

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 15th, 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
Alan Napoli CD Administrator/Building Official
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor Pro Tem
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 August 1st, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the August 1st meeting.

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

Item 4 on the Agenda: Consideration: On a Site Plan Revision for property located at 7510 N Oak Trafficway. Applicant: Jin Tang, ACI Boland Architects. Owner: Joe Christensen, Parkside Investors, LLC. *The City Council Public Hearing is scheduled for Monday, September 12, 2022.*

Mr. Greer read from the staff report.

The Applicant, Cardinal Crest KC is proposing to add 28 new parking garages as an additional amenity to their mixed-use development that was initially approved last year.

These parking garages will be located on two locations on the property. As indicated on the site plan, the locations of the parking garages on the property are on the northeast and southwest side of the property.

The exterior building materials being used for the parking garages are consistent with the building materials being used on the primary building. The building materials being used are brick, hardie board, and architectural shingles.

There are no additional changes to the approved site plan from last year except the addition of the new parking garages. Since parking garages are a substantial change in the initial site plan, a new site plan must be considered by the Planning Commission and approved by the City Council.

The final approval for this site plan with the additional parking garages will be heard by the City Council on Monday, September 12th at 7:30 p.m. in the City Council Chambers inside 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 development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. 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.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster/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 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

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

Mr. Markenson asked if these garages were going to be placed on land that was going to be sodded previously.

Mr. John Hlade stated that where the garages will be located was already slated as parking stalls.

Mr. Markenson asked if apartments in Gladstone prohibit barbequing on decks.

Mr. Greer stated that the city does not but most apartments do from an insurance prospective.

Mr. Napoli stated that by fire code it is illegal to grill or store gas grills on decks in apartment complexes.

Mr. Ebenroth asked if there was a setback for the garages.

Mr. Greer stated that the garages do not affect the setback requirements considering parking stalls were already in place.

Mr. New asked what made the developers decide on adding private garages.

Mr. Hlade stated that their research indicates that garages are a desirable amenity by a certain amount of people living in apartment complexes.

Mr. Murch asked if city staff's recommended conditions are the same as the first go around last year.

Mr. Greer stated yes sir.

Mr. Murch asked with the exception of the bike racks.

Mr. Greer stated that he believed that was put in place the first time this project was approved last year. That was the very first time that he personally introduced bike racks.

Mr. Ebenroth closed the public hearing.

MOTION: By Mr. Markenson, second by Ms. Lowe to approve a Site Plan Revision for the property located at 7510 N Oak Trafficway.

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. Davis	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (12-0)

Item 5 on the Agenda: Open Study/Discussion: On the draft Chicken (Hen) & Bee Ordinances.

Mr. Greer read from the staff report.

Over the past couple of years, City Staff has been contacted by residents who have a desire to keep residential hens and bees on their residential property. These individuals who have inquired about keeping hens or bees typically live in a neighborhood on a ¼ or ½ acre lot.

Currently, the City of Gladstone's codes and ordinances are a bit confusing and do not adequately address these topics. In your packet, I have drafted summaries, ordinances, and permits to hopefully better address these topics moving forward. I am asking the Planning Commission to vet my work and provide feedback to improve the drafts you see tonight.

In my research, the City of Liberty has simple summaries, ordinances, and permits that address these topics. I have based the City of Gladstone's versions on the City of Liberty's adopted codes and ordinances.

Some questions to consider and discuss on Monday night:

Hens:

- How many hens should the City allow on a residential lot?
- What should the setbacks be?
- Should a chicken coop be considered a detached accessory structure?
- How big should the coop and run be?
- What should the maximum height of the coop be?
- Should the city charge for a permit? If so, what should that dollar amount be?

Bees:

- How many beehives should the City allow on a residential lot? Should we allow beehives at all?
- What should the setbacks be?
- How big should the beehive be?
- Should the city charge for a permit? If so, what should that dollar amount be?

Thank you

In summary, the Planning Commission as a whole is in favor of allowing residential chickens (hens) and bees with some regulation.

- Up to 3 acres – 6 hens (maximum)
- 3 acres or more – 10 hens (maximum)
- One time permit fee – Proposing \$20
- Coops and runs shall be at least 10 ft. from any property line and at least 50 ft. from any residential structure, deck, or porch not owned by the applicant.
- Private restrictions such as an HOA shall supersede city regulation.
- Enforcement will be a combination between Community Development (Code Enforcement) and Police (Animal Control).

- Up to 3 acres – 1 bee hive (maximum)
- 3 acres or more – 2 bee hives (maximum)
- One time permit fee – Proposing \$20
- All hives must be at least 10 ft. from any property line and at least 50 ft. from any residential structure, deck, or porch not owned by the applicant.
- Private restrictions such as an HOA shall supersede city regulation.
- Enforcement will be a combination between Community Development (Code Enforcement) and Police (Animal Control).

Item 6 on the Agenda: Communication from the Public

No communication

Item 7 on the Agenda: Communication from the City Council

Council Member Moore wanted to thank everyone for coming tonight. This is the second meeting that we have had full attendance and that's great. Also, Great discussion tonight. These conversations really help the staff and council.

Item 8 on the Agenda: Communications from the City Staff

No communication

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

Mr. New asked if there was a deadline that staff would like to see this ordinance completed.

Mr. Greer stated that staff would certainly like to wrap this project up by the end of this year.

Mr. Whitton asked if anyone is Gladstone was raising rabbits.

Mr. Napoli stated that not that we are aware of currently.

Mr. Markenson stated that the first annual Sunflower Festival at the Adkins Johnson Farm was a huge success. There were around 500 people that attended.

Ms. McGee asked about a property at 5910 N Howard. Is the city aware of any situations at that property? She talked to some residents about that house and they said it was abandoned and full of black mold. She can't confirm any of those things but she did observe that there is no garage door and the garage is full of items and they are starting to fall out of the garage onto the driveway.

Mr. Napoli stated that yes, we do know about the property and are actively working the case. The owner of the property passed away a few years ago so ownership is in limbo right now.

Ms. McGee stated that she is very excited that they finally got to talk about permitting chickens.

Item 10 on the Agenda: Adjournment


Chair Ebenroth adjourned the meeting at 8:03 pm.

Respectfully submitted:



Mike Ebenroth, Chair

Approved as submitted ☒



Angie Daugherty, Recording Secretary

Approved as corrected ☒