

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, May 15th, 2023
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Steve Beamer
Jennifer McGee
Kim Murch
James New
Brenda Lowe, Secretary
Cameron Nave
Spencer Davis

Absent: Chase Cookson, Vice Chair

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor
Alan Napoli, CD Administrator/Building Official

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 February 6th, 2023 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the February 6th meeting.

Mr. Nave moved to approve the minutes; Mr. Davis seconded. The minutes were approved, 11-0.

Item 4 on the Agenda: Consideration: On a Special Use Permit for property located at 710A NE 76th St Applicant: Patrick Erwin Authorized Agent for Tillman Infrastructure. Owner: Thomas and Mary Sims. *The City Council Public Hearing is scheduled for Monday, June 12, 2023.*

Mr. Greer read from the staff report.

The applicant is proposing to build a wireless support structure that will expand service for Gladstone and Clay County residents on property located at 710A NE 76th Street. The monopole will be approximately 115' tall.

The surrounding uses of this proposed location are the following:

- M-1 Light Industrial (primarily auto related type businesses)
- R-1 Single Family Dwelling Unit (Oak Grove park, Oak Park High School, and Linden Mobile Home & RV Park)
- C-4 Small Warehouse and Storage District (Public Mini Storage)

Currently, this property is undeveloped, commercial and industrial in nature. The wireless support structure will have the capacity to accommodate up to four (4) different carriers. This facility will have a six (6) foot decorative masonry wall with landscaping in accordance with City Code since this facility is visible from the NE corner of the Linden Mobile Home & RV Park.

This wireless support structure is a leasehold space on the private property of Thomas Sims.

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

1. Tillman Infrastructure, LLC shall apply for and maintain all applicable State and City business, professional, and occupational licenses.
2. Detailed construction plans shall be submitted to the City for permit consideration by the City Council.
3. Photometric documentation of existing conditions of all parts of the development site shall be submitted prior to issuance of permits. Any damage shall be repaired at the applicant's expense.
4. Adhere to all set back requirements in accordance with Gladstone city code.
5. Install and maintain in perpetuity tree screening on all sides of the facility.
6. The proposed 6 ft. tall wall will be maintained free of defects in perpetuity.
7. The tower height shall be limited to 150 feet.
8. The tower compound shall be limited to 50' X 50'.
9. No commercial signage is allowed.
10. Any construction, wiring, or other such work to the wireless support structure, other related structures on the site, or the site generally shall require the appropriate permit(s) from the City of Gladstone.
11. All fire safety and building inspection requirements for the structure made by the City of Gladstone in addition to all fire safety requirements for such State license shall be installed and maintained as required within 30 days after the issuance of this permit.
12. The applicant shall submit a detailed lighting plan for consideration prior to permit approval.
13. Any violation of these conditions may result in the cancellation of this Special Use Permit.

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

Mr. Patrick Erwin stated that this will be a 115-foot monopole structure. AT&T and First Net have already signed on to be on this structure and the tower will not have any lighting. We already have approval from the FAA and our engineers state that no lighting is required for the wireless structure. The proposal does comply with all elements of the City of Gladstone requirements. We are 118 feet from the south boundary line which is where the R-1 residential area is and we are 59 feet from both the North and the West property line, and about 500 feet from the East side. Tom and Mary Sims are the landowners and we do have a lease with them for this structure.

Mr. New asked why was this particular site selected.

Mr. Erwin stated that the engineers from AT&T give them a general area of where they want the tower located and given the nature of this property, it appears to be a good location that meets their needs. This area will serve the Oak Park High School area and he personally chose this site for the project.

Mr. New asked if this facility will improve service to the Gladstone area.

Mr. Erwin stated that is the primary reason why they are here proposing this structure. The project is justified financially from the use of First Net, which is a first responder's communication system, but secondly, the AT&T traffic is only growing in this area. We have six different locations in Clay County that we are currently working on to improve coverage for the Northland.

Ms. McGee referenced that she is happy there will be trees added to screen this structure. Adding trees into the planning process is certainly a good thing. If those trees get planted and one of them dies what is the process to remedy the tree situation?

Mr. Greer stated that they will contact the property owner and the owner will get in contact with the company who maintains the facility and they will have it replaced. With this ordinance, they are contractually obligated to remedy that particular situation.

Mr. Erwin stated that since this is a condition of the permit, they are legally bound to take care of those trees. We are also adding the trees into the construction drawings, which will be what we use to obtain the building permit. We will also make sure that the trees are watered well for the first 18 months to give them a better chance to take root.

Mr. Nave asked what the life of the pole or lease will be.

Mr. Erwin stated that their lease with the Tom and Mary Sims is for 90 years.

Mr. Nave asked do they currently have relationships with other communication companies.

Mr. Erwin stated that the owner and operator of this structure, their business model is marketing to AT&T, Verizon, T-Mobile, etc.

Ms. Middleton stated that this site doesn't seem that far from the water tower.

