

GLADSTONE PLANNING COMMISSION MEETING MINUTES of May 19, 2015

Meeting was called to order at 6:31 PM.

ROLL CALL:

The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Michele Kremers, Commissioner Malachi de AElfweald, Commissioner Kevin Johnson, Chairperson Tammy Stempel.

ABSENT:

Commissioner Les Poole

STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner

Commissioner Johnson asked if they get minutes from work sessions. Jolene Morishita explained that yes they do, but they've been backed up. They have found a new transcriptionist and will be caught up soon.

SWEARING IN OF NEW COMMISSIONER:

Commissioner Linda Nease was sworn in by Jolene Morishita.

REGULAR AGENDA:

Work Session:

Clay Glasgow had a question regarding a building permit application for a duplex on Oatfield Road. He said the property doesn't have any Oatfield Road frontage. Will it have an Oatfield Road address? Commissioner de AElfweald asked if the easement area would be a paved driveway. Yes it will. Chairperson Tammy Stempel felt that the cul-de-sac should have a different street name. Commissioner de AElfweald asked if the City has the right to reassign that easement for something else. No – that would be an agreement between property owners. There was a discussion regarding fire department access and traffic issues. It was agreed that we need to consult with City Attorney David Doughman.

Clay Glasgow said the CBDG grant application to work on master planning for Portland Avenue will be sent out on Thursday.

CODE AND ORDINANCE REVIEW: Chairperson Tammy Stempel passed out information regarding a transportation growth management code assistance grant. They would do an audit of our codes while getting guidance from us, then make recommendations based on their audit and our vision. There was discussion regarding the end product. City Council has given their approval. There will be a joint work session with City Council to go over this. There was a discussion regarding the three grants that we are pursuing. All three grants are for planning only.

Chairperson Tammy Stempel asked if there was a grant that would cover the comprehensive plan. Clay Glasgow said he would look into it.

Chairperson Tammy Stempel wants to make sure that what is important to us supports the vision and mission statement. There was discussion regarding zones, neighborhoods, etc. There was discussion regarding Portland Avenue plans, including public transportation, bike lanes, sidewalks, sustainability, etc. It was agreed that 82nd and McLoughlin areas should be designated as their own unique zones. There was a discussion regarding the Main Street plan idea – other cities have implemented it and are happy with it. It was agreed that the Main Street plan should be discussed at the joint work session.

Mixed use – it was agreed that this would be included in the unique commercial zone discussions.

Residential – there was a discussion regarding the small number of available properties, if there are any possible annexations, non-permeable surfaces, etc.

Multi-family zones – there was discussion regarding apartments, size restrictions, etc.

We need to go over the telecommunication tower issue at the next meeting and make a recommendation to City Council.

Joint work session – we need to schedule a meeting that works for everyone.

Clay Glasgow – has two things coming up for the next meeting. A car lot on McLoughlin wants to do some façade improvements and a pre-application process for the old Danielson's property. Clay Glasgow asked David Doughman about the Oatfield Road duplex question – he said it's an interpretative call. There was further discussion regarding parking, fire department accessibility, etc. A vote was taken on whether or not to allow the duplex: Commissioner Kirk Stempel – No, Commissioner Kremers – No, Commissioner de AElfweald – Yes. Chairperson Tammy Stempel – No. Commissioner Johnson – Y, Commