

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Tuesday, June 20th, 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  
Brenda Lowe, Secretary  
Cameron Nave  
Spencer Davis  
Chase Cookson, Vice Chair

**Absent:** Kim Murch  
James New

**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 May 15th, 2023 Minutes.** Chair Ebenroth asked if there was a motion to approve the minutes from the May 15<sup>th</sup> meeting.

Mr. Nave made a correction to the minutes. Noted and corrected by City Staff.

**Ms. Lowe moved to approve the minutes; Mr. Davis seconded. The minutes were approved, 10-0.**

**Item 4 on the Agenda: Consideration:** On a Site Plan Revision for property located at 5720 N Oak Trafficway Applicant: Robert W Andrew M.A.C. Corporation. Owner: North Eagle Properties. *The City Council Public Hearing is scheduled for Monday, July 10, 2023.*

Mr. Greer read from the staff report.

The applicant is requesting site plan approval for the purpose of constructing a new gas station and convenience store at 5720 N. Oak Trafficway. Historically, this property was used as a gas station and convenience store, but is now vacant. The property is zoned CP-2 which is an appropriate zoning for the proposed use.

This project will incorporate a drive thru lane and window as well as eight (8) electric vehicle (EV) charging stations and a commercial bike rack. There will be fourteen (14) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and aluminum paneling to simulate wood. The required parking for this site is 35 spaces and the parking provided will be 43 spaces which satisfies the requirement.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

The branding for this proposed gas station and convenience store will be KC Quick and the owners of this project also own the KC Quick located in Gladstone at 5810 N. Antioch Road.

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

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
7. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
9. No more than 50% of the glazed window area of the building shall have signage.
10. Hours of operation permitted are 5:30 a.m. to 12:00 a.m. (midnight) seven days a week.
11. Install a commercial grade bike rack on-site.
12. Install new curb, gutter, and sidewalk along the property line adjacent to NE 58<sup>th</sup> Street and N. Oak Trafficway.

The developer has agreed to all conditions.

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

Mr. Robert Andrew greeted the planning commissioners and stated that he is with the M.A.C Corporation. The store that we are proposing to build is a high quality design with first class materials. The store will look very similar but likely better than the store located at 5810 NE Antioch Road. We are in the process of building multiple new gas station and convenience stores throughout the metro and the owners are currently looking for additional sites.

Mr. Turnage asked if this location is the location of the old Standard Oil gas station from years ago.

Mr. Andrew stated that he does not know the previous owner's name but it seems likely. This location is next to the Mi Ranchito Mexican restaurant.

Mr. Turnage asked about the fuel tank infrastructure and whether or not the old fuel tanks been removed or are they usable?

Mr. Andrew stated they have all been removed and the site has been inspected and approved as part of the tank closure process with Missouri Department of Environmental Health. Actually, the tanks have to be removed within six months of the closure of the business.

Ms. Middleton asked about the drive-thru function of the project.

Mr. Andrew stated that the drive-thru allows them to differentiate themselves from other gas stations and convenience stores and allows customers the convenience to pick food and drinks up in their vehicles.

Mr. Markenson asked about the EV charging stations. How common is it to have EV charging stations at gas stations now? Are there federal government incentives for these charging stations?

Mr. Andrew stated that the charging stations are new and a way for traditional gas stations and convenience stores to adapt to the changing of times. Yes, the Federal Government does give incentives to owners for the installation of EV charging stations.

The North Eagle Property owners stepped up to the podium, introduced themselves, and spoke about their proposed project.

Mr. Beamer asked about the drive-thru window. Will they sell alcohol from the window?

North Eagle Properties stated that they will sell alcohol through the window if the city will allow it.

Mr. Beamer stated that the commission may consider adding a condition that prevents the sale of alcoholic beverages at a drive-thru window. Being able to identify someone in a vehicle that is of age to purchase alcohol is easier in-person inside the store with proper lighting than a drive-thru window.

North Eagle Properties stated that they can use the store app to help identify the age of the person picking up the alcohol.

