

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Tuesday, February 18<sup>th</sup>, 2025  
7:00 p.m.

**Item 1 on the Agenda: Roll Call.**

**Present:** Chase Cookson  
Bill Turnage  
Jennifer McGee  
Cameron Nave, Chair  
Robert Wilson  
Steve Beamer, Vice Chair  
Joseph Brancato  
Katie Middleton  
Nick Smith

**Absent:** Mike Ebenroth  
Kim Murch  
Brenda Lowe, Secretary

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean Moore Council Liaison

**Item 2 on the Agenda: Pledge of Allegiance.**

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

**Item 3 on the Agenda: Approval of the January 21<sup>st</sup>, 2025 Minutes.** Chair Nave asked if there was a motion to approve the minutes from the January 21<sup>st</sup> meeting.

**Mr. Cookson moved to approve the minutes; Mr. Brancato seconded. The minutes were approved, 9-0.**

**Item 4 on the Agenda: Consideration:** On a Special Use Permit for a renewal for property located at 1900 & 1904 NE Englewood Road until May 1, 2025

Applicant: Rikki Fulmer  
Owner: A Turning Point

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

Mr. Greer read from the staff report:

The applicant is seeking an extension of their current Special Use Permit until May 1, 2025, as well as a new three-year Special Use Permit to begin on May 2, 2025, to continue operating a social services organization at 1900 and 1904 NE Englewood Road. The purpose of the extension is to allow A Turning Point to notify their clients that the on-site Guesthouse services will be discontinued and that the organization will transition to its Guesthouse Outreach program. A Special Use Permit is required for this location due to A Turning Point's operation of a social services organization in an R-1 Single-Family zoning district. By comparison, Synergy Services and the Northland Shepherd's Center are situated in commercial zoning districts along commercial corridors near North Oak Trafficway and NE Antioch Road.

In 2023 and 2024, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council.

In summary, A Turning Point at this location will be able to provide the following services:

- Food pantry
- Wardrobe clothes closet
- Education academy
- Job training programs and workforce development
- Community outreach meals
- Community meetings
- Support groups
- Gymnasium/Recreation

Rikki Fulmer, Executive Director of A Turning Point has submitted an updated and detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

In the packet, you will also see emails, letters, photos, etc., submitted to City Staff from residents, business owners, Holy Cross Lutheran Church, and Village of the Oaks about what they have been experiencing while being located next to or on the route to A Turning Point.

The primary difference in this Special Use Permit application versus the previous Special Use Permits is that the Guesthouse services are being discontinued at this location starting May 2, 2025. The Guesthouse offers space for clients who want and need laundry facilities, showers, hot meals, computer/internet access, and case management services.

The City has been able to track statistics related to A Turning Point over the last year, and these statistics can be found in your packet. From March 1, 2024 through January 31, 2025, there have been approximately 77 calls for service. Below is the synopsis from the city's Crime Analyst regarding A Turning Point:

“Overall, the call volume at ATP exceeds that of most other businesses within the Gladstone jurisdiction. The majority of these calls involve individuals who appear to be under the influence of narcotics and/or alcohol, raising significant concerns regarding the safety of both the community and law enforcement personnel. When not at ATP, these individuals are often observed frequenting nearby areas and businesses, engaging in suspicious behaviors such as attempting to break into vehicles, walking through private property, lying on sidewalks, and exhibiting other

concerning actions. Although only eight arrests have been made in connection with calls at ATP, most incidents involve repeat offenders who are frequent patrons of the establishment. A small number of these calls have involved individuals armed with weapons, presenting potential risks to officers, ATP staff, other individuals at the location, and the broader community.”

The City believes that A Turning Point provides many social services at a very high level and does a lot of good for the Northland community, but the Guesthouse services, backed by statistics, we believe is having a negative impact on residents, business owners, and other organizations in the region of this commercial operation. Currently, the way the organization is operating, the use is inconsistent with the character of the neighborhood, has created a concentration of negative external impacts in the community that have affected nearby properties and has utilized a significant amount of city resources.

City staff appreciates the passion of those who support A Turning Point and the valuable services they provide. The City believes that the solution provided allows residents, business owners, other organizations and A Turning Point to coexist. Achieving this goal requires cooperation and compromise from all involved parties. For the Planning Commission and the people in the audience tonight, I want to summarize the many negative experiences residents, business owners and other organizations have been facing.

