

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone Community Center
Tuesday, January 16th, 2024
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
Mike Ebenroth, Chair
Joseph Brancato

Absent: Chase Cookson, Vice Chair

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor
R.D. Mallams, City Council Member

Item 2 on the Agenda: Pledge of Allegiance.

Chair Mr. Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the October 16th, 2023 Minutes. Secretary Ms. Lowe asked if there was a motion to approve the minutes from the October 16th meeting.

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

Item 4 on the Agenda: Consideration: On a Special Use Permit for three (3) years on property located at 1900 & 1904 NE Englewood Road.

Applicant: Cathy McIntire

Owner: A Turning Point

City Council consideration for this project is scheduled for Monday, February 12, 2024.

Mr. Greer read from the staff report:

The applicant is requesting a three (3) year Special Use Permit to operate a social services organization at 1900 & 1904 NE Englewood Road. The need for a Special Use Permit at this location is because A Turning Point is operating a social services organization in a R-1 Single-Family zoning district. For comparison, Synergy Services and the Northland Shepherd's Center are located in commercial zoning districts along commercial corridors adjacent to North Oak Trafficway and NE Antioch Road.

In 2023, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

The applicant has requested to edit the following conditions:

- Condition #4 – Allow for the repurposed space in the southeast wing of the recreation center (gymnasium building) to be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies.
- Condition #15 - Facilitate community meetings quarterly instead of every other month.

City staff finds these edits reasonable and is agreeable to them.

In summary, A Turning Point provides the following services:

- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Idemia (New) – Fingerprinting & background check services
- Institute Program (New) – Skilled trades and workforce development
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job training programs
- Gymnasium

Cathy McIntire, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this three (3) year Special Use Permit.

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.

2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A 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 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit allows for the following uses at 1900 & 1904 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Idemia services for fingerprinting & background checks
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Day Center Services (Guesthouse)
 - Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.
 - Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.
 - Community Meetings
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - The Institute job training programs for skilled trades and workforce development
 - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities. The repurposed space in the southeast wing can also be used for individuals to eat, meet privately with social workers/mental health counselors, and store supplies. Shower and laundry facilities are prohibited.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. The six (6) foot privacy fence, as well as the property located north and south of and adjacent to the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.

10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck 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.
12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
13. ATP shall submit an annual report of services provided by program type to Community Development as an attachment to any Special Use Permit renewal application. ATP shall track all service usage by residence. For clients that are currently houseless, ATP shall attempt to determine previous locations of habitation.
14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP. ATP shall provide these educational materials and operational procedures to the Community Development Department within fourteen (14) days upon request.
15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department and area residents, property owners, parents, churches, and businesses to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to participants and the Community Development Department within seven (7) days of each such meeting.
16. Continue to operate and update the existing emergency and security plan. If updates occur, submit the updated plan to the Community Development Department and Police Department within fourteen (14) days of the implementation date.
17. Continue to operate and update the existing plan that provides for a volunteer or staff onsite monitor/greeter to be present during peak Guesthouse hours who is responsible to oversee access to the property and to facilitate pedestrian clients onto and off of the property. If updates occur, submit the updated plan to the Community Development Department within fourteen (14) days of the implementation date.
18. Continue to operate and update rapid communication tools that allow area residents to alert ATP of concerns as they arise. ATP shall provide the Community Development Department with information regarding the mechanisms developed to continue implementation of this requirement. ATP shall document the number, type of concern, and outcome of each response and submit the resulting data to the Community Development Department upon request and as part of any future Special Use Permit renewal application.
19. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and

discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.

20. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

*The leadership of A Turning Point and city staff are in agreement on all conditions.

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

Ms. McIntire stated that Austin Greer has mentioned some of the new programs and things that are happening around their space and that she is happy to answer any questions they may have. A Turning Point has also done their very best to follow all of the rules and regulations the city has set for them.

Mr. Turnage asked about condition #15 and the quarterly meeting. How did you publicize it?

Ms. McIntire stated that they publicize the meeting in flyers, Facebook and on their website.

Mr. Turnage asked if they have already had some meetings.

Ms. McIntire stated yes, every other month since last March.

Mr. Turnage asked how many people would attend.

Ms. McIntire stated sometimes ten people or sometimes two. Mr. Greer has been to all of them.

Mr. Markenson asked about bus service in that area since Gladstone does not have the city bus service anymore. He asked if that has affected their operations.

Ms. McIntire stated that yes, it has put a damper on their clients getting to them but it has not affected their operations for the number of clients they are serving. Some of their clients are actually using IRIS to get to their property.

Mr. Markenson asked about the missionaries that visit. Where are they coming from and what do they do?

Ms. McIntire stated they are here for community service and the program is called Youth Works. The missionaries come in and stay usually four to five nights and do work throughout the metro.

Mr. Murch asked how would she describe her relationship with the Gladstone Police Department.

