

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, September 5th, 2023
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: James New
Steve Beamer

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor

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 July 17th, 2023 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the July 17th meeting.

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

Item 4 on the Agenda: Consideration: On a Site Plan Revision for property located at 7200 N. Broadway Avenue Applicant Gerald W. Menefee P.E. Owner Mohammad Hafiz. *City Council consideration for this project is scheduled for Monday, September 25, 2023.*

Mr. Greer read from the staff report:

The applicant is requesting site plan approval for the purpose of constructing a new 5,000-square-foot gas station and convenience store at 7200 N. Broadway Avenue. This property is currently vacant and 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 two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the north property line to replace the removal of trees to accommodate stormwater infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

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. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72nd Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. 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.
9. 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.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial-grade bike rack on-site.
14. Install a new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.
15. Keep and maintain a 55-foot buffer of wooded tree line from the north property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four hundred (400) feet of any portion of the building.

The developer has agreed to all conditions.

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

Mr. Gerald Menefee stated that he is the engineer for this gas station and convenience store project. The project will have spaces for electric charging stations, a bio-filtration system to filter runoff water to meet the quality goals of the state, ten (10) fueling stations with a canopy and the building will be 5,000 square feet operating 24 hours per day. The drive-thru will be on the Kansas City, Missouri side of the project and the rest of the project will be entirely in Gladstone, Missouri. There will be two (2) drive approaches with one on Broadway Avenue and one on 72nd Street. There will be LED exterior lighting throughout the project, and the store will be built using a mixture of rock, brick and stucco. New sidewalk will be installed along Broadway Avenue and 72nd Street. The landscaping plan calls for a split between medium to small trees along the perimeter of the site, with a large number of trees placed along the north part of the site to fill in the open area. Mr. Menefee added that they will need to cut down some trees for stormwater infrastructure on the north side of the property and a retaining wall will then be installed.

Mr. Markenson asked what a post-construction stormwater plan is. He believes it should be a pre-construction stormwater plan, not a post.

Mr. Menefee stated that a post-construction plan is the long-term plan for dealing with stormwater on-site when construction is complete.

Mr. Greer stated that this is a condition that they will start seeing more frequently. The State of Missouri is asking local municipalities to incorporate these agreements in construction projects moving forward.

Mr. Markenson asked if this condition has been in previous projects and he just hasn't noticed it.

Mr. Greer stated that this is the first time City Staff has incorporated this condition and they will start seeing it more frequently.

Mr. Menefee stated that a preliminary stormwater control plan is effectively required by them to put fencing up.

Ms. Lowe asked if they have a percentage of how many trees they will likely have to cut down.

Mr. Menefee estimates up to 60% - 65% of the trees will need to be removed but they plan to replace around 40% with new tree plantings. The water filtration system that they are using unfortunately has to go where some of those trees are on the north side of the property.

Mr. Davis asked if the houses to the north of this property are in Kansas City.

Mr. Greer stated the first two houses along Broadway Avenue are in Gladstone and the third house from the west is in Kansas City, MO.

Mr. Murch asked about the City Staff checklist in their packet and why the Police Department never comments. He asked why they did not comment and why the Commission does not see traffic studies anymore.

Mr. Greer stated that he has been in this position for approximately six (6) years now and it has been rare that City Staff requires a traffic study, especially when a property is zoned for the

proposed use. He thinks that the Police Department is not being nonresponsive. He just thinks that if they do not have any concerns, they simply do not comment.

Mr. Murch said he would like to hear from Chief Farris or another Police Officer.

Mr. Nave asked if Mr. Menefee was aware of any other projects that the owners have around the Kansas City Metro area.

Mr. Menefee stated he is not sure about other projects that they have in the metro.

Mr. Davis asked about the water filtration system they are using and if they can use a different system to help save the heavily wooded tree line.

Mr. Menefee stated that for these types of projects, he usually likes to use underground or under pavement systems where the water flows to a permeable surface. The water will filter through a bunch of tree bark first then a special mixture of soil, sand and ash wood. He said they are limited on what type of system they can use due to site constraints.

Mr. Davis asked if he could point out where this basin would be located on the property.

Mr. Menefee pointed this location out on the screen.

Mr. Davis asked if this would be sodded.

Mr. Menefee stated yes, it will be.

Mr. Davis stated that he assumes you cannot plant trees on the basin.

Mr. Menefee stated no because it would cause weakness in the infrastructure.

Mr. Turnage asked if the main exit would be on 72nd Street.

Mr. Menefee stated that it is hard to determine what people will choose as their main entry point and exit, but he thinks both access points will be used fairly evenly.

Ms. Lowe asked if there would be a turn lane on Broadway to get into the convenience store property.

Mr. Menefee stated that as of now, there is not a turn lane on Broadway. The street is already pretty narrow and it may be challenging to incorporate a turn lane.

Mr. Ebenroth stated that the Post Office mail drop-off is right where the turn-in will be to get in and out of the convenience store. He asked if staff feel this will be an issue for getting people in and out of this location.

Mr. Greer stated that although there can be some busy times during the week when people drop off their mail, this isn't a location that is heavily traveled and hasn't been flagged as a potential issue to cause concern.

Mr. Ebenroth opened the meeting for public comment from the audience.