#### Residents & Business Owners:

- There has been a significant increase in individuals with suitcases wandering the neighborhood and along Englewood Road, appearing intoxicated by drugs or alcohol. Recently, my sister-in-law was chased by an individual wielding a machete in the parking lot of the salon where she works, located at the corner of Antioch Rd. and Englewood Rd.
- A mother with a young child chose to live in the Northridge neighborhood when it was home to a dance school and a church, not A Turning Point. They regularly walked to Englewood Park from their home, but no longer do so due to negative experiences. She feels unsafe for herself and her child, and her family, who resides out of town, has expressed serious concerns, strongly encouraging her to move.
- As the commercial property owner of Antioch 58 Plaza, located near Antioch Rd. and Englewood Rd., we have witnessed a troubling rise in loitering, defecation, urination, sleeping, and the use of our water spigots for bathing in front of the building over the past 18 months. These individuals are not patrons of the businesses on our property, but rather members of the homeless population seeking services from A Turning Point. We have documented evidence of these incidents, and request assistance to address this situation before it leads to further complications or dangerous situations.
- As a concerned business owner in Gladstone, located at the corner of Antioch Rd. and Englewood Rd., I am troubled by the large number of individuals frequenting A Turning Point and loitering outside my business. This situation is directly affecting my operations, resulting in lost clients. There is persistent trash accumulation, individuals setting up tents, and drug use taking place, including overdoses occurring in my parking lot. I am concerned about the safety of my staff, my clients, and the general public. I respectfully request that

A Turning Point's Special Use Permit not be renewed, and that the organization relocate to a more appropriate area.

- There has been a noticeable increase in the number of homeless individuals walking along Englewood Road daily to access services from A Turning Point. As this is a residential area, it is inappropriate for a large portion of the homeless population to be trespassing, loitering in yards, and setting up tents. Would it be possible for A Turning Point to relocate to a more commercially zoned area?
- Clothing and trash are regularly discarded on Englewood Road and throughout Gladstone, which I attribute to the clientele of A Turning Point. I am also concerned about the individuals loitering near the daycare and school facilities across the street. Since A Turning Point began its operations, I have observed an increase in crime and a higher number of individuals wandering the area. I strongly urge relocating A Turning Point to a more suitable commercial zone, to minimize the impact on local homeowners and children.

Holy Cross Lutheran Church:

- A parent reported an incident in which a homeless person was soliciting money while another parent was attempting to drop off their child for daycare.
- Clients of A Turning Point have been observed yelling, screaming, and undressing while attempting to enter the daycare facilities.
- Clients of A Turning Point have been involved in physical altercations in the street outside the daycare, with parents witnessing the incidents while attempting to drop off their children.
- An individual receiving services from A Turning Point was observed selling alcohol to other clients utilizing their services.
- Homeless individuals are regularly found sleeping on church property.
- Men are frequently loitering in front of the infant house.
- A woman was seen undressing in the parking lot and soliciting money.
- Parents have expressed ongoing concerns about the presence of unfamiliar individuals near the daycare.

The City and A Turning Point's leadership have been in constant communication over the last year and have been very transparent with one another. At peak levels of when the Guesthouse is being utilized, the program became overwhelming, a challenge to maintain and even dangerous. Moving forward, A Turning Point will pivot and focus on the Guesthouse Outreach Program and continue to provide the Food Pantry, Wardrobe, Community Meals, and Academy programs on-site.

The leadership of A Turning Point has agreed to the following conditions listed below.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council chooses to approve this three (3) year Special Use Permit.

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit only allows for the following uses at 1900 & 1904 NE Englewood Road:
  - Food Pantry
  - Wardrobe Clothes Closet
  - Education Academy
  - Site to store, prepare, and load vehicles for the Community Meals outreach program
  - Site to store outreach supplies within campus buildings
  - Community meetings that will continue and take place quarterly
  - Support Groups
  - Community Garden
    - One (1) community garden not exceeding 3,600 sq. ft.
  - Job training programs for skilled trades and workforce development
  - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. Loitering and/or lingering on the property is prohibited.
7. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
8. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
9. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
10. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
11. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.

12. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than A Turning Point vehicles shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
13. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP.
15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department, the Kansas City Police Department, Clay County Sheriff's Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to the Community Development Department within seven (7) days of a request.
16. Continue to operate and improve the existing emergency and security plan.
17. Continue to operate and improve rapid communication tools that allow area residents to alert ATP of concerns as they arise.
18. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
19. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

City Staff recommends that both requests be approved.

Ms. Rikki Fulmer resides at 2009 NE 91<sup>st</sup> St. Kansas City, MO. She has been working in this field for 20 years and has been in communication for several months regarding the details of this Special Use Permit. She began her role as Executive Director in May, following two years as a Case Manager at the Guest House.

In 2024, ATP served 77,000 individuals on their campus, with 60% of them residing in the 64118 and 64119 area codes. These individuals can access the pantry once a week and the wardrobe once a month.

The Wardrobe Program provides clothing to 45 households per week, all sourced from community donations.

The Academy on campus is a high school diploma program, not a GED program. It is free for clients, entirely client-led, and has no set time frame. Retired teachers volunteer in this space, and since 2017, the program has graduated over 250 individuals.