Ms. McIntire stated that she feels like they work together well. If they need the police, all they do is call and if they find someone that needs our assistance, they bring them to us occasionally.

Mr. Murch stated that he talked with some residents around that area and he has heard no complaints or if they had any problems with A Turning Point.

Mr. Davis asked if condition #12 was in the staff report last year.

Mr. Greer stated yes.

Mr. Davis asked if all the missionaries that were mentioned earlier were primarily from out of state or maybe just needing a place to stay for a night.

Ms. McIntire stated that all of the missionaries that they have hosted at this time have been out of state.

Mr. Beamer asked City Staff now that they have some history with Turning Point, what has been the experience in terms of complaints over this past year for residents or businesses? If there have been any complaints, how have they been resolved?

Mr. Greer stated that Community Development has not received any additional negative comments that are different from the first hearing in March 2023. There is a gentleman here tonight, Luther Salonen, representing the Lutheran church across the street and he would like an opportunity to speak later in the hearing. The Police Department has not notified Community Development staff of any major issues over the past year.

Ms. McIntire stated that the primary pushback from last year was from the church across the street, Holy Cross. They worked really hard to build a working relationship with them and they communicate mainly with their preschool director because she is there during the day. There have been maybe three or four phone calls this year asking for A Turning Point's help. She feels like they have crossed a bridge with the church and have a system down that seems to be working.

Mr. Nave asked about condition #18 referencing a rapid communication plan. Can she explain what that is exactly?

Ms. McIntire stated that this is mainly for Holy Cross Church. They bought walkie-talkies for them, but they usually just call using cell phones.

Mr. Nave asked if all of these calls are documented.

Ms. McIntire stated yes, they are.

Mr. Ebenroth invited Mr. Luther Salonen from Holy Cross Lutheran Church to speak.

Mr. Salonen stated that he is one of the leaders with the Holy Cross Lutheran Church. They have documented 25 incidences over the last year that have happened. Sometimes it is someone just wandering around and other times a person wants money from parents who are dropping off their children. Sometimes these people will also bang on the door and try and get into the church. He gave a report to Austin Greer tonight regarding the information. They have had to add more security and cameras to help with this situation and their enrollment for preschool has dropped 12%. There was one incident that happened when a preschool worker arrived at work around 6:30

a.m. and a homeless guy was sleeping nearby. He followed this worker to the door and knocked on the door. He said he was not dangerous and that he just had a small bat, which was very intimidating to the employee. He just wishes that A Turning Point was not located in a residential area.

Ms. Middleton stated that over this last year, you only contacted A Turning Point approximately three times for their help.

Mr. Salonen stated yes, this is probably true.

Ms. Middleton asked why they didn't call A Turning Point for more help.

Mr. Salonen stated that sometimes they thought it would be better to just call the police. Leadership thinks the police can do more.

Mr. Markenson stated that he doesn't recall anyone saying that there was a daycare across the street last year with the initial Special Use Permit.

Mr. Salonen stated that he recalls this being discussed last year at the Planning Commission and City Council meetings.

Ms. Lowe asked if any citations were issued in the incident that was brought up.

Mr. Salonen stated he wasn't sure, but if they call 911, then it is recorded. But if they call 311, it isn't.

Ms. Middleton asked about the 12% enrollment drop. She asked if he has any previous data from the past couple of years.

Mr. Salonen stated that they have been running around 75% to 85% full and now they are down to approximately 65%.

Mr. Nave asked about the comments from the Gladstone Police regarding excessive phone calls or issues.

Mr. Greer stated that since this is a one-year special use permit, they meet with A Turning Point every other month for a year. Captain Karl Burris with the Gladstone Police Department would come to those meetings as well. They would monitor A Turning Point and the surrounding areas closely over the last year and the Police Department has not stated that there have been any substantial incidences out of the norm.

Mr. Beamer asked what the hours of drop-off and pick-up are for the kids.

Mr. Salonen stated they start at 6:30 a.m. and usually everyone is gone by 3:30 p.m. Sometimes there are kids there until after 6:00 p.m.

Mr. Beamer asked if it would help the church if A Turning Point had a volunteer that would monitor the church between these hours and if someone was creating an issue, then the volunteer could help get them off the church property.

Mr. Greer stated they currently do have volunteers that monitor the property. If the church has any issues, all they need to do is call A Turning Point and the staff will go over to help. A Turning Point monitors this and documents this all year long.

Ms. McIntire stated that what Austin Greer stated was accurate, but they also installed security cameras on their building that point at the church's parking lot.

Mr. Beamer stated that maybe if there was more security at those peak times to help monitor the church, this would help.

Ms. Lowe stated that it sounds complicated since the church is in Kansas City, Missouri and A Turning Point is in Gladstone. She doesn't see how we could make A Turning Point accountable for what is happening in Kansas City, Missouri. It sounds like the staff and the agency have put together a tightly woven project plan. She thinks the security at the church should be on the church.

