from the residential unit to the facility hosting it and the 5,280 square foot distance requirement. The reason the city did this is the physical layout of Gladstone is much different than a lot of the other cities that are tackling this. Our commercial corridors are very short and not very wide and the majority of the churches in Gladstone are in the middle of residential neighborhoods. Generally, the lots are not very big and you could eventually have a homeless shelter or transitional housing facility next to many single-family homes. The city believes that 250 feet is

a reasonable distance but ultimately this is a draft and if they believe that distance should be something different the city is open to that discussion.

Mr. Markenson asked if they have discussed this with the Ministry Alliance or Tri-County Mental Health or any groups that provide services to the disabled.

Mr. Greer stated no the city has not had those conversations.

Mr. Markenson stated that he thinks they should be more of a welcoming city instead of putting up all of these barriers.

Mr. Murch stated he agrees with everything Mr. Markenson said. He asked if this is ADA compliant or are they discriminating against the people with disabilities.

Mr. Greer stated no and that there are building and fire codes each facility will have to comply with before operating that should accommodate ADA requirements.

Mr. Murch stated that ADA stands for Americans with Disabilities guidelines. In other words, we cannot discriminate someone because of a disability. Who is in charge of monitoring this and kicking them out and putting them at our neighboring borderline?

Mr. Greer stated he is not sure what is being asked.

Mr. Murch asked again if this will be him if this ordinance passes.

Mr. Greer stated that they hope that any facility who is trying to comply with these regulations will notify the city if this is an operation they would like to pursue.

Mr. Murch asked if an entity chooses to pursue these operations and are in violation then who are the ones that are going to enforce these regulations.

Mr. Greer stated that between the Community Development and the Police Department hopefully we can address the issue at hand.

Mr. Murch asked if Mr. Greer could give him a definition of mental disability. Mr. Murch stated who are the ones that will be kicking these people out saying they are in violation. He better know what it is.

Mr. Greer stated that he does not know what is being asked but staff will continue to do our research.

Mr. Murch asked for the definition of alcoholism. Do you think I am disabled?

Mr. Greer stated that he does not believe so.

Mr. Murch stated that he has a card in his pocket that states a lot of VA doctors would tell him differently. He believes that they have not done due diligence in notifying the various religious

organizations, the shepherd halls, and the people with Tri-County Mental Health. Their mission is to help the less fortunate than us.

Mr. Greer stated that the city will likely be made aware if any churches or commercial properties decide to venture into any of these types of facilities that are being discussed tonight.

Mr. Murch stated that it appears to him that the city has lumped all homeless people into a couple of categories. Alcoholics, drug abusers, mental disabilities and mental health. That is the appearance to him that all homeless people fall under one of those categories. There isn't a category for people that have lost their job. Then regarding homeless people, He doesn't see anything in the packet that addresses the individual and family that can pitch a tent at Linden Square and call it a tent city. Mr. Murch asked what is a treatment facility.

Mr. Greer stated that staff has provided definitions for those circumstances you just described in the definition section of the ordinance. Definitions for residential housing and treatment for mental illness and behavioral health, residential housing for alcoholics and drug addiction and transitional housing constitutes someone that has lost their job.

Ms. Middleton asked if there were already group homes in Gladstone.

Mr. Greer stated not specifically for this purpose but we do have a number of residential single-family homes that would be considered some type of transitional housing which is governed by federal law that Mr. Markenson was discussing earlier. I am not sure how many group homes operate within the city though. We are aware that certain churches are interested in providing these type of facilities that we are discussing tonight on a bigger scale.

Ms. Middleton asked about current regulations and if these types of facilities will be able to comply and operate.

Mr. Greer stated that currently our city code is very vague and that we really don't have any way to address these types of facilities that we are discussing tonight. This is why we want to update the code so that staff has clarity and can provide answers to people that are making these inquiries. We have seen where other cities have approved very similar ordinances to what they are proposing tonight. These ordinances have been litigated between the church community and the cities that have proposed them so we have modeled this particular ordinance after them. The city decided that we are not going to reinvent the wheel since this has already been litigated.

