

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone Community Center
Monday, April 1st, 2024
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Chase Cookson
Joseph Brancato

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the January 16th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the January 16th meeting.

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

Item 4 on the Agenda: Consideration: On a Site Plan Revision on property located at 2610 NE 60th St.

Applicant/Architect: Erin Bardon, RA/BNB Design, LLC

Owner: Chuck Properties

City Council consideration for this project is scheduled for Monday, April 22, 2024.

Mr. Greer read from the staff report:

The Applicant is requesting a site plan revision for property located at 2610 NE 60th Street to build a veterinarian clinic. This is a brand new facility for the Animal Clinic of the Woodlands and will be adjacent to the clinic they own at 2770 NE 60th Street.

Previously, this property was a dilapidated car wash that has been demolished in recent years. Currently, this property is vacant and zoned appropriately for this type of clinic. In the past, City Staff has been made aware that storm water from this site has caused some issues for the Mid Continent Public Library that is adjacent and sits below this site. Staff is working with Ms. Bardon's team to address these issues for both locations.

The primary exterior building materials being used for construction are the following:

- Hardie board siding
- Faux stone veneer
- Architectural shingles

The final approval for the site-plan revision will be considered by the City Council on Monday, April 22nd at 7:30 p.m. in the City Council Chambers of City Hall.

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

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All new manicured grass and new landscaped areas shall be irrigated and maintained in perpetuity.
4. 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.
5. All exterior lighting shall be LED and comply with city code.
6. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
8. Install one (1) commercial bike rack on-site.
9. The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
10. 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.
11. Incorporate storm water best management practices (BMPs).
12. Complete a Post-Construction Maintenance Agreement for storm water facilities.

The property owner has agreed to all conditions.

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

Mr. Greer stated that the applicant and the owner are there tonight.

Ms. Erin Bardon stated the building itself will be a one story. 10,000 square foot building with 10 exam rooms, two surgery suites, a dental suite, a physical therapy room and support spaces. The building itself is a rustic modern design.

Ms. Middleton asked about the parking spaces and run off. If we had fewer parking spaces would that help with the run off?

Mr. Greer stated that it would probably help. He thinks the way the they designed the storm water will more than accommodated it. They will have a couple of comments from Tim Nebergall to improve their storm water. The city was not concerned about the number of parking spaces.

Ms. Bardon stated that they really worked to orient the building and the parking to help with the water issues.

Mr. Greer stated the very south side of the property there is a lot of green space that will be undisturbed so there will be a lot of mitigation.

Ms. Middleton stated that less pavement less issues.

Mr. Greer stated that the city has parking requirements that they have to abide by. He agrees with her that on certain projects sometimes less is better. But on this site it is big enough that the city thinks it will be ok.

Mr. Nave stated he drove by the adjacent property that morning. Are they keeping both buildings?

Ms. Bardon stated that they are both going to remain.

Mr. Nave asked what the purpose of the existing building?

Ms. Bardon stated it will continue to be serving as there boarding and grooming.

Mr. Turnage asked about the commercial bike rack at this clinic.

Mr. Greer stated that they are trying to find low cost measures to incorporate to new projects for walkability and biking. The city has a few employees that bike to work. Mr. Greer understand that someone will probably not bike with their pets but employees might want to bike to work.

Mr. Murch asked about the bike rack and encouraging bike traffic in an area that there are no sidewalks and in an area where it is kind of sketchy.

Mr. Greer stated that there are sidewalks that lead to the vet clinic and he believes they are going to finish some there. He thinks if they have to opportunity to incorporate into the site he thinks they should try. Antioch could probably be better on a sidewalk perspective.

Ms. McGee stated that legally if you are over a certain age that you have to bike on the street not the sidewalk. She thinks the age is around 10 or 12. Most people that are taking an animal to a clinic will have to bike in the street.

Mr. Murch stated that the minimal cost to him may not be the minimal cost to the owners.

Mr. Greer stated that the cost will be around \$200.00.

Mr. Beamer stated that in America today new development incorporates bike racks in their plans.

Mr. Greer stated when they put these conditions together it is a conversation that goes back and forth between him and the architect and ownership. If the ownership was not ok with the bike rack they would have told him that.

Mr. Davis asked about the materials being used on the front of the building facing the street.

Ms. Bardon stated that is where most of the stone is going.

MOTION: By Mr. Ebenroth, second by Ms. Lowe to approve a Site Plan Revision located at 2610 NE 60th St.

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

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Mayor Moore stated that she wanted to remind everyone on the election that is coming up tomorrow. They will be voting for Clay County Health Board Trustees, four seats on the North Kansas City School Board and two seats on the Gladstone Council.

On April 8th they will have their first City Council Meeting on the new renovated City Hall. She is anxious for everyone to see the new space. This will be an important meeting were they will swear in the Mayor and at that time swear in the two new Council Members.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer stated that this will be our last meeting at the Community Center. The big move back to City Hall is tomorrow. They hope to be operational by tomorrow afternoon. Wednesday and Thursday will be busy couple of days of unpacking. They well be set up to take payments.

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

Ms. Middleton asked when they will be able to see the renovation of City Hall.

Mayor Moore stated that they are having a ribbon cutting ceremony on April the 26th at 10:00am.

Ms. Lower stated she really appreciated the training done. She thinks it was a good thing for the whole commission.


Mr. Ebenroth stated that he is glad that something is finally being built on that property. It has been an eye sore for a long time.

Mr. Beamer stated that he is happy that someone is building on that site as well. To have a business reinvest in the community is a great thing. He hopes the construction goes smoothly and the new space is everything they want it to be.

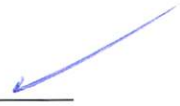
Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:16 pm.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 