

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 19th, 2024
7:00 p.m.

Item 1 on the Agenda: Roll Call.

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

Absent: Katie Middleton

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 July 15th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the July 15th meeting.

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 address 300 NE 58th Ter.

Applicant/Owner: Roger Wilson

City Council consideration for this project is scheduled for Monday, September 9, 2024.

Mr. Greer read from the staff report:

Mr. Roger Wilson is requesting a re-plat and re-zone of 1.49 acres located at 300 NE 58th Terrace. Mr. Wilson plans to keep Lot 1 (1 acre) and sell Lot 2 (0.49 acres) which has an existing building,

parking spaces and playground. Historically, the building located on Lot 2 has been operated as a private childcare facility in an existing non-conforming way, but is the incorrect zoning for this type of use. Since the property is being re-platted and sold, City Staff and the applicant believe that this is an opportune time to remedy the split-zoning situation and bring the property into compliance with a private childcare and school type of use.

Mr. Wilson has shared with City Staff that Lot 2 is currently under contract to be sold to Alecia and Deron Jones who own Brighton Learning Center, which is a private childcare facility. Mr. and Mrs. Jones own and operate two (2) other child care facilities within the City of Gladstone and are looking to expand once again at this location.

Currently, this property is a split-zoning of R-3 Garden Apartment Residential and CP-0 Planned District, Non-Retail (Office). In order to legally operate a private school or childcare facility, Lot 2 will need to be re-zoned to CP-1, Planned Local Business District.

Given the property's close proximity to the N. Oak Trafficway commercial corridor and its surrounding zoning designations and uses, it is City Staff's opinion that re-zoning this property from CP-0 to CP-1 is an adequate solution.

City Staff recommends that the request be approved.

MOTION: By Ms. McGee, second by Mr. Ebenroth to consider a Re-Plat located at 300 NE 58th Ter.

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

The motion carried. (10-0)

Item 5 on the Agenda: Consideration: Zoning change for property located at 300 NE 58th Ter

MOTION: By Ms. Lowe, second by Mr. Cookson to consider a zoning change located at 300 NE 58th Ter.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Mr. Cookson	Yes
Chair Beamer	Yes
Ms. McGee	Yes

Mr. Nave	Yes
Mr. Murch	Yes
Ms. Lowe	Yes
Mr. Ebenroth	Yes
Mr. Brancato	Yes

The motion carried. (10-0)

Item 6 on the Agenda: Communications from the City Council

No communication from City Council.

Item 7 on the Agenda: Communications from the City Staff

No communication from the City Staff

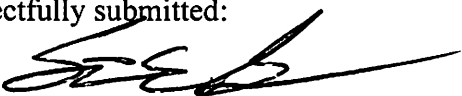
Item 8 on the Agenda: Communications from the Planning Commission Members

Ms. McGee stated that school starts this week so please watch out for the kids.


Item 9 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:07 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 