

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, January 21st, 2025
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
Katie Middleton
Nick Smith

Absent:

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Tina Spallo, 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 August 19th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the August 19th meeting.

Mr. Turnage moved to approve the minutes; Mr. Brancato seconded. The minutes were approved, 12-0.

Item 4 on the Agenda: Consideration: On a Re-Plat for address 7204 – 7208 N Oak Trafficway.

Applicant/Owner: Charles Poisner, CP Enterprises II, LLC
Surveyor: John Young, J&J Survey

City Council consideration for this project is scheduled for Monday, February 10, 2025.

Mr. Greer read from the staff report:

Mr. Charles Poisner has submitted a request for the city's approval of a re-plat to subdivide an existing parcel of approximately 0.55 acres (23,762 square feet) into two separate parcels. The single parcel currently contains two contiguous buildings located at 7204 and 7208 N Oak Trafficway.

The purpose of the re-plat is to allow Mr. Poisner to divide the property into two parcels to facilitate its sale to the current tenants occupying the respective buildings.

Lot 1A (7204 N Oak Trfy): Approximately 0.48 acres (20,708 square feet)

Lot 2A (7208 N Oak Trfy): Approximately 0.07 acres (3,054 square feet)

Mr. Poisner has secured all necessary ingress, egress, and use easements required to support the proposed subdivision of the property.

City Staff recommends that the request be approved.

Chair Beamer asked for a motion to approve the replat for address 7204 – 7208 N. Oak Trafficway.

MOTION: By Ms. Lowe, second by Mr. Ebenroth to consider a Re-Plat located at 7204 – 7208 N. Oak Trafficway.

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
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (12-0)

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

Mr. Cameron Nave for Chair, Motion by Ms. Lowe, all in favor aye- Motion carried 12-0.

Mr. Steve Beamer for V-Chair, Motion by Mr. Nave, all in favor aye- Motion carried 12-0

Ms. Brenda Lowe for Secretary, Motion by Mr. Nave, all in favor aye -Motion carried 12-0

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

Chair Beamer nominated both himself and Mr. Cameron Nave, the new Chair, on the committee along with Mr. Joseph Brancato. All in Favor say aye – Motion carried 12-0

Item 7 on the Agenda: Communications from the City Council

Mayor Tina Spallo stated that the city will hold a general election on April 8th for a single council seat. The candidates are incumbent Bill Garnos and an individual named Molly Gibson that no one is familiar with.

In a recent meeting, the City Council approved funding for several key projects. The first is a \$1.6 million water tower project, which will involve painting and repairing the Linden and Antioch towers.

The Council also approved \$306,000 for a 1.5-story gable barn kit to be used as an event center at the Atkins-Johnson Farm. City Council and staff have worked diligently to ensure the building meets high standards. This space is designed not only for weddings but also as an educational venue. It will include a caterer's kitchen, bride and groom rooms, a bar, and storage for Atkins-Johnson Farm artifacts.

In addition, the results of the Community Survey have been presented to the Council. The city's overall ratings were 36% higher than the national average, which we are very proud of. The survey showed that residents expressed high satisfaction with city services, with the following categories receiving the highest ratings based on combined "very satisfied" and "satisfied" responses:

- Fire services: 92%
- Ambulance services: 90%
- Parks and recreational programs/facilities: 88%
- Police services: 84%
- Customer service from city employees: 83%

These numbers are not only above the national average but also higher than regional averages, which reflects the city's strong performance.

Moving forward, the Council will focus on improving street maintenance, building upkeep, and water and sewer utilities. The city has allocated \$2 million for street repairs and sidewalks, while \$14 million will be spent on upgrading the water plant over the next couple of years. The police department is also a priority, particularly in addressing personnel turnover. The Chief of Police is working tirelessly to recruit new officers, putting them through academies in hopes they will stay long-term.

Mr. Murch asked if there is water in the Linden Tower.

Mayor Spallo stated no, this particular water tower is not currently in service but the city is going to rehabilitate and paint the tower and then put it back in service.

Mr. Murch asked if she is replacing Jean Moore as Council Liaison.

Mayor Spallo mentioned no, Jean Moore simply could not make it tonight, so she filled in for her.

Item 8 on the Agenda: Communications from the City Staff

Mr. Greer stated that he wanted to welcome Mr. Nick Smith to the Planning Commission.

Item 9 on the Agenda: Communications from the Planning Commissioners

Chair Beamer asked Nick Smith to stand and tell us about himself.

Mr. Nick Smith stated that he grew up in Liberty, MO. He graduated from Liberty North High School and got his degree in Civil Engineering from the University of Kansas. He has lived in Gladstone for about three years and works for Northpoint Development.

Ms. Middleton asked about the St. Andrew's church project.

Mr. Greer stated that the church was in the middle of a campaign to raise money for the project, the cost ballooned out of control, and it simply got too expensive. With the price tag of the project, the diocese decided not to move forward with the project.

Mr. Murch asked if they are going to do some additions on the school portion.

Mr. Greer stated yes, he thinks so. He met with them about a year ago. They are trying to expand the current church and make improvements to the school but we have not heard from them recently.

Mr. Murch stated years ago when he joined the Planning Commission, prior to that there was a leadership academy that was held in the January and February period. He would really like to see that come back.

Mayor Spallo mentioned they have been talking about it. Having our staff put something together takes time and with all the projects going on right now, this is hard to get started. She thinks maybe in 2026 they can get this started again.

Ms. McGee wanted to thank the City of Gladstone residents who have cleared the snow from their sidewalks. As a walker, she really appreciates that.

Mr. Turnage wanted to thank Steve Beamer for being their chair most of the year, and wanted to congratulate Cameron Nave on his new title.

Mr. Ebenroth asked if Mayor Spallo could expand a little about the project on 68th ter.

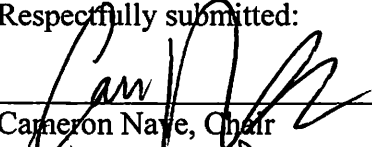

Mayor Spallo stated that Mr. Ebenroth and she live on the same street. There is a major sewer project that the city is replacing all of the sewer culverts in that area that were collapsing. There was a major failure of one of the culverts just past the Bellefontaine and 68th intersection. This project will take some time and there are three culverts to replace. The people that are doing the work ran into this snowstorm and this has set them back a little bit.

Mr. Nave wanted to thank Steve Beamer for being Chair. He also wanted to thank Public Works Staff for clearing Gladstone streets from the snowstorm.

Item 10 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:34 p.m.

Respectfully submitted:

 _____ Cameron Nave, Chair	Approved as submitted <input checked="" type="checkbox"/>
 _____ Angie Daugherty, Recording Secretary	Approved as corrected <input checked="" type="checkbox"/>