

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, December 19th, 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
Spencer Davis

Absent: Larry Whitton
Brenda Lowe, Secretary
James New

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 December 5th, 2022 Minutes. The minutes from the meeting will be considered at the next Planning Commission meeting in 2023.

Item 4 on the Agenda: Public Hearing: A Special Use Permit to operate a childcare facility of property located at 7260 NE Antioch Rd. Applicant/Owner Darron and Alicia Jones. *The City Council Public Hearing is scheduled for Monday, January 9, 2023.*

Mr. Greer read the staff report,

The applicants are requesting a Special Use Permit to operate an early education center/daycare for children located at 7260 NE Antioch Road.

The property located at 7260 NE Antioch Road has been vacant the last couple of years but before the vacancy, another early education/children's daycare operated on a Special Use Permit at this location for well over a decade called Caroline's House.

Alecia and Darron Jones have been operating their flagship location in Gladstone at 7227 N Euclid Avenue for over 11 years.

Alecia and Darron Jones submitted a narrative further explaining their childcare facility called Brighton Learning Center. The document can be found in your packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this one (1) year Special Use Permit.

1. This Special Use Permit is to be issued to Brighton Learning Center and to be used at this location only. If Brighton Learning Center sells or leases this location to another tenant, either Brighton Learning Center or the other tenant(s) must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying space at this location.
2. Brighton Learning Center shall apply for and maintain all applicable State, County, and City business and occupational licenses; copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 6:30 a.m. to 10:00 p.m., Monday – Friday.
4. All building and fire safety requirements shall be complied with and maintained as required.
5. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances.
6. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. The dumpster enclosure shall be maintained with materials consistent with the primary building.
8. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
9. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

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

Mrs. Jones stated that they have operated a childcare facility for almost 12 years. Prior to that she taught in the North Kansas City School District. Her and her husband opened up a childcare facility after having three kids of their own. We are planning on opening our hopefully soon to be a 3rd location. Currently, we have one in Gladstone and another in Kansas City off of Barry Rd. We currently have about 150 kids enrolled in these two locations. We employ almost 40 teachers and we now have a waitlist over seven pages long of people needing childcare.

Mr. Jones stated that this is a family owned business. We enjoy being a part of Gladstone and we have committed a lot to this business and location. We have had tremendous feedback as far as their school readiness programs and we could employ up to 10 to 15 more teachers.

Mr. Murch asked Mr. Greer what the current zoning is at their current flagship location.

Mr. Greer stated CP-1.

Mr. Murch asked is it commercial.

Mr. Greer stated yes sir, their flagship location is zoned commercial CP-1. In the zoning code C1 or CP-1 is the lowest minimum zoning you can have to have a private school or childcare facility. This particular location happens to be a split zoning but the part that they are interested in is zoned CP-0 non-retail which is why a special use permit is needed for this location. This is also why Caroline's House previously needed and operated off of a special use permit as well.

Mr. Murch asked what is a CP-0

Mr. Greer stated it is considered non-retail or office such as a lawyer, architect, accountant type of office setting.

Mr. Markenson stated that he passes Caroline's House every day and he thought what a waste for that space to be vacant. It is a beautiful facility. He is glad it is being used for a quality day care and child care services are in great need. My wife worked in daycare licensing in Jefferson City and he is curious if they participate in any food programs offered by the state.

Mrs. Jones stated that they do not because you have to have a certain amount of lower income families and currently we do not have that.

Mr. Murch stated based on the history of the facility that was there for many years on 72nd and Euclid why are we doing a one-year special use permit versus a five-year special use permit.

Mr. Greer stated that he is probably referencing one of their previous meetings where there was a jump to a seven-year special use permit instead of starting with a one-year special use permit. Mr. Markenson made a great point at our last meeting that we shouldn't get out of the habit of starting with one year to start and I wholeheartedly agree with him. Also, this particular situation and use is completely different than the situation and use in a previous meeting earlier this month. However, if the Planning Commission agrees with Mr. Murch I am certainly open and agreeable to starting Brighton Learning Center with a five-year special use permit given their history and good standing in the community.

Mr. Murch stated that he is going off of the history of the subject facility and asked the owners if they rent or own the building.

Mrs. Jones stated that her and her husband own the property.

Mr. Murch stated that for them to make that type of investment in a property to only get a one-year special use permit isn't fair and doesn't feel like city staff is being very business friendly to people that have a proven track record of being good business people in Gladstone. Does it typically start out as one year then go to five years? Does the 72nd and Euclid location have a special use permit?

Mr. Greer stated that special use permits historically start with one year, then five years, then ten years and not the 72nd and Euclid location does not have a special use permit because the property has the correct commercial zoning. If the other planning commissioners agree with Mr. Murch and there is a number of years you all are thinking of I am more than open to hear it. Thank you.

Mr. Murch stated that since they are good business people and the history of that facility is a childcare facility then I would propose starting them out with a five year special use permit.

Mr. Greer stated that if this is something that the Planning Commission would like to entertain, I would certainly be open to it. Mr. Murch makes some great points and I certainly agree with them but I would like to see an agreement amongst all the Planning Commissioners to start out with a higher number of years.

Mr. Davis stated he is happy that they are here tonight and that more childcare services in our community are certainly needed.

Mrs. Jones stated that they had an open house last week and over three days they had almost 50 tours for their newest location.

Mr. Davis asked Mr. Greer his thoughts about permanently changing the zoning for this property.

Mr. Greer stated that he thinks permanently changing the zoning to something else opens up that property to more intense uses listed in the zoning code and my concern would be to what comes after the childcare facility if they were to move out and sell the property. If rezoned to a more intense type of zoning, then the next use after the childcare facility may not be compatible to the residential zoning that surrounds it.

Mr. Cookson stated that he is open to starting with a five-year special use permit.

Mr. Greer stated that he would like to hear from the other Planning Commissioners to see if they are open to what Mr. Murch suggested.

Mr. Turnage asked Mr. Greer if there has been any communication from neighbors living next to the subject property.

Mr. Greer stated no sir.

Mrs. Jones stated that they went door to door and everyone that they were able to talk to were really supportive.

Ms. Middleton stated that she is ok with the five-year special use permit as well.

Ms. McGee stated that she is ok with the five-year special use permit.

Mr. Greer stated he will make that change from one year to five years and put this in front of City Council for their consideration. Thank you.

MOTION: By Mr. Markenson, second by Ms. McGee to approve the Special Use Permit located at 7260 NE Antioch Rd for a five-year period.

Yes - 8 No - 0

The motion carried. (8-0)

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 being part of this Planning Commission. Also, Merry Christmas and Happy Holidays.

Item 7 on the Agenda: Communications from the City Staff

Mr. Greer said he wanted to wish everyone a Merry Christmas and Happy Holidays as well.

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

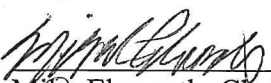
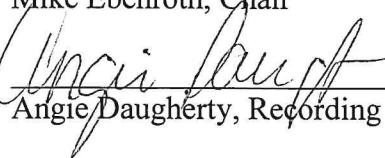
Mr. Markenson stated that there were about 700 visitors at the Museum for Santa Clause and pictures with Santa.

Chair Ebenroth wanted to wish everyone a Merry Christmas.

Item 9 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:15 pm.

Respectfully submitted:

 Mike Ebenroth, Chair	Approved as submitted <input checked="" type="checkbox"/>
 Angie Daugherty, Recording Secretary	Approved as corrected <input type="checkbox"/>