

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, June 17th, 2024
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Katie Middleton
Bill Turnage
Jennifer McGee
Joseph Brancato
Cameron Nave, Vice-Chair
Robert Wilson
Steve Beamer, Chair
Chase Cookson
Brenda Lowe, Secretary
Kim Murch

Absent: Mike Ebenroth

Council & Staff Present:

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

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 May 20th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the May 20th meeting with edits to the titles of Brenda Lowe and Cameron Nave

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

Item 4 on the Agenda: Consideration: On a Re-Plat for parcel number 17208000902200 on property located at 198 & 200 Pointe Dr.

Applicant/Owner: Tom Sanford
Architect/Engineer: Robert Young, RL Buford & Associates

City Council consideration for this project is scheduled for Monday, July 8, 2024.

Mr. Greer read from the staff report:

The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

City staff recommends that the Planning Commission approve the plat as submitted.

Mr. Robert Young stated that he is here to represent the owners. If anyone has any questions he will answer them.

Ms. Middleton asked what was there before and what it is now.

Mr. Greer stated it used to be all one parcel of vacant land. This homebuilder bought the vacant property and constructed two brand new townhomes to own or sell. Construction is coming to a close and they are ready to re-plat the property or do a lot split so that addresses 198 and 200 can be established before the closing.

Mr. Nave asked if the lot was vacant previously.

Mr. Greer stated yes, it was vacant and this is new construction. From the Comprehensive Plan, the middle type housing is something the City of Gladstone calls for. Although, these are large townhomes, probably close to 3,000 square feet, it is still considered middle housing.

MOTION: By Ms. McGee, second by Ms. Middleton to consider a Re-Plat located at parcel number 17208000902200.

Vote: Mr. Wilson	Yes
Mr. Brancato	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Mr. Nave	Yes
Mr. Murch	Yes
Ms. Lowe	Yes
Mr. Cookson	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Councilmember Jean Moore wanted to thank everyone for being there. City Hall will be closed Wednesday, June 19th in honor of Juneteenth . She would urge everyone to take advantage of all

the activities at Linden Square happening this summer. There are concerts on Fridays and some Saturdays and the next concert will be this Friday, June 21st. The band playing will be Lyin Eyes which is an Eagles tribute band. Theatre in the Park is at the end of the month, June 28th, 29th and 30th and they will be performing Fiddler on the Roof. She wanted to give the Planning Commissioners an update regarding the gas station c-store at the corner of Broadway and 72nd Street that they sent to the City Council. They heard the application and they continued it to the July 8th City Council meeting in order for their engineer to provide more information in regard to traffic, bigger semi-trucks having access to the property for deliveries and allowing people to access the property safely.

Chair Beamer stated that from what he understands the issue of getting the gas trucks in and out of the parking lot to offload gas was a consideration that didn't come to mind with this group and he never thought of it either. Apparently, Council did recognize it as an issue and it is being revisited to make sure that these trucks can enter and exit this property safely.

Item 6 on the Agenda: Communications from the City Staff

No communication from City Staff.


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

Mr. Turnage wanted to thank the Public Works Department for sponsoring the electronics disposal last Saturday morning at 9:00 a.m.

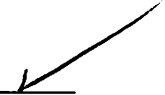
Item 8 on the Agenda: Adjournment

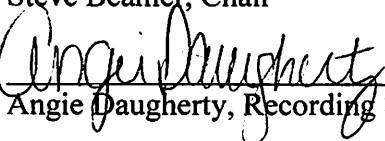
Chair Beamer adjourned the meeting at 7:09 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 