Mr. Markenson asked how many years is a conventional Special Use Permit good for.

Mr. Greer stated that the conventional special use permit process is one year for the first, three years for the second, and five years for the third.

Mr. Davis asked about possibly doing another one-year permit.

Mr. Greer stated that if the Planning Commission agrees with another one-year special use permit then he would pass that information along to the City Council at their upcoming meeting.

Ms. McGee stated that they have meetings that are required quarterly that have been ongoing. They have a number of conditions and new programs being added and City Staff have been in contact with A Turning Point. She doesn't feel that cutting this off to one year buys us anything that those meetings and conversations don't already create. She would rather see three years of consistency and providing some of these much-needed services. The whole goal is to help people get jobs and not need these services anymore. The longer we can keep this service, the faster we can get these people off the street.

Mr. Murch stated what he is hearing is that Mr. Salonen and Holy Cross church is holding A Turning Point responsible for all of these people that are on their premises and walking the streets and sidewalks. He is hearing that part of the problem with Holy Cross church's daycare and membership is that A Turning Point is in their residential area. He stated that they are running a for-profit early education childcare facility from the church. Where does the line come when Holy Cross is responsible for its own security and protection and stop blaming A Turning Point?

Mr. Sullivan stated that they didn't have the amount of homeless traffic and problems that they are having now before A Turning Point moved in across the street.

Mr. Greer interjected and stated that Mr. Murch's point is taken, thanked Mr. Salonen for sharing his information and requested that the Planning Commission move the conversation along.

MOTION: By Ms. Middleton, second by Ms. McGee to approve a Special Use Permit for three (3) years located at 1900 & 1904 NE Englewood Road.

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
Mr. Brancato	Yes
Chair Ebenroth	Yes

The motion carried. (11-0)

Item 5 on the Agenda: Planning Commission Election of Officers:

Mr. Steve Beamer for Chair, Motion by Mr. Davis, Second by Mr. Markenson - Motion carried 11-0.

Mr. Cameron Nave for V-Chair, Motion by Ms. Lowe, Second by Ms. McGee - Motion carried 11-0

Ms. Brenda Lowe for Secretary, Motion by Mr. Beamer, Second by Mr. Markenson -Motion carried 11-0

Item 6 on the Agenda: Planning Commission Representative for the Capital Improvement Committee:

Mr. Beamer would like to nominate Mr. Cameron Nave for the Capital Improvements Committee position. Motion carried 11-0

Item 7 on the Agenda: Communications from the City Council

Mayor Moore welcomed Joseph Brancato to his first meeting and congratulated the new officers. She stated the City Hall renovation is still on schedule and will hopefully be completed by the last week in March to the first week in April. The City also renewed their contract with IRIS for three more months. Thank you.

Item 8 on the Agenda: Communications from the City Staff

Mr. Greer welcomed Mr. Joesph Brancato and asked Mr. Brancato to introduce himself to the other Planning Commissioners.

Mr. Brancato stated that he has lived in Gladstone for the last 25 years and wanted to be part of this committee to be more involved and voice his opinion on what is going on in Gladstone.

Mr. Greer stated that the city has a Boards and Commissions meet and greet on January 31st at Summit Grill from 4:00 p.m. to 6:00 p.m. Please email or call Becky Jarrett to RSVP.

Item 9 on the Agenda: Communications from the Planning Commission Members

Mr. Markenson asked what is going on at the vacant lot on 72nd Street and Prospect.

Mr. Greer stated that the church met with Alan Napoli and I a couple of weeks ago. They plan to add a parking lot on the north side of the lot and they would also like to add a building addition to the north of the existing church. They are planning another expansion to the west side of the existing church in a future phase. The church is currently working on their plans.

Mr. Beamer wanted to thank Mike Ebenroth and Chase Cookson for serving on this commission. He also wanted to thank everyone for their vote as Chair.

Mr. Turnage stated that he wanted to thank Public Works for shoveling the snow on his road.

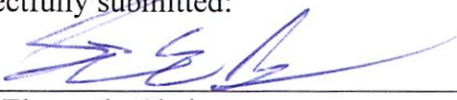
Ms. Lowe wanted to thank Mike Ebenroth for his service and that she looks forward to the upcoming year. She also thanked city staff for their hard work and guidance.

Chair Ebenroth wanted to thank everyone for the last two years for all of their hard work.

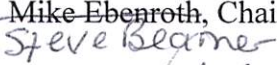
Item 10 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:52 pm.

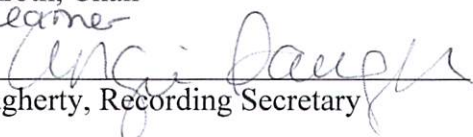
Respectfully submitted:




Mike Ebenroth, Chair



Steve Beamer



Angie Daugherty, Recording Secretary

Approved as submitted 

Approved as corrected 