Community Meals delivers 100 hot meals weekly in the parking lot of Family Promise, not at the Gladstone location. This initiative is volunteer-led and serves unhoused individuals.

The Guest House assists approximately 65 individuals three days a week.

Individuals entering the program review a safety agreement, undergo a breathalyzer test, and securely store their belongings. The program supports those facing mental illness, substance use, and addiction. Participants receive two hot meals and have access to showers and laundry facilities, with approximately 40 showers and 15 loads of laundry completed daily. Case management services are also available, with Case Managers on hand as needed—no appointment required.

In 2024, they recovered 180 IDs, which are essential for obtaining employment. They collaborate closely with North Kansas City High School's Special Education Department to provide students with work-life experience. Students assist with services three times a week. Additionally, they partner with NASP to offer community service opportunities, helping individuals avoid incarceration. They also supply over 350 students with backpacks and school supplies.

They operate a Christmas Store that provides gifts for 300 families each year. Additionally, they run the only cold-weather shelter in the Northland at the request of Kansas City, addressing a critical need in the community. However, no one sleeps at ATP. They are seeking a new location, but finding a suitable space has been challenging. She believes that ATP should not bear sole responsibility for addressing homelessness in the Northland.

Pastor Craig Meissner of Holy Cross Lutheran Church said we support organizations like ATP, but the ongoing issues over the past three years have been significant. He has been in contact with Rikki Fulmer, who has been very helpful. However, foot traffic along Englewood Rd. remains a concern. While other daycares in the area are growing, theirs is seeing a decline. He believes this program should be relocated. Around two or three o'clock, foot traffic increases as individuals head to the bus stop, leading to safety concerns, including a minor accident. He hopes this permit will be limited to one year rather than three.

Mr. Turnage asked Mr. Fulmer what would happen to her clients if the Guesthouse closes.

Ms. Fulmer stated that they would not be allowed on campus but cannot speak to their future actions. They provide panic buttons, walkie-talkies, and cell phones for the Holy Lutheran Church and are willing to take additional measures if needed.

Mr. David Levendahl address 2000 NE Englewood Rd. He applauds the organization for its efforts but acknowledges that foot traffic can sometimes become disruptive. He wonders if, should the council approve this permit, there are any factors that could later be brought to the city's attention to reconsider and potentially rescind the Special Use Permit.

Chair Nave stated that yes, in Austin Greer's staff report, it does state special conditions.

Ms. Janice Stephenson address 700 NE Barnes Ave. She and her husband attend the United Methodist Church and have been donating to ATP. However, she believes this is not an ideal location for such a program. A few weeks ago, she was yelled at by someone, and she has recently noticed people walking in the center lane of Englewood Rd. Belongings are often left on the

roadside, and there have been incidents of overdoses. Additionally, a school bus drops off children near where these individuals walk and wait for the city bus. She strongly believes this program should be relocated.

Mr. Beamer asked Police Chief Fred Farris whether the 79 calls at ATP are only from the City of Gladstone or if they also include calls from Kansas City.

Chief Farris stated all the 79 calls are in Gladstone. Of those calls, not all are exactly at that address, so they have their Crime Analyst do a radius around the area.

Mr. Beamer asked Mr. Greer if the negotiations with ATP resulted in this application, which will take the Guesthouse out of service effective May 2nd.

Mr. Greer stated yes.

Mr. Beamer stated that some of the concerns expressed by members of the public tonight are that of the Guesthouse. If approved by the Planning Commission and City Council, the Guesthouse services will be eliminated, along with the on-site support for individuals who need help and currently do not have a place to live.

Mr. Nave stated yes, that the Guesthouse services would become outreach.

Mr. Cookson asked if most of these police calls and emergency issues are from the individuals from the Guesthouse.

Mr. Greer stated yes, common sense tells City Leadership that these primary issues are most likely due to Guesthouse clientele.

Ms. Middleton asked what the transition would look like when ATP goes to the outreach instead of in person.

Ms. Rikki Fulmer stated that her case manager team, along with some volunteers, will provide case management services on the go in Kansas City. They are also working with Harvesters to secure donations, such as clothing.

Mr. Cookson suggested that perhaps the program has grown so large that it has become difficult to manage. He understands the need to review the Special Use Permit and the proposed ordinance, and he asked how they plan internally to prevent their programs from exceeding capacity as they continue to grow.

Ms. Rikki Fulmer stated that they are capped at 90 households per session for both their food pantry and wardrobe, with three sessions held each week. They are working on expanding mobile outreach for food pantries to serve individuals in housing.



Mr. Brancato stated that he wanted to thank them for providing information on ATP's impact on the community and the work they have done. Hearing some of the numbers was impressive—serving 77,000 people while the city received 79 related calls. He emphasized that the city has an obligation to ensure all residents feel safe in their community and that business owners can thrive in a secure environment.

