

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, October 20th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Robert Wilson
Steve Beamer, Chair
Brenda Lowe
Jennifer McGee
Joseph Brancato V-Chair
Katie Middleton
Nick Smith

Absent: Mike Ebenroth
Kim Murch
Chase Cookson 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 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 7th, 2025 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the July 7th meeting.

Mr. Brancato moved to approve the minutes; Ms. McGee seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: Re-plat for property located at 7312 N Antioch Rd

Mr. Greer read the staff report:

The applicant is requesting approval from the City for a replat of the residential property located at 7312 NE Antioch Rd. The proposal seeks to subdivide the existing parcel of approximately 11.19 acres into two (2) lots:

Lot 1: 3.53 acres
Lot 2 7.66 acres

Lot 1 is proposed to be conveyed under contract to the property owners of 7323 N Indiana Avenue, which lies directly North of the proposed Lot 1. The intent is to allow for future consideration of the construction of a sing-family residential home on this lot.

City Staff recommends that the Planning Commission approve the replat as submitted.

Chair Beamer stated that there will are two separate properties owners that will be dividing this property.

Mr. Dan Blankenship lives at 7312 NE Antioch Rd. He stated that this should only be 2.2 acres not 3.53 acres that he is plating.

Chair Beamer stated that what is being proposed is inaccurate.

Mr. Blankenship stated yes, it is inaccurate.

Mr. Greer stated that there is a discrepancy on the plat that is proposed tonight.

Mr. Zachary Brinker with Snyder & Associates asked to see the copy of the survey. He mentioned this should be 2.2 acres. He mentioned that the survey is inaccurate.

Mr. Greer stated that they cannot move forward with the plat tonight.

Chair Beamer stated that from the Planning Commission perspective if the documents that were submitted to them are inaccurate, we should not move forward with this plat until the proper documents have been prepared, presented and reviewed through the City Staff then it can come back through the Planning Commission at that time.

Chair Beamer stated that at this time the consideration for the replat is on hold. This can come back in front of the Commission when we have accurate documents.

Mr. Blankenship asked how long this process will take.

Mr. Greer stated this will depend on when they get the correct documents. Probably less then a month.

Item 5 on the Agenda: Communications from the City Council

Council Liaison Moore stated that Gladfest went well this year. Atkins Johnson Event Facility is underway. The building kit should be arriving on the first of November. The building will be 6100 square foot event space. This event space will be for weddings, birthday parties and events. Gest is Gladstone's new transportation service to take the place of Iris. The cost will be three dollars each way. You can go outside of Gladstone city limits with extra cost. This is door-to-door service. Other cities around the area will also be using Gest. On October 30th is the ribbon cutting ceremony for the new Dog Park at Happy Rock Park. This past July they opened the new Pickle Ball courts. The water tower is completely painted and looks great. The Antioch tower is under construction now and will be spring before it is complete.

Item 6 on the Agenda: Communications from the City Staff

No communication

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Smith wanted to thank everyone who helped with Gladfest.

Ms. Middleton asked if the Linden water tower is going to be put back in service.


Council Liaison Moore stated yes it is.

Ms. McGee stated her kids have been enjoying watching the water towers being painted.

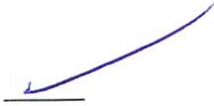
Item 8 on the Agenda: Adjournment

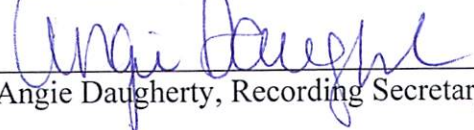
Chair Beamer adjourned the meeting at 7:13 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 