

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, July 15th, 2024
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Katie Middleton
Bill Turnage
Jennifer McGee
Cameron Nave, Vice-Chair
Robert Wilson
Steve Beamer, Chair
Brenda Lowe, Secretary
Kim Murch
Mike Ebenroth

Absent: Joseph Brancato
Chase Cookson

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 June 17th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the June 17th meeting.

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

Item 4 on the Agenda: Consideration: On a Re-Plat for parcel numbers 13909000202305, 13909000104300, 13909000201001 and 13909000201000.

Applicant/Owner: Alan & Gwendolyn Van Asselt
Architect/Engineer: Robert Young, RL Buford & Associates

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

Mr. Greer read from the staff report:

The applicant is requesting that the city approve a re-plat that would enable the property owner to combine four (4) separate parcels into one (1) parcel. The combination of these parcels equals approximately 15.48 acres.

The property owner plans to build a single-family home on this property and construct a private driveway at the end of the dead-end street located on NW 59th Street for access. Also, the submitted plat will need to be amended to reflect Clay County instead of Platte County Missouri.

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

Mr. Alan Van Asselt (owner) stated he purchased the property about a year ago and his plan is to build a single-family home. The driveway cuts across multiple parcels and he wants to re-plat it to ease the few concerns of the neighbors that thought he wanted to secretly build a housing development. Hopefully, this gives them peace of mind and makes my planning and building process easier.

Mr. Murch asked whose responsibility is it to get the utilities to the house.

Mr. Van Asselt stated it would be his and he understands that it will likely be expensive. The city will tell them where to lay out the sewer line and they will have to work directly with the other utility companies to figure out the logistics.

Mr. Murch asked why a re-plat is needed.

Mr. Van Asselt stated that there are four separate parcels and the long driveway, house and outbuilding will cross them in some ways. Re-platting the multiple parcels into one will just make things easier.

Mr. Greer stated it will make the process simpler and easier on the property owner as well as ease the neighbors minds that this will not be subdivided in the future for a large residential development.

Mr. Murch stated that he drove down the private driveway and asked if the house is going to be built at the end of the driveway.

Mr. Van Asselt stated yes, it is.

Mr. Murch asked where the outbuilding is going.

Mr. Van Asselt stated that when you get to the end of the driveway, the last section of gravel on the right-hand side is where the outbuilding will be built.

Mr. Murch asked if they are going to remain having single access to the house and will the driveway remain gravel?

Mr. Van Asselt stated that the City is allowing them to pave the first 450 feet and then convert to gravel but will likely end up paving the entire road. Yes, we plan to only keep the one access point.

Mr. Murch asked if there is a lot of rock on the property.

Mr. Van Asselt stated yes, that is what he has heard and seems likely from the research that has been completed on the property.

Mr. Murch asked where will they get the utilities from.

Mr. Van Asselt stated that they believe they are all coming in from 59th Street but the property also bumps up against Main Street, so if that is easier and more cost effective that may be the route we choose.

Mr. Murch asked if the City has to provide fire protection for them.

Mr. Greer stated that that we provide fire and ems services to all citizens and business owners.

Mr. Beamer stated that whatever city code requires in terms of utility access will all be a part of the building permitting process to ensure everything is in order.

Mr. Greer stated that is correct sir.

Mr. Murch asked how they would access the parcels today.

Mr. Van Asselt stated that the driveway provides access.

Mr. Murch asked if the driveway was always there.

Mr. Van Asselt stated that the driveway was constructed three months ago.

Mr. Murch asked if this remained four individual parcels, would you only have access to one off of 59th Street?

Mr. Van Asselt stated if someone purchased the back parcel that they would have no way to access that parcel. He believes that at one time there were plans for a housing development.

Mr. Murch asked if Main Street is a dead end to the property, would that be city property that goes unto Main Street?

Mr. Napoli stated that there is no city right of way back there and N. Main Street is currently a dead end street.

MOTION: By Ms. Lowe, second by Mr. Turnage to consider a Re-Plat located at parcel numbers 13909000202305, 13909000104300, 13909000201001 and 13909000201000.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Mr. Nave	Yes
Mr. Murch	Abstained
Ms. Lowe	Yes
Mr. Ebenroth	Yes

The motion carried. (8-1-0)

Item 5 on the Agenda: Communications from the City Council

Council Member Moore stated that she wanted to fill them in on what happened at the City Council meeting regarding the C-store and gas station on 72nd and Broadway. The Council ultimately turned the project down. She doesn't want to speak for the rest of the council members, but she thinks the primary issues revolved around access and traffic. They did come back with a drawing to show how the fuel trucks will come in and out of the property, but not enough was shown to persuade the council that this project wouldn't cause issues on Broadway.

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

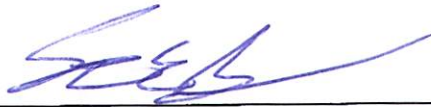
Mr. Ebenroth wanted to apologize for missing the last meeting.

Mr. Nave stated that the fireworks at Oak Grove Park were great.


Item 8 on the Agenda: Adjournment


Chair Beamer adjourned the meeting at 7:13 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 