Ms. Middleton asked if there were multiple locations within the city that can accommodate this ordinance and where are they.

Mr. Greer stated that he would prefer not to single anybody out but some of our major more substantial churches in town who have been good partners in the past can certainly provide the services and comply with all regulations proposed here tonight.

Mr. Turnage stated that the church he goes to located off of Vivion Rd. has a group home next to it named the Oxford House. They handle transitional adult males that are homeless. A lot of them end up being homeless again. This group home tries to look after them and try to provide them with a way for them to get a job so they can provide for themselves. This house has been there

several years and our church has no big concern about them. Sometimes they come to our worship service and sometimes they come to events in the parking lot. Our experience with them has been okay.

Ms. Lowe stated that she has read through this draft and thought it was awfully quick for it to be moving from Thursday to today. She referred to the study that was completed. She thought it reeked of something else. When someone starts attaching crime studies to homelessness, or to some of these other services that are being provided, it makes her a bit uncomfortable. Plus, the study is over 10 years old. She thinks there is much more current data regarding this. She thinks it is a bad precedent in putting infuses on what people might think is a rise in crime if they have these kinds of facilities. Unless you have proof in the area that crime is actually increasing because we have facilities in certain places and certain neighborhoods. That would be more tangent to this ordinance here. When she first read the ordinance she thought we are trying to not have Kansas City's issues with homelessness but the thing about it is everyone is being effected by people that are homeless. Just like what was stated before how do you designate that? My son was homeless because he got laid off this past January. He had to stay at a hotel for 30 days. He stayed with me for about a week and that is all he or I could stand. Regarding the hotel why is the city in the hotel's business to tell them who can stay there and who can't.

Mr. Greer stated that we are not getting into the business in telling the hotel who should or shouldn't be in the hotel. All we are trying to do is help provide them a way to avoid the squatter situation that so many hotels have. He has had some discussion with some of the hotel developers and that the squatter situation is something they are seeing quite often in a lot of other cities. There are some legal parts to this but when we consulted our legal team they believe that piece of the ordinance is adequate.

Ms. Lowe stated that hotels have all the power. These Motel 6's in Kansas City I know they have a problem with squatters. The ordinance she believes still needs work. She would like a few more days to think through this ordinance. She thinks we are trying to solve something that is not really a problem yet. Who are the other cities that have ordinances like this?

Mr. Greer stated that Lenexa has a very similar case where they litigated with a particular church. Through that litigation a very similar ordinance came about that is almost exactly what the commissioners are seeing here tonight minus the two separation requirements that City Staff thought would be helpful to the citizens of Gladstone. The city is relying heavily on the City of Lenexa and their experience to craft this ordinance and not reinvent the wheel. What the city is trying to do tonight is get these ordinances in front of the commissioners as quickly as possible. If you all are amenable to the proposed ordinance tonight and the commissioners decided to approve it, we could certainly do so, but if not, we can keep this discussion ongoing.

Mr. Cookson asked about the city's concerns that led this ordinance to come before them tonight. What are the concerns with transitional housing, treatment facilities, and homeless shelters? He thinks this will help the commissioners better understand the problem and what staff is trying to solve.

Mr. Greer stated that over the past year or so he has received a lot of phone calls from business people and churches that are very interested in some of our larger facilities here in Gladstone that would incorporate the types of facilities that we are discussing tonight and that those inquiries



are only picking up. The current state of city code is very vague which makes it really hard to answer these inquiries and a lot of these facilities being discussed are sitting in the middle of single-family neighborhoods. Staff believes that getting clarity is very important on these facilities. Also, our concern is that the City of Gladstone will start to carry the entire load of homelessness for all of the northland.

Mayor Mallams stated that there is information on this topic that they have received that the commissioners have not. I am not going to single out a particular church but several individuals have purchased a building adjacent to a church and they would like to make it into a homeless shelter that provides various services. The city's number one goal is safety and Mr. Greer is trying to be proactive versus reactive to ensure the safety for all Gladstone citizens and its visitors. The individuals who have purchased these additional buildings believe it is a part of their religious mission to provide these services to the community. Mr. Greer is trying to provide reasonable guidance and regulations for those facilities to exist responsibly.

