

GLADSTONE PLANNING COMMISSION MEETING MINUTES of September 20, 2016

Meeting was called to order at 6:30 PM.

ROLL CALL:

The following City officials answered roll call: Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Randy Rowlette, Commissioner Les Poole, and Chairperson Tammy Stempel.

ABSENT:

Commissioner Kirk Stempel and Commissioner Richard Hoffman.

STAFF:

Jacque Betz, Assistant City Administrator; Heather Martin, City Attorney; Clay Glasgow, City Planner; Jim Whynot, Public Works Director.

Chairperson Tammy Stempel made a few comments regarding the duties of the Planning Commission.

CONSENT AGENDA:

1. **Approval of July 19, 2016 Minutes:**

Commissioner Poole made a motion to approve the consent agenda. Motion was seconded by Commissioner Smith. Motion passed unanimously.

REGULAR AGENDA:

2. **Public Hearing: Z0460-16-Z, Z0461-16-SS, Zone Change from R-7.2 to R-5, Single-Family Residential; Subdivision fourteen (14) lots for future residential use. Gladstone Assembly of God, 6460 Glen Echo Avenue, Marnella Homes:**

Chairperson Tammy Stempel opened the public hearing for Z0460-16-Z at 6:34 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves and all had visited the site. There were no objections from the audience.

Mr. Glasgow went over the staff report and the process involved. He went over the criteria from the City Code.

Applicant Testimony:

Chris Goodell, with AKS Engineering, gave a presentation regarding the project, improvements to be made, trees, storm water plan, lot sizes, etc.

Mr. Whynot answered questions regarding infrastructure and storm water and feels that the project should not make a big impact on the current system.

Opponent Testimony:

Charity Powell said her main concerns are losing the trees, more traffic, smaller lots and losing a sense of a small town community.

Bill Osbourn wanted to add that we already have additional housing going in on Webster. He doesn't like the smaller lots – it makes things look too crowded.

Applicant Rebuttal:

Tony Marnella, Marnella Homes, said the set-backs on the homes in the two zones are identical so the homes will still be 10 feet apart. He feels that home ownership builds community. He is proud of the homes they build and feels they are a compliment to the neighborhood.

Commissioner Poole asked if a traffic study has been done – it has not and Mr. Glasgow said it would not be necessary. Mr. Marnella said that the homes would be sold for approximately \$400,000 and above.

Chris Goodell and Rand Waltz, with AKS Engineering, addressed concerns regarding traffic impact and storm water.

Commission de AElfweald made a motion to close the public hearing for Z0460-16-Z. Motion was seconded by Commissioner Smith. Motion passed unanimously.

There was discussion regarding the criteria, affordable housing, consistency, etc.

Commissioner Poole made a motion to recommend approval of Z0460-16-Z, Zoning Change.

Motion was seconded by Commissioner Rowlette. Ms. Betz took a roll call vote: Commissioner Smith – no. Commissioner de AElfweald – no. Commissioner Poole – no. Commissioner Rowlette – yes. Chairperson Tammy Stempel – no. Motion failed (4-1).

Commissioner Smith made a motion to deny Z0460-16-Z, Zoning Change. Motion was seconded

by Commissioner de AElfweald. Ms. Betz took a roll call vote: Commissioner Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Rowlette – no. Chairperson Tammy Stempel – yes. Motion passed (4-1).

Chairperson Tammy Stempel opened the public hearing for Z0461-16-SS at 7:48 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves and all had visited the site. There were no objections from the audience.

Mr. Glasgow went over the staff report and arborist's report.

Applicant Testimony:

Chris Goodell and Rand Waltz, with AKS Engineering answered questions regarding storm water management/drainage flow, erosion/trees/screening, noise/buffering, etc.

Opponent Testimony:

Charity Powell said she appreciates the concern for keeping as many of the trees as possible.

Applicant Rebuttal:

There was discussion regarding the application process. They are willing to work with the arborist to save as many trees as possible.

Commission de AElfweald made a motion to close the public hearing for Z0461-16-SS. Motion was seconded by Commissioner Smith. Motion passed unanimously.

There was further discussion regarding landscape/trees, etc.

Commissioner de AElfweald made a motion to approve Z0461-16-SS with the condition that they confer with the County arborist and that approval is conditional upon approval of Z0460-16-Z. Motion was seconded by Commissioner Smith. Motion passed unanimously.

3. Public Hearing - Regulating Marijuana Facilities as Conditional Uses in the Light Industrial Zone:

Chairperson Tammy Stempel opened the public hearing at 8:15 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves due to financial interests.

City Attorney Ashley Driscoll went over the staff report and explained the procedure and the language to be changed. There was discussion regarding regulations, facilities, criteria, zoning, language, etc.

Public Testimony:

None.

Commission Smith made a motion to close the public hearing. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Discussion: Commissioner de AElfweald does not feel that Gladstone should have limitations above and beyond what the State and County are doing and he doesn't see any value in this. Commissioner Rowlette feels there are plenty of facilities in the area already and feels this would be a good stop gap. Commissioner Smith agrees. Commissioner Poole thinks we should move forward with this.

Commissioner Smith made a motion to recommend the text amendments to Chapter 17.24.040 regarding conditional use in light industrial zones. Motion was seconded by Commissioner Poole. Motion passed (4-1).

BUSINESS FROM THE COMMISSIONERS:

Chairperson Tammy Stempel:

She thought the Planning Commission was supposed to see all plans for new construction – she has not seen anything on the Dartmouth house. She explained the history to Ms. Betz. Mr. Glasgow said he will bring it up with the City Administrator.

Commissioner de AElfweald:

He had a legal question for Ms. Driscoll regarding speaking to the public about projects that will be coming before the Planning Commission – is it appropriate to tell them when the project will be discussed? Ms. Driscoll said that is public information and that would be fine.

ADJOURN:

Commissioner Smith made a motion to adjourn. Motion was seconded by Commissioner Rowlette. Motion passed unanimously. Meeting adjourned at 8:40 PM.

Minutes approved by the Planning Commission this _____ day of _____, 2016.

Tamara Stempel, Chair

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