Ms. Middleton stated that when she first asked that question regarding alcohol sales at the drive-thru she remembered that during COVID the Margarita's Mexican restaurant was allowed to sell Margaritas to go.

Mr. Greer stated that where he grew up in Cape Girardeau, MO that every gas station and convenience store had a drive-thru. When he moved to Kansas City, MO he thought it was kind of odd that they did not have them here since this is what he is used to.

Ms. Lowe asked how this is different than using the app Drizzle.

Ms. Middleton asked if the other KC Quick gas station here in Gladstone has a drive-thru.

North Eagle Properties stated no it does not. The lot size was not big enough to install a drive thru.

Mr. Davis stated that the project on Antioch is a gorgeous building and asked if the owners are local to KC or Gladstone.

North Eagle Properties stated yes, that they actually live in Liberty, MO.

Mr. Nave asked about the submitted renderings and whether or not they considered installing benches and canopies for the people who may be waiting for their electric vehicles to charge.

North Eagle Properties stated that because of the homeless population having a tendency to gather at gas stations and convenience stores, they do not have the desire to install them at this location.

Ms. Lowe asked if they are the only service station in the area that has charging stations.

North Eagle Properties stated that they are not sure, but that is a really great question that we should find the answer to.

Mr. Ebenroth asked if there was anyone in the audience that is in favor or opposed to the project. No audience members spoke.

**MOTION: By Mr. Markenson, second by Mr. Turnage to approve a Site Plan Revision for the property located at 5720 N Oak Trafficway.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair Ebenroth</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>

Mr. Beamer	Yes
Mr. Davis	Yes
Ms. Lowe	Yes
Mr. Nave	Yes

**The motion carried. (10-0)**

**Item 5 on the Agenda: Election of Officers**

**MOTION:** By Mr. Markenson, second by Mr. Nave to approve that the existing officers remain in their same positions until January.

Mike Ebenroth, Chair  
Chase Cookson, V-Chair  
Brenda Lowe, Secretary

**The Motioned carried. (10-0)**

**Item 6 on the Agenda: Communications from the City Council**

Mayor Jean Moore stated that the Fourth of July celebration is coming up on Tuesday, July 4<sup>th</sup> at Oak Grove Park and that July 1<sup>st</sup> and 2<sup>nd</sup> is Sister Act which is a Theatre in the Park production. Also, much progress is being made at the Police Headquarters and that we expect the expansion to be open in October of this year.

**Item 7 on the Agenda: Communications from the City Staff**

No communications from City Staff

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

Ms. McGee stated that she is now a happy owner of the domesticated fowl permit. She also stated that there has been a significant amount of air quality alerts issued in the Kansas City area over the past week. One of the recommendations on the days that there are air quality alerts is to avoid mowing your lawn. Her question to staff is whether or not they track these alerts and do we ever consider holding back on code enforcement of the lawn in situations like this. As someone with Asthma, she would really like the city to consider holding back on enforcement to help with air quality in these situations.

Mr. Greer stated that his department does not track air quality and we only delay code enforcement when it comes to tall weeds and grass on days and weeks that there has been a very significant amount of rainfall.

Mr. Davis asked what defines tall grass and weeds.

Mr. Greer stated seven inches according to code.

Ms. Lowe stated that she loves the idea of a gas station and convenience store installing EV charging stations. She believes that this is a very progressive move and loves that this development is in the heart of Gladstone. Does the City have any charging stations?

Mr. Greer stated that we do have a number of charging stations throughout the city. They have a couple of them in the employee parking lot here at City Hall actually and then over by the Heights Apartments and he believes at Happy Rock Park as well.

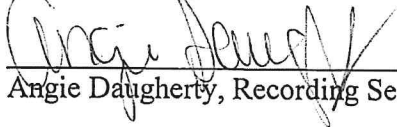
**Item 9 on the Agenda: Adjournment**

Chair Ebenroth adjourned the meeting at 7:41 pm.

Respectfully submitted:

  
Mike Ebenroth, Chair

Approved as submitted ☒

  
Angie Daugherty, Recording Secretary

Approved as corrected ☒