Mr. Greer stated that the city wants to do its part in helping solve the homelessness issue in the metro but also include Gladstone citizens in that conversation if a facility is proposed in their residential neighborhood. People invested in their homes and its staff's responsibility to look after their safety and general welfare. He would agree with the Mayor and that everything you see here tonight is being proposed in good spirit. I hope that the commission would agree that staff is proposing this ordinance in good will by trying to do the right thing on Gladstone's behalf.

Mr. Markenson asked what happens in Lenexa because they don't have Missouri's Religious Liberty Law. He wants to know the difference between a homeless shelter that has 50 or 60 beds between a church that has a family of two or three that lost their home that need temporary housing. He wouldn't be concerned about the church that has two to three people who temporarily lost their home. The homeless shelter with 50 beds would certainly be a concern.

Mr. Greer stated that he is not familiar with the law in Kansas but he would agree that a large homeless shelter in Gladstone would be a concern as it will likely put a strain on city services.

Ms. Middleton asked if there is a particular entity that is in the process.

Mr. Greer stated that there is a particular facility that is in the process right now.

Mr. Markenson asked if they needed a special use permit under these ordinances.

Mr. Greer stated that right now our current ordinances are very vague but a special use permit may be required given the type of facility or services an entity is proposing.

Ms. Lowe stated that she doesn't want what she said earlier to be misconstrued and that she knows staff's proposal is coming from a good place. City staff does an excellent job. Not just recently but for many years. She really applauds the work that they do. Just in this situation due to the nature of it caught me off guard. She believes that it does warrant discussion. As a City Planning Commission she doesn't like to think of herself as a part of a rubber stamp. She thinks this discussion is excellent because when they leave here and go out into the community and

explain what has been done they need to be clear on subject. Please know that this is certainly not personal it's just business.

Mr. Greer stated that he welcomes the debate and that the draft ordinance will only improve and get better from the conversation.

Mr. Murch stated that petty crime went up and major crime went down on the study brought up by Mayor Mallams. It is hard to tell from a crime standpoint if it is up or down. A lot of this boils down to do we want to be a city that uproots people or a city that helps them. If the city is getting a lot of inquiries that must mean that there is a need.

Mayor Mallams stated that we are not excluding the people that are homeless. We are just providing some guidelines for everyone's safety.

Mr. Murch stated that we have asked that question Mr. Mayor. Give us some examples of what is happening today that makes us feel unsafe. Has Crime gone up from the homeless population that we have today? Here is what bothers him, Mr. Greer has said we are flexible we are not going to do this or that and he fully believes in our City Council today. But what happens five years down the road? He doesn't know who will be doing it five years down the road. They may be more black or white type of individuals. Whatever we write today has to apply 100%.

Mr. Greer stated that we are not excluding these types of facilities. We are simply proposing regulations to these facilities so they can operate safely in the City of Gladstone.

Mr. Markenson stated Antioch Baptist Church has a 20,000 square foot building and they want to start a homeless shelter across the street is a smaller church and they can't do it. So who gets what?

Mr. Greer stated that if a church can comply with the proposed regulations then they would be able to do it.

Mr. Markenson asked how many churches have 20,000 square foot facilities.

Mr. Greer stated that they have identified at least three facilities in Gladstone that are a mile apart and could comply with the proposed regulations.

Mr. Markenson asked what if those three facilities don't want to?

Mr. Markenson asked if it is their intention for churches to be able to provide sanctuary for less than five people without going through any of the traditions.

Mr. Greer stated yes.

Chairperson McGee asked if five (5) is a hard number. How do they deal with the scenario when someone comes into the shelter and that shelter is at its occupancy limit and that person becomes pregnant? Are they forced to make a difficult decision or to lose their spot at the homeless shelter? Could the language of the ordinance be adjusted to define a family or define a person that becomes pregnant while in the shelter?

Mr. Greer stated that the city would certainly show flexibility and compassion and work with them on that particular situation. That is a really good point and to be honest something that staff nor legal has discussed. The proposed numbers that you see in the ordinance in front of you tonight were very heavily debated amongst city staff and legal but can also be negotiable.