Mr. Wilson inquired about the decision to grant a three-year Special Use Permit instead of a one-year term, asking for the rationale behind this choice.

Mr. Greer stated that ATP has been operating under a one-year Special Use Permit for several years and has been a valuable partner. Initially, ATP requested a three-year permit, but the city has continued to grant one-year renewals. He acknowledged Rikki's excellent collaboration and noted that City Staff believes the Guesthouse is the primary contributor to the negative impacts in the area. Given ATP's positive partnership, a three-year permit is considered a reasonable compromise.

Mr. Greer stated that the Special Use Permit is valid for three years. However, if a significant safety concern or violent incident occurs, the permit will be subject to review.

Ms. Middleton asked if a Special Use Permit is usually one year, then five years, and then it gets longer.

Mr. Greer stated that it goes one year, three years, five years, then 10 years and some 20 years.

Mr. Cookson stated that the Comprehensive Master Plan has a lot of details in terms of goals related to public health and social services. It sounds like to him that, as they just discussed, the Guesthouse was the majority of the issue.

Mr. Nave stated that he has a friend who serves as the President of the Boys and Girls Club of Greater Kansas City. While he believes the organization does great work in the Northland, he also shares some of the same safety concerns that the City is currently facing.

Pastor Craig Meissner inquired about the process for reviewing the Special Use Permit, whether it is issued for one year or three years, in the event of an incident. He asked for clarification on how the review process would be conducted.

Mr. Nave stated that ATP must adhere to specific terms and conditions to extend the Special Use Permit. Additionally, City Staff will be made aware of a significant incident, evaluate what took place and potentially recommend a special review of their three year Special Use Permit.

Pastor Craig Meissner asked where they could see the terms and conditions.

Mr. Nave stated the Ordinance and staff reports are included in the Planning Commission and City Council packets for review. They will eventually be on the website as well.

**MOTION: By Mr. Beamer, second by Mr. Turnage to consider a Special Use Permit at 1900 & 1904 NE Englewood Rd until May 1, 2025.**

|                         |            |
|-------------------------|------------|
| <b>Vote: Mr. Wilson</b> | <b>Yes</b> |
| <b>Mr. Turnage</b>      | <b>Yes</b> |
| <b>Mr. Cookson</b>      | <b>Yes</b> |
| <b>Mr. Beamer</b>       | <b>Yes</b> |
| <b>Ms. McGee</b>        | <b>Yes</b> |
| <b>Chair Nave</b>       | <b>Yes</b> |
| <b>Mr. Brancato</b>     | <b>Yes</b> |
| <b>Mr. Smith</b>        | <b>Yes</b> |
| <b>Ms. Middleton</b>    | <b>Yes</b> |

**The motion carried. (9-0)**

**Item 5 on the Agenda: Consideration:** On a Special Use Permit renewal for three (3) years on property located at 1900 & 1904 NE Englewood Road. This Special Use Permit will take effect on May 2, 2025.

Applicant: Rikki Fulmer  
Owner: A Turning Point

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

**MOTION: By Mr. Cookson, second by Ms. McGee to consider a Special Use Permit at 1900 & 1904 NE Englewood Rd until May 1, 2025**

|                         |            |
|-------------------------|------------|
| <b>Vote: Mr. Wilson</b> | <b>Yes</b> |
| <b>Mr. Turnage</b>      | <b>Yes</b> |
| <b>Mr. Cookson</b>      | <b>Yes</b> |
| <b>Mr. Beamer</b>       | <b>Yes</b> |
| <b>Ms. McGee</b>        | <b>Yes</b> |
| <b>Chair Nave</b>       | <b>Yes</b> |
| <b>Mr. Brancato</b>     | <b>No</b>  |
| <b>Mr. Smith</b>        | <b>Yes</b> |
| <b>Ms. Middleton</b>    | <b>Yes</b> |

**The motion carried. (8-1)**

**Item 6 on the Agenda: Communications from the City Council**

Councilmember Jean Moore wanted to congratulate Chair Cameron Nave on his new title.

**Item 7 on the Agenda: Communications from the City Staff**

No communications from City Staff

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

Mr. Wilson wanted to thank Gladstone Public Works for doing a great job with snow removal.

Mr. Beamer stated that the challenges faced by this community are part of a broader national issue regarding homelessness and the lack of services available to support this population, including behavioral health, mental health, and substance abuse treatment. He expressed that, as a country, more should be done to address these issues. He commended ATP for their efforts and acknowledged the difficulties they face in serving these individuals. However, he also emphasized that the current environment created by this situation cannot continue. He encouraged them to keep pushing forward and not to give up on their mission.

**Item 9 on the Agenda: Adjournment**

Chair Nave adjourned the meeting at 7:58 p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Cameron Nave, Chair

Approved as submitted 9/7/2025

  
\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected ✓