

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 1st, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Alicia Hommon
Jennifer McGee
Kim Murch
James New
Chase Cookson, Vice Chair
Brenda Lowe, Secretary
Larry Whitton
Spencer Davis

Absent:

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

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 May 16th, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the May 16th meeting.

Ms. Hommon moved to approve the minutes; Mr. Whitton seconded. The minutes were approved, 12-0.

Item 4 on the Agenda: Consideration: On a Zoning Change and Site Plan Revision for property located at 6415 NE Antioch Rd. Applicant: Gordon Kimble, HTK Architects. Owner: Martha Kauffman, Diocese of Kansas City-St Joseph Real Estate Corporation. *The City Council Public Hearing is scheduled for Monday, August 22, 2022.*

Mr. Greer read from the staff report.

St. Andrews Church as a part of the Catholic Diocese of Kansas City is proposing to build a brand new legacy church, rectory, and additional parking that will cost approximately \$26 million dollars. Over the course of this multi-year project, St. Andrews Church also plans to improve the overall campus as funding becomes available.

The church will stand 74 feet tall with a 14 story bell tower and will be able to seat 1,200 people for mass. The exterior building material being used is brick, limestone, and shingles.

- The large parish hall will seat 350 people, have a commercial kitchen, and classroom/meeting space.
- The rectory building will accommodate 4 priests, seminarian quarters, and will be connected to the new church.
- The new church will also be connected to the existing school.

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address adequate storm water detention since there will be an increase in impervious surface. Given the size of this project, multiple storm water detention and retention basins will be incorporated into this project. At this time, City Staff is comfortable with the plan to address storm water on this site.

This proposed project requires the following actions:

- Rezone from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling. The reason the applicant is requesting a rezone to a planned district is because in a R-1 District, the maximum height of the building is 35 feet tall. The proposed project calls for the roof of the church to be 74 feet tall with a 14 story bell tower. A planned district will allow for specific approval of this particular project.
- Approve the proposed site plan.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 1) 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.
- 2) All landscaped areas outlined in the landscaping and irrigation plan shall be sodded, irrigated, and maintained in perpetuity.
- 3) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
- 4) All exterior lighting shall be LED and comply with city code.
- 5) The dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit process.
- 6) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 7) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.

8) Storage containers shall not be stored on-site unless as part of a valid building permit.

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

Father Rogers stated that he is the pastor at St Andrews Church. The church has grown from 450 families to 1500+ families in 10 years. He lived in Rome for five years and he was in and out of beautiful churches all the time and he never thought he would have the opportunity to build one himself but here we are. They have a baldacchino that was made in 1914. That would be the canopy over the altar. It is 36 feet tall. They are also repurposing 126-year-old stain glass windows from Italy and this church will certainly bring a lot of culture to Gladstone.

Mr. Gordon Kimble with HTK Architects stated that they have been working with the church on putting the design together. They have been working on this for several month and that this project is shaping up to be a grand structure.

Mr. Turnage stated that Gladstone doesn't often get a church expansion for Planning & Zoning approval or disapproval, so this type of project is new. His question was what direction primarily will this new church be located on the property.

Mr. Gordon stated that it will be to the South East on the property.

Mr. New asked when will they start construction and how many years will this take.

Mr. Gordon stated in the spring of 2023 and around 18 to 24 months.

Mr. Markenson asked what is the definition of a Legacy Church.

Mr. Greer stated that he used the term "legacy church" and that it wasn't the description that Father Rogers provided.

Ms. Middleton asked if they are tearing down any part of the existing church.

Mr. Gordon stated that the new church will be an addition to the existing campus. Once the new church is built and opened to the public, the current smaller church in place will be taken down.

Ms. Middleton asked if the tower is truly 14 stories and is the property zoned for that.

Mr. Gordon stated yes on the 14 stories, approximately.

Mr. Greer stated that this is why the property owners are requesting a zoning change to a planned district so this project could be much higher than the current R1 zoning district would allow.

Ms. Hommon asked with making that shift in the zoning to do something big like this she would like to know what the anticipated impact in the community would be.

Father Roger stated that they have a very active parish and they perform many weddings and baptisms. This is a great community and we are trying to bring a little more beauty to our

community with this project. We are trying to bring a little part of Italy to Gladstone with this new church. This church will be the greatest church built in the past 100 years in the Kansas City metropolitan area.