Mr. Erwin stated that he thought this question would come up so he did a little research on this and the AT&T net structure is at the Maple Woods Community College. The other net structure is at 69th Street and Broadway. This location is somewhat in-between. This location will be at the south end of where the engineers actually wanted the site to be. When we brought the idea of a water tank to them they said that the water tower is just too far south and wouldn't meet their needs.

Ms. Middleton asked how far apart the towers are.

Mr. Erwin stated probably about a mile and a half. When cell phone usage increases there will be a need for more towers.

Ms. Middleton asked about the wall that they are proposing to build. Will it have barbwire on the top?

Mr. Erwin stated yes, the wall will have barbwire. He thinks that they are proposing a cinder block wall with stucco on the exterior. Most of this structure will not be visible since this is on the back of the property.

Mr. New asked what the start date will be and how long will it take to finish.

Mr. Erwin stated that the start date will be in 2024 and to finish the structure is tough to answer since they have supply chain issues like everyone else. If everything goes well, finishing the tower takes 60-90 days.

Mr. New asked if they considered adding height to the water tower to accommodate their structure.

Mr. Erwin stated no. It becomes cost prohibitive when they start adding to structures like that and it isn't likely the city would agree to adding height to the water tower.

Mr. Davis asked if we approve this request tonight, can more towers be added to the 50 ft. by 50 ft. base structure?

Mr. Erwin stated that it would not be possible to put another tower inside the 50 ft. by 50 ft. radius because of the foundation below the surface.

Mr. Davis asked what the difference is between 115 ft. to 130 ft. Why not go higher?

Mr. Erwin stated that this is what the engineers wanted.

Mr. Davis asked city staff what is the difference between the 130 ft. and 115 ft. ?

Mr. Greer stated that the city is flexible with the height and is allowing up to 150 ft. as referenced in the conditions list.

Mr. Erwin stated that the city never told them they could not have 130 ft. and that they made the decision on their own.

Mr. New stated that he does not think this tower will be unsightly and this is just the world we live in now.

Mr. Turnage asked in order to have good coverage, how far away from the tower could you be?

Mr. Erwin stated that a maximum of 2,000 ft. and you would start losing coverage.

Mr. Markenson asked about the length of the conditional permit and where is that stated.

Mr. Greer stated that they did some research on previous telecommunication towers that have been completed in the past and a couple of those applications were for 20 years.

Mr. Markenson states that understands that, but it doesn't say the extent of the permit in the application or packet.

Mr. Greer stated that Patrick and him have been going back and forth and he was not able to conform the duration until today and that is why it is not referenced in the packet, but will be cleared up for the City Council.

MOTION: By Ms. Lowe, second by Mr. Beamer to approve a Special Use Permit for the property located at 710A NE 76th St.

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
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (11-0)

Item 5 on the Agenda: Communication from the City Council

Mayor Jean Moore stated that this weekend is Blues Fest, and for the first time it will be located at Linden Square. Also, Gladstone has a Glad Green team now to do trash pick-up on the first Wednesday and first Saturday of each month. Julie Beamer has been involved and so has Gary Markenson. It is a two-hour commitment from eight a.m. to ten p.m. There is a leader for each clean-up day and the city will provide trash bags, pickers, and gloves. We have done this in two areas so far with a lot of success. We did it at M-1 and the Walmart area and then in the downtown area. We will be choosing different locations throughout the city that needs special attention and we have had over 20 volunteers on both occasions.

Mr. Markenson stated that they finished their job in about one hour and twenty minutes and with so many people there that they could easily cover more area.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer stated the city wide garage sale starts this Thursday and ends Sunday.

Item 7 on the Agenda: Communications from the Planning Commission Members

Mr. Murch asked what the status is of this building and the Police HQ.

Mr. Greer stated that the project is going really well and we anticipate that the Police HQ will be open around fall of this year. I believe October.

Mr. Markenson asked if it will be open by Gladfest.

Mr. Greer stated that the finish date is not exact, but fall keeps getting referenced, so I am not quite sure.

Mr. Turnage went to Public Works for Beautification on Saturday and the brush event this past weekend. They have two more events with the electronics and household hazardous waste, which he believes is in June and August.

Ms. Middleton asked about the honeysuckle trees at our parks. Who should I talk to regarding this.

Mr. Greer stated Director Merkey would be the person to talk with.

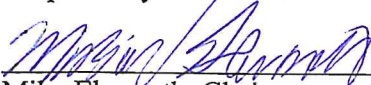
Ms. McGee stated about once a week she goes to the city's website and searches the word hen to see if the instructions for applying to get a permit are out there yet and she hasn't seen it. Is this something we can put online?


Mr. Greer stated that they do have people coming in and getting permits for hens and bees. You can come into Community Development and they will give you the application to fill out. We will also work towards putting the new ordinance and application online.

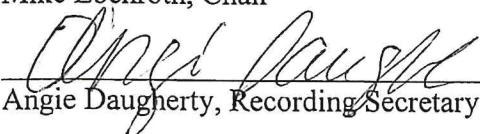
Item 8 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:27 pm.

Respectfully submitted:


Mike Ebenroth, Chair

Approved as submitted 


Angie Daugherty, Recording Secretary

Approved as corrected 