Mr. Raymond Marshall stated that his address is 401 NW 72nd Terrance. He has lived there for 31 years and has seen a lot of changes to Gladstone. He stated that traffic has gotten really busy, especially living next to the bowling alley and the post office. He thinks allowing a gas station and convenience store to be built here will be a very bad idea and he is worried about the trash coming into his yard.

Mrs. Vicky Marshall stated that her address is 401 NW 72nd Terrace and this project area is too tight and close to a residential area and it isn't a good location for a gas station and convenience store.

Ms. Lowe asked the Marshalls if there was anything other than what they had seen tonight from the presentations that would make this project more appealing to them.

Mrs. Marshall stated no and that she appreciates everything they are doing but maybe if they left the trees in place. She said she understands they can't do that because of the stormwater infrastructure though.

Mr. Davis asked about the trees by the retaining wall. He questioned if they could be more specific on what type of trees they plant.

Mr. Greer stated they could try and negotiate that into the project if the Planning Commission and City Council would like staff to pursue that.

Mr. Murch asked about a privacy fence in that area.

Mr. Greer stated yes, that is possible but isn't likely going to solve the visibility issue due to the significant grade change.

Mr. Markenson asked about the zoning history of this parcel.

Mr. Greer stated he wasn't aware that the zoning had ever changed on this parcel.

Mr. Markenson asked if this project is built and debris goes on the neighboring properties, what would happen if the neighbors called the City.

Mr. Greer stated that if trash comes onto someone's property, it becomes the property owner's trash. Also, all buffer zones are in compliance with this proposed project.

Ms. Middleton thought at one time a dentist owned this property and planned to build a practice on-site.

Mr. Greer stated that the current zoning does allow for a variety of possibilities for this site. At one point in time, Dr. Pollina, who owns the Dentistry for Children in Downtown Gladstone, owned this property.

Ms. Middleton stated that she understands the updated Comprehensive Plan wants Gladstone to be a more walkable city and be more environmentally friendly, but from her perspective, you can walk five (5) to ten (10) blocks and find multiple gas stations. She just doesn't think that we need another one.

Mr. Cookson stated that he is not a huge fan of the petroleum industry but this is a plan that has been submitted that is acceptable for the zoning and use. He thinks that they have to balance their personal feelings versus those of the comprehensive plan and the zoning code.

Mr. Murch stated that he is surprised that no one has brought up the gas station, fumes and the impact on the residential neighborhood, considering the City Council turned down a gas station and convenience store previously submitted for those very reasons. He's just not sure how this situation is any different.

Mr. Ebenroth closed the public hearing

MOTION: By Mr. Nave, second by Ms. Lowe to approve a Site Plan Revision property located at 7200 N Broadway.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	No
Chair Ebenroth	No
Ms. McGee	Yes
Mr. Davis	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Nave	Yes

The motion carried. (8-2)

Item 5 on the Agenda: Communications from the City Council

Mayor Jean Moore stated that the City Council had the opportunity to take a tour of the new Police Headquarters prior to the last Council meeting and it looks great. She thinks the plan for completion is in late October or the first of November and there will be a ribbon cutting. Shortly after completion of the Police Headquarters, the City Hall renovation will start and she is so excited for everyone to see both projects.

Item 6 on the Agenda: Communications from the City Staff

No communications from City Staff.

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

Mr. Murch stated that he read the Boards and Commission newsletter today and he saw that the City Council approved a small addition to Walmart for a health clinic. He asked if City Staff elaborate on this a bit.

Mr. Greer stated that Walmart plans to build a 5,000-square-foot urgent care called Walmart Health inside the building footprint at their location on M-1 Highway and 72nd Street. It will be located on the northwest side of the building.

Mr. Murch asked if this was a new venture for Walmart.

Mr. Greer stated that these urgent cares are new to Missouri. Representatives of Walmart have told staff that they plan on opening a few dozen of these urgent cares in Missouri, with a handful in the Kansas City Metro and, luckily, Gladstone is one of those locations.

Mr. Markenson asked about the Parkside at Hobby Hill apartments and if they are on schedule.

Mr. Greer stated construction is going well but getting supplies is holding them up. They have around 40 apartments almost complete and many people have inquired about renting them already.

Mr. Cookson wanted to thank the members of the public who came this evening. He encouraged them to share their thoughts at the City Council meeting when this will be heard.

Mr. Ebenroth stated that the City Council meeting will be on Monday, September 25th and they can voice their concerns one more time. The Planning Commission makes recommendations to the City Council, but it is ultimately up to the City Council to make the final decision. He said he voted no because he is concerned with the traffic. He would really like for the Police Department to do a traffic study.

Mr. Nave stated that there was a Police helicopter over his house recently. Apparently, there were some individuals trying to steal a vehicle. He is wondering if it would be possible on the City's social media to remind people to lock their cars and doors.


Mr. Greer stated yes, we can certainly do that.


Ms. McGee stated that the Police Department does have vehicle locks available for specific models of cars, and she appreciates the City trying to help.


Item 8 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:48 pm.

Respectfully submitted:


Mike Ebenroth, Chair

Approved as submitted 


Angie Daugherty, Recording Secretary

Approved as corrected 