

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, November 17th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Robert Wilson
Steve Beamer, Chair
Brenda Lowe
Jennifer McGee
Katie Middleton
Nick Smith
Mike Ebenroth
Kim Murch
Chase Cookson Secretary

Absent: Joseph Brancato V-Chair

Council & Staff Present:

Alan Napoli, CD Administrator/ Building Official
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 October 20th, 2025 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the October 20th meeting.

Mr. Turnage moved to approve the minutes; Ms. McGee seconded. The minutes were approved, 10-0.

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

Mr. Napoli stated that last meeting there was a discrepancy in the acreage. The survey company corrected this and now the acreage is 2.20 acres. The applicant has verified that and now the site plan is correct.

Chair Beamer stated that this is a straightforward issue. They did have a concern last meeting that the survey did not match the owners intention. He believes both property owners are present at the meeting tonight and everyone is now comfortable with the survey and how it is being presented to Planning Commission.

Both owners agreed.

Chair Beamer asked for a motion to approve the replat for the property located at 7312 N Antioch Rd.

MOTION: By Mr. Ebenroth, second by Mr. Turnage to consider a Re-Plat located at 7312 N Antioch Rd.

| | |
|-------------------------|------------|
| Vote: Mr. Wilson | Yes |
| Mr. Turnage | Yes |
| Mr. Cookson | Yes |
| Chair Beamer | Yes |
| Ms. McGee | Yes |
| Mr. Murch | Yes |
| Ms. Lowe | Yes |
| Mr. Ebenroth | Yes |
| Mr. Smith | Yes |
| Ms. Middleton | Yes |

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Council Liaison Moore stated that the City Council met for their annual Goal Setting last week. This is a good time for them to talk about the future. They set their goals with safety police and fire, Economic Development, Code Enforcement both residential and commercial, neighborhood infrastructure, communication strategies, World Cup challenges and opportunities and to begin the process of a new park master plan. The City Manager will now meet with the leadership team and figure out ways for the pathways to make these goals happen.

The Mayors Christmas Tree is on December 2nd at 6:00. The mayor has chosen three charities this year. They are Neighbors Helping Neighbors, Feed Northland Kids and The Northland Christmas Store.

Mr. Napoli stated that they are working with Neighbors Helping Neighbors for the Neighborhood Grant that the city has been working on. This is the second year for this grant. Last year the city did three projects, and they are doing three more this year. He has about a dozen applications that he hasn't had a chance to review yet. They would like to do more, maybe in the spring or at the end of the year. The funding is run through the Neighborhood Commission and Neighbors Helping Neighbors also has some funding that helps with the grant.

Council Liaison Moore stated that the fall brush event was a great success last week. They saw over 390 residents over three days.

She would like to recognize two members of the Planning Commission whose terms will expire at the end of the year. This is Mike Ebenroth and Kim Murch. They will officially honor those individuals at the Council Meeting. She wanted to offer her personal appreciation for all Mike and Kim had done for this body. They capably and faithfully served since 2018. We will be sad to see them go. Can we please give them a round of applause.

Item 6 on the Agenda: Communications from the City Staff

Chair Beamer stated that they are having challenges with the Gladstone Hub emails. When the commission emails back stating that they will or will not be at the meeting Angie is not getting those emails. From now on, let's try and email her on her work email.

Item 7 on the Agenda: Communications from the Planning Commissioners

Ms. McGee stated she has been really excited about the new walking path. She doesn't think it is totally done yet, but she likes it so far.

Mr. Napoli stated this path when finished will go from Oak to Antioch.

Mr. Wilson stated he is excited for the Venue.

Mr. Turnage stated that he was able to help a couple of his neighbors' bags of leaves to the brush drop off.

Mr. Turnage asked if there was an update on M1 highway.

Mr. Napoli stated that the last he heard they are supposed to be done before the year is over.

Ms. Lowe wanted to wish everyone a Happy Thanksgiving.

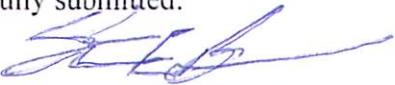
Mr. Cookson wanted to thank Kim and Mike both for their service.

Chair Beamer would like to thank both Kim and Mike for their service. They will be missed. Happy Thanksgiving.


Item 8 on the Agenda: Adjournment

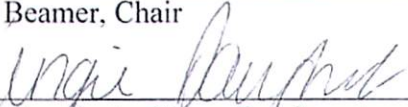
Chair Beamer adjourned the meeting at 7:12 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 