GLADSTONE PLANNING COMMISSION MEETING MINUTES of May 17, 2016

Meeting was called to order at 6:30 PM.

ROLL CALL:
The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, and Chairperson Tammy Stempel.

ABSENT:
Commissioner Les Poole.

STAFF:
Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner, Jeff Jolley, Police Chief; Mike Funk, Fire Marshal, Jim Whynot, Public Works Director.

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

CONSENT AGENDA:

1. Approval of April 19, 2016 Minutes: *Commissioner de AElfweald made a motion to approve the consent agenda. Motion was seconded by Commissioner Smith. Motion passed unanimously.*

REGULAR AGENDA:

2. Continued Public Hearing from April 19th meeting: Z0035-16-D, Design Review, Bart Kearns – Manufactured Home/Watchman's Quarters in Conjunction with Property Located at 6005 Duniway Avenue. Site is South Side of Duniway at the end of Watts Street. Zone Designation – LI, Light Industrial:
   Mr. Doughman wanted to point out that the first hearing on this issue was last month so the right to request a continuance would not apply now. Chairperson Tammy Stempel opened the public hearing at 6:35 PM and went over the procedure. None of the Commissioners wanted to disqualify themselves and all of them have visited the site. None of the audience members had any objections. Mr. Glasgow did not have anything to add to the staff report.

   Opponent testimony: None.

   Applicant rebuttal: Bart Kearns felt that most of the public's concerns were related to a different location up the street. He shared some photos of several criminal incidents that have occurred at the business since the last meeting. Chairperson Tammy Stempel has concerns that this will set a precedent for other like businesses. She is also not convinced that this will be a watchman's quarters but rather just a residence. Commissioner de AElfweald asked if the person living in the quarters will be DPSST certified – Mr. Kearns said he is willing to do that. There was discussion regarding access to fire trucks.

   Commissioner Smith made a motion to close the public hearing. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously. Public hearing was closed.

   Discussion: Commissioner Kirk Stempel feels that more could have been done regarding security measures prior to putting in a mobile home. Commissioner de AElfweald said he would not have a problem with it if it was shown as being used for security rather than a residence. Mr. Glasgow went over the section of the Code that applies. Mr. Doughman said it is open to

interpretation. Commissioner Smith doesn't feel there is justification for it. Commissioner de AElfweald would like to require the person to be DPSST certified and that the facility be used for security as opposed to a residence. There was further discussion regarding stipulations. *Commissioner Smith made a motion to deny the application. Motion was seconded by Commissioner Kirk Stempel. Ms. Morishita took a roll call vote: Commissioner Stempel: yes. Commissioner Smith: yes. Commissioner de AElfweald: no. Chairperson Tammy Stempel: yes. Motion passed (3-1).*

3. Public Hearing: Z0248-16-I; Casey Cutting – Proposal to vacate a portion of Kenmore Street – that segment from its intersection with Donna Lynn Way west to its terminus – approximately 150 feet in length. This will be the first of two public hearings, the Planning Commission will consider the proposal and make recommendations to City Council. City Council will then hold a public hearing and make a final decision on the proposal.

   Mr. Glasgow went over the staff report and the process involved. The Fire Department and Public Works had no issues. There was discussion regarding the easement. A neighbor to the property explained the history of the gate.

   Commissioner de AElfweald made a motion to recommend approval of the proposal with the easement language clarified. Motion was seconded by Commissioner Smith. Motion passed unanimously.

BUSINESS FROM THE COMMISSIONERS:
None.

ADJOURN:
Commissioner Kirk Stempel made a motion to adjourn. Motion was seconded by Commissioners de AElfweald. Motion passed unanimously. Meeting adjourned at 7:29 PM.

Minutes approved by the Planning Commission this 21st day of June, 2016.

Tamara Stempel, Chair