Ms. Hommon stated that she had the opportunity to sing in some of those churches in Italy when she was in college. To clarify her question further she stated that she is familiar a little of what St. Andrews does in our community but what type of community outreach does the church do and how will this remodel help that.

Father Rogers stated that they help with food kitchen and help people with rent and utilities. They do not have to belong to our community at all for this type of help. They help with Christmas gifts for underprivileged families and again they do not have to belong to St. Andrews Church. They do turkey baskets at Thanksgiving. They have a very active youth group which is almost impossible to do these days but they have over 100+ high school kids that meet weekly.

Mr. Davis asked if this was specific to the church and not the school. Are there any renovations at the school as well?

Father Rogers stated that yes they are adding additional classroom space and more renovations. This will be in the basement. There will be four additional classrooms.

Ms. McGee asked where on the diagram will the tower be located.

Mr. Greer pointed to the area on the map where the tower will be located.

Ms. McGee asked how far is that tower to the closest residential properties.

Mr. Greer stated that the closest residents are located at Carriage Hill to the south but we are measuring those distances in probably football field lengths.

Ms. Middleton had a concern on how very tall this tower will be. She stated that this structure will be a bit out of place there.

Mr. New asked about zoning and if it was just for the height of the tower.

Mr. Greer stated yes, that is what is triggering the rezoning to a planned district RP-1. If the tower did not exceed 35 feet tall then we would not need this zoning change at all.

Mr. Murch asked how loud is the bell going to be and how often will they ring.

Mr. Gordon stated he is not sure. They are still early in the development and they have not figured that part out yet.

Father Roger stated these will be cast iron bells not an audio system. They will ring for mass, weddings and funerals.

Mr. Murch asked if there was a public notice for this meeting to Carriage Hills.

Mr. Greer stated yes, and the Community Development Department has not heard from any neighbors for this project.

Mr. Markenson asked if we have a noise disturbance ordinance.

Mr. Greer stated yes sir, 10:00 p.m. to 7:00 a.m. He will work with Mr. Gordon before City Council to see about the decibels of the bell noise.

MOTION: By Ms. Lowe, second by Mr. Cookson to approve a Zoning Change and Site Plan Revision for the property located at 6415 NE Antioch Rd.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	No
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes
Mr. Davis	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (11-1)

Item 5 on the Agenda: Consideration: On a Site Plan Revision for property located at 5705 NE Antioch Rd. Applicant: Dev Anand President CEO, Dev Inc. Owner: Anthony Verachttert, Bold Holdings, LLC.. *The City Council Public Hearing is scheduled for Monday, August 22, 2022.*

Mr. Greer read from the staff report.

The Applicant and Owner are proposing to build a brand new 20,584 square foot building at 5705 NE Antioch Road. Doctors Anthony Verachttert and Scott Staatz plan to move their Eye Center of Gladstone practice to this location and provide other retail and office opportunities in the building.

The exterior building materials being used are the following:

- Brick - Siding Panels (wood and aluminum)
- EIFS - Glass

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address storm water for this site. This project will incorporate BMPs and underground filtration systems for storm water. At this time, City Staff is comfortable with the plan to address storm water on this site.

The Owners have agreed to install a 6-foot privacy fence, earth tone in color, along the entire east border of the property to help provide a buffer for the single-family homeowner to the east.

Also, the Owners have agreed to install curb, gutter, and sidewalk on the south side of NE 57th Terrace.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 9) Keep an active business license in perpetuity.
- 10) All manicured grass and landscaped areas shall be sodded, irrigated, and maintained in perpetuity.
- 11) An enhanced and updated landscaping plan shall be submitted and approved as part of the building permit process.
- 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) Signage compliant with the sign code shall be used.
- 14) All exterior lighting shall be LED and comply with city code.
- 15) The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
- 16) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 17) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 18) Storage containers shall not be stored on-site unless as part of a valid building permit.
- 19) Two (2) commercial bike racks shall be installed on-site.
- 20) A vinyl or composite 6-foot privacy fence, earth tone in color, shall be installed along the entire east border of the property.
- 21) Curb, gutter, and sidewalk shall be installed per city standards and specifications on the south side of NE 57th Terrace and the east side of NE Antioch Road.

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

Mr. Staatz stated that he is an optometrist here in the Gladstone area. In 2019, they purchased an existing practice in the Gladstone area off of Antioch located in Plaza 57. As they continue to grow they are needing more space. They would like to build this new building for their practice and also to lease out part of the space to others as well. They are thinking about a restaurant in the lower level.