Chairperson McGee stated that she would like the language to reflect the situation in which a shelter that is almost at its occupancy limits can take in a pregnant woman. I have seen presentations from Synergy services before and they always ask you what the average age of a homeless individual is. I have heard the presentation several times and think the number changes from year to year but it has always been around nine (9) or eleven (11) years old. Some of these situations we are not talking about a bunch of people who have made choices with their lives we are talking about children. She would like the ordinance to be a little more aware that these could be children and families or students at the North Kansas City School District and that their friends have no idea that this is going on in their lives.

Mr. Greer stated that we know that churches have been providing shelter for a while and it has been okay. Recently, we are starting to get inquiries for much larger facilities that would certainly stand out and potentially impact single-family neighborhoods. This type of situation is what is driving the proposed ordinance here tonight. It is the much larger facilities in the middle of neighborhoods that have city staff concerned.

Ms. Middleton asked how staff came to the number of five (5).

Mr. Greer stated that when staff debated the number we found that it is a little more uncommon to find a family of six (6) and that a family of 5 or less was probably more common and adequate.

Ms. Lowe asked if they would have access to census data at this time.

Mr. Greer stated that staff has started to get a little census data but not much at this time.

**MOTION: By Mr. Murch, second by Mr. Markenson to table adopting regulations concerning short-term stay facilities for the City of Gladstone.**

<b>Vote: Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair McGee</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>

**The motion carried. (8-0)**

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

Mayor R.D. Mallams thanked everyone for letting him make his comments. Last week they had a day long work session with the City Council and the city's leadership team. The goal was to take a look at this past years' goals and then look at what we would like to be doing for the upcoming year. Prior to coming together, the City Council completed a survey focusing on the progress that we have made over the past year and taking a look at difficulties that may be coming into the future and concerns facing the city. I have been on City Council for many years and I can honestly say that the current City Council Members are more cohesive, well respected, and have a more collegial relationship with each other than in the past which is very good. He assumes that in December the City Council will receive a copy of the city's goals for the upcoming year. The last item he has on his list is that on the 23<sup>rd</sup> of this month they will be lighting the Christmas tree at Linden Square. Thank you for what you all do and have a safe holiday.

**Item 7 on the Agenda: Communication from the City Staff**

Mr. Greer stated that on the fifth, sixth and seventh of this week half price fall brush drop off will be available at Public Works.

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

Mr. Whitton would like to express his gratitude to Gladstone Public Safety.

Ms. Lowe thanked the city staff for the work that they do.

Mr. Cookson thanked everyone for their comments tonight. He is proud to be part of this commission who cares enough about the population to ask the questions that were asked tonight. He really appreciates the staff and for the council's due diligence in giving evidence within the discussion. He looks forward to more of it.

Ms. Middleton stated that tomorrow is election day. She thinks that there is just one item on the ballot and that it is the Clay County renewal tax for the Sheriff.

Mr. Murch thanked the city staff and Mr. Greer. He understands that this is a very tough job and that it is impossible to try and please everyone.

Mr. Greer stated that he has been the staff liaison to the Planning Commission for probably four and a half years now and that we have seen a tough project or two but this is certainly the most spirited debate that we have ever had and that is a good thing. The Planning Commission is not just a rubber stamp for projects and that they are an advisory board. It is important that they vet projects as they come through. It helps the City Council and city staff. Everything that was discussed here tonight was fantastic. He appreciates the debate because it will only make projects and ordinances better.

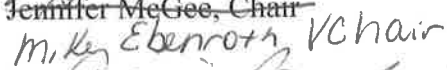
**Item 9 on the Agenda: Adjournment**

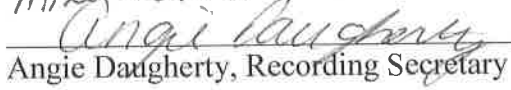
Chair McGee adjourned the meeting at 8:01 pm.

Respectfully submitted:



Jennifer McGee, Chair





Angie Daugherty, Recording Secretary

Approved as submitted 

Approved as corrected 