

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, October 16th, 2023
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: James New
Chase Cookson, Vice Chair
Mike Ebenroth, Chair

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

Secretary Ms. Lowe led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the October 2nd, 2023 Minutes. Secretary Ms. Lowe asked if there was a motion to approve the minutes from the October 2nd meeting.

Mr. Beamer moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 9-0.

Item 4 on the Agenda: Consideration: On a Re-Plat for 6889 N. Oak Trafficway (Northland Innovation Campus) – Lots 1, 2 & 3.

Applicant: Douglas Stone, Lewis Rice LLC

Owner: KCP Fee Owner 4, LLC.

City Council consideration for this project is scheduled for Monday, November 13, 2023.

Mr. Greer read from the staff report:

Currently, this development has a parking lease that terminates on December 31, 2039. Once the parking lease terminates, the office lot will have no dedicated parking. This re-plat of the office lot and parking lot will help address this future issue for the property owners.

Douglas Stone, who is the applicant and legal counsel for this project, will be present at the Planning Commission and City Council meetings to answer questions on behalf of the property owners.

Recommended conditions include editing the final plat to reflect the current Mayor of the City of Gladstone.

City Staff recommends that the request be approved.

Mr. Stone is the applicant of this re-plat. He stated that this property is one lot with an office building and one lot for the parking and undeveloped land. The plan is to make the building and parking lot one parcel, and the city would retain the undeveloped land, which appears to be primarily drainage.

Mr. Markenson asked about the history of the building and whether or not the city financed and built the facility.

Mr. Greer stated that the property currently has a Chapter 100 Bond incentive package but the project was financed and built privately.

Mr. Markenson asked if the building is now owned privately.

Mr. Greer stated that on paper, technically, the City of Gladstone owns the project, but it is truly owned privately.

Mr. Markenson asked who owns the parking lot.

Mr. Greer stated the private developers truly own it, but technically on paper, the City does.

Mr. Markenson asked if this is a re-plat to add more parking.

Mr. Greer stated no, this is not a re-plat to add more parking. There is a timing discrepancy from when the parking lease agreement and the Chapter 100 Bond ends. This re-plat, paired with amending the Chapter 100 Bond at an upcoming City Council meeting will couple both agreements together ending the discrepancy for the private owners.

Mr. Stone stated that Mr. Greer is right, the city did not finance the project. In the Chapter 100 Bond process, the city issues bonds that the private developers buy then they pay rent equal to the bond payment. They still have to go to a bank and secure money to build the project. When Mr. Greer says the City owns the office building and they own the parking lot, technically the city owns the office building and leases it to them. The city technically owns the entire area. What they are doing is they have a lease for the parking lot, but because the parking surface and the green space are all one lot, they don't need the green space. The city would like to keep that green space. When the Chapter 100 Bond ends, the property becomes the private owner's property, but the

parking lot needs to be owned by them too. The only way they can get the surface lot and not get the green space is to break that into two lots by re-platting the property.

Ms. Middleton asked that the green space reverts back to the city.

Mr. Stone stated that the city technically owns it now, and will continue to own it into the future.

MOTION: By Mr. Beamer, second by Ms. Markenson to approve a Re-Plat for Northland Innovation Campus – Lots 1, 2 & 3. Address 6889 N. Oak Trafficway.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Mr. Beamer	Yes
Ms. McGee	Yes
Mr. Davis	Yes
Ms. Lowe	Yes
Mr. Nave	Yes

The motion carried. (9-0)

Item 5 on the Agenda: Communications from the City Council

Mayor Jean Moore stated that she has no comments tonight.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer stated that Mr. New resigned from the Planning Commission this past week and that we have Board and Commission interviews coming up in November if you all know anyone who would like to serve. We have posted openings in the Dispatch, social media, website and other avenues as well. You all are invited to the Police Headquarters ribbon cutting ceremony on Friday, November 17th at 10 a.m. Also, thank you to Ms. Lowe for stepping up tonight and leading this meeting.

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

Mr. Turnage stated this Friday the 20th is Friday Fright Night at Oak Grove Park.

Mr. Markenson stated that he will be sending Ms. Daugherty some information that she will forward to the commissioners regarding a speaker at the Kansas City Library. He will be speaking on the topic of city planning and zoning.

Item 8 on the Agenda: Adjournment

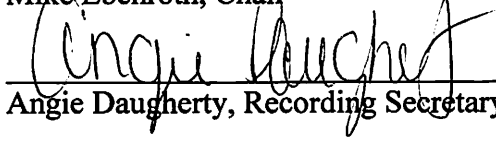
Secretary Ms. Lowe adjourned the meeting at 7:13 pm.

Respectfully submitted:



Mike Ebenroth, Chair

Approved as submitted



Angie Daugherty, Recording Secretary

Approved as corrected