Mr. Verachttert stated that the piece of land has been empty for 20 or 30 years. It is not bringing in property taxes or sales tax here in Gladstone and they think it will be a good opportunity to build here.

Mr. Clare is the architect. The elevation that they are looking at is the West elevation. This building will be two levels. The lower level would be intended for retail. The East side is also intended for retail. The owners will be occupying about 4,200 square feet of the upper level.

Mr. Turnage asked how long will this take to build.

Mr. Clare stated that they would like to start the foundation this fall.

Mr. New asked where their office is located now.

Mr. Staatz stated 5769 NE Antioch Rd. in Plaza 57.

Mr. Markenson asked about the trees located on the eastern edge of the property. He was wondering if they are going to have to cut these trees down. How many trees will have to come down?

Mr. Greer stated that he believes the mature trees that Mr. Markenson is referencing is located on a different parcel behind the property that is owned by these gentlemen. There is a grading plan that was submitted. He does not recall how many trees are coming down. He will look into this before we take this to City Council.

Mr. Clare stated that they are all about keeping as many trees as they can. They are also going to plant more trees.

Ms. Hommon asked if they have a plan to bring in commercial businesses.

Mr. Staatz stated they have not decided on any business yet. They have been interviewing some options at this time.

Ms. Hommon asked about hearing something a little bit different than what they usually do. Can you elaborate regarding the bike racks and what that looks like and why it is in the contingencies.

Mr. Greer stated that this requirement is a bit of a new thing that he is trying to work into projects to make the community more walkable and bikable. It's likely that the Planning Commission will start to see more conditions like this moving forward depending on the development proposed.

Mr. Murch asked if there will be a sidewalk in front of the building and how many entrances will there be.

Mr. Greer stated yes, currently there is sidewalk on Antioch Rd. and sidewalk will be installed along 57th Terrace as a part of this project. Also, there will be one entrance off of Antioch Rd. and there will be two entrances off of 57th Ter.

MOTION: By Mr. Markenson, second by Ms. Hommon to move forward with Chapter 3000 Mobile Food Establishment Regulations. (Voice Vote)

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes
Mr. Davis	Yes

The motion carried. (12-0)

Item 6 on the Agenda: Communication from the Public

No Communication

Item 7 on the Agenda: Communication from the City Council

Council Member Moore stated that she wanted to thank everyone for their patience on the infrastructure work taking place on N. Oak Trafficway. This work is curb, gutter, and sidewalk changes and repairs. The city's Police Department has moved to Prospect Plaza. We have use of that building with partnership with the North Kansas City School District that does save the city a lot of money. She had the opportunity to tour the space with the Mayor and everybody is super pleased with their new temporary space. Even though it is temporary, it is far better than trailers. Also, please vote tomorrow. This is an opportunity for Federal and State candidates. This is the first time in Clay County the number of commissioners moves from three to seven. Thank you.

Item 8 on the Agenda: Communications from the City Staff

Mr. Greer stated that he only has one thing and that is to welcome Spencer Davis to the team.

Item 9 on the Agenda: Communications from the Planning Commission Members

Chairman Ebenroth wanted to welcome Spencer Davis to the team.

Mr. Murch stated that he had an unfortunate situation over the last few days. He has gotten to know the Public Works and water department on a personal basis. They had a major water main break at the bottom of his street. That department is a hidden department within the city and they do a great job. Tim Nebergall runs a top notch department. Those workers are truly dedicated. They were working yesterday and today in the heat. This was not for the overtime but because they feel a responsibility for their community. Thank you.

Mr. Davis stated that he was born and raised in Kansas City. He went to St. Pius School. Then went to Kansas University. He has been in the family business for as long as he can remember. They own a couple of Real Estate organizations that operate on a national scale. They have

offices all over the country. He is married with two baby boys and they just finished building their house here in Gladstone.

Ms. Lowe wanted to thank the staff and their work. She always receives all the information she requires. Years ago from time to time they would go visit sites. It might be helpful in some of these instances if they could go out and take a look at the sites in the future.

Ms. McGee stated that she would like more trees at the park.

Mr. Turnage wanted to thank all the staff and commissioners for their efforts.

Item 10 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:46 pm.

Respectfully submitted:



Mike Ebenroth, Chair

Approved as submitted ✓



Angie Daugherty, Recording Secretary

Approved as corrected ✓