

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, November 21st, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Larry Whitton

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor Pro Tem

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 November 7th, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the November 7th meeting.

Mr. Cookson moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Consideration: A Resolution Adopting an Updated Comprehensive Plan.

Mr. Greer stated that he wanted to thank the board for all their hard work over the last year. I know the project was very time consuming but a unique and rewarding project to complete. This kind of project only rolls around every 15 to 20 years, so hopefully we all did a really good job and Gladstone looks amazing in the next 15 to 20 years. Thank you.

Tyler Waldorf, Shockey Consulting gave a presentation and stated that they really enjoyed working with everyone and are excited to be here tonight to give the adoption presentation to them. He stated that they started on this project September of 2021 and a lot has happened since

then. Most recently they presented the Comprehensive Plan to the City Council on October 24th and just last week they voted on their resolution of support of the adoption of the Comprehensive Plan. That is why they are here tonight for their consideration and adopting the Comprehensive Plan. I just want to touch on a few highlights of the plan giving a very brief overview and a reminder of the planning process and the community engagement, all of which was instrumental to their process and the plan that is in front of them tonight. The purpose of the plan is for a new Comprehensive Plan that will supersede our 2008 Comprehensive Plan. Along the way it really does continue the transformational work that they have done over the years specifically with the Shaping our Future initiative. This establishes a new 20-year vision which they hope to serve them well as they do their decision making process as Planning Commission and also for the City Council. This really does tend to be the overarching plan that everything else that they do as a Planning Commission and elected and appointed officials work under. This is also meant to be your implementation tool and for the city staff. Most importantly the Comprehensive Plan is about telling the story of Gladstone. It isn't just today; it is what Gladstone will look like 20 years down the road. To do that they looked at trends and data and they framed where Gladstone would be in 20 years. Main points that came from a lot of what they talked about and that is Gladstone is growing, Gladstone is getting older and Gladstone is getting more diverse. These three big concepts did start many discussions as a baseline of understanding of what is currently happening in Gladstone and how does that impact us and what can they do about that moving forward. Also, they did a very extensive community engagement process and he is going to ask April to give one last overview to them.

April stated that as they know all of their stakeholders helped them with the public engagement side of things. They had a number of engagement goals (inform, engage, and consult). They want to make sure everything in this plan accurately reflects Gladstone. Also, it will build understanding and ownership and community support so it is easier on everyone when they are implementing this plan. The stakeholders that we engaged with throughout the process is City Council, Planning Commission, Leadership Team, Chamber of Commerce, Rotary Club, Neighborhood Leaders, residents, businesses and visitors. They had engagement through an online portal where people can sign up for alerts and a lot of where we pushed our different engagements activities. Then they had the in-person interactive community events that were open for about a week for people to come and go and meet people where they are and gain a lot of feedback on our visioning and goals and got some really great youth participation. They had targeted meetings with the Chamber of Commerce, Rotary Club and Neighborhood Leaders just to sit down and understand what their needs, desires, and hopes for the future of Gladstone were.

Tyler stated that he wanted to highlight some of the main points that they heard. People in Gladstone really do enjoy a high level of city services. There is a desire to expand amenities, improve walkability, connectively, focus on redevelopment, revitalization, improve and maintain strong public safety, increase diversity and being a welcoming community to all. Those key things along with our early stakeholder conversation really did help craft that vision statement, so what does Gladstone look like in 20 years. A welcoming, diverse, safe and affordable neighborhoods with revitalized commercial corridors attract all to Gladstone. Their engaged commitment to innovation, quality services, great amenities and central location drive Gladstone's vibrant future. They developed the series of ten goals that touched all aspects that are part of the Comprehensive Plan. This plan touches everything from parks and recreation to housing and infrastructure to the economy and of course natural environment. The three main categories now revolve around redevelopment, which includes the downtown district and

commercial corridors, but it is their neighborhoods as well. The second category is the sustainability to resilience, focus on services and facilities, development and the environment. The third category is connectivity. These really do set up the guiding principles for which they will be able to evaluate developments and new opportunities as they come in front of them here in Gladstone. A couple of the things he wants to highlight here that are different than your current land use is one of an increase of mixed-use development, finding opportunities throughout the community where that can take place, but then also pushing for that medium density housing. The community is still mostly single-family residential which was an important thing to maintain here. They also defined the downtown district and this serves as an added layer of filter when thinking through development opportunities. It insures compatibilities with community character and increases the pedestrian connectivity and safety that people are desiring, accommodating more housing, prioritizing the revitalization of underutilized parcels, enhancing overall appearance and strengthening the already strong identity of downtown Gladstone. They developed several character areas. The first was about entertainment. There was a strong desire to have increased amenities, restaurant, and entertainment options. Really thinking through where the focus of those should be to support existing businesses and to support the downtown district. They looked at that along the N Oak Trafficway corridor. They want to recognize that their important cultural amenities especially the farm needs to be supported as well. Looking out to the Eastern side of the community there is the potential of development there. Touching on preservation that still identifies a future land use that suggest development, but really making sure as developers produce proposals for these areas they really are expected to think through opportunities that exist on these sites. Rather they come from natural features or other manmade features that really do impact the suitability for development. What is important for them is our implementation plan and that sets out the review that they can conduct to make sure things are still on track. To close, it was a pleasure working with everyone and the wider advisory committee but of course the City Council, the greater Gladstone community and the stakeholders. It was truly an enjoyable project and process to work with them all. They really did a fantastic job as an Advisory Committee. Thanks for the hard work that they put in because truly that is what made their job easier and that is reflected in the document.

Mr. Greer stated that he wanted to thank Tyler and April for their experience, leadership good advice, and just being great people.

Ms. Lowe stated this has been an honor to work with the Shockey group, the Planning Commission, and city staff. Having worked on Gladstone On the Move and now this project really has her excited for the future of Gladstone.

MOTION: By Mr. Markenson, second by Mr. New to approve the Consideration of a Resolution Adopting and Updated Comprehensive Plan.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Mr. Davis	Yes

Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. New	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communication from the Public

No communication

Item 6 on the Agenda: Communication from the City Council

Council Member Moore stated that she wanted to thank everyone for their hard work on this project. The Shockey team made it a lot of fun, pushed them, and really helped get everyone through the process. These projects are very important and wanted everyone to know that these master plans, especially the Comprehensive Plan, does not just sit on the shelf and get dusty. This document will inform the decisions of the Planning Commission and the City Council for years to come. It is so good to have a solid plan like this for our city's future. Also, thank you to the people that were involved in the larger group in addition to the Planning Commission. The amount of input for this project is truly remarkable. Thank you and happy Thanksgiving everyone.

Item 7 on the Agenda: Communications from the City Staff

Mr. Greer stated that the Mayor's Christmas Tree lighting is tomorrow night at Linden Square starting at 6:00 p.m. If you have not donated to the Mayor, please open up your wallets as I am sure that he will take what money you have. City hall will be closed this Thursday and Friday for Thanksgiving. Also, we have a couple of upcoming meetings and projects. There will be a Special Use Permit on Monday December the 5th and a Special Use Permit on Monday December the 19th as well as a potential development that is being proposed by QuikTrip on December the 19th. A quorum will be super important the next two meetings.

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

Mr. Murch asked if the Governor has signed the bill in relation to home based business legislation.

Mr. Greer stated that he believes that he has.

Mr. Murch asked if there was any word on the impact that this will have.

Mr. Greer stated that the city attorney has not provided staff with an update yet considering everyone is trying to figure out what the house bill actually means.

Mr. Murch stated that it appears that a lot of this stuff that they have done in the past as it relates to businesses and homes is out the window.

Mr. Greer stated that a large sum of it is going to change for the city, for sure.

Mr. Markenson stated that he would like to know why Council Member Moore did not introduce the gentlemen sitting next to her.

Council Member Moore stated this is Les Smith. Les Smith was chosen by the City Council to replace Councilmen Frisby who departed. They are thrilled to have Les join the City Council for the duration of Councilmen Frisby's seat.

Mr. Turnage asked if he has any experience.

Ms. Moore stated that Les Smith has served on the Council for many years and has been Mayor before. He is a business man here in the community.

Mr. Cookson stated that this is the best Comprehensive Plan that he has seen in many years with a couple of different cities.

Council Member Moore wanted to thank and introduce Cameron Nave. He served on the Larger Advisory Board for the Comprehensive Plan.

Mr. Turnage thanked April and Tyler and all the Shockey Team. He really appreciated the well-organized meetings.

Mr. New asked where Shockey is going next.

Tyler stated Olivette Missouri.

Chair Ebenroth wanted to wish everyone a happy Thanksgiving as we work our way into the holiday season.

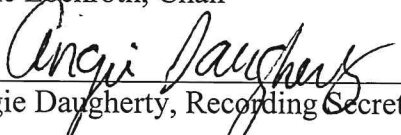
Item 9 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:26 pm.

Respectfully submitted:


Mike Ebenroth, Chair

Approved as submitted ☒


Angie Daugherty, Recording Secretary

Approved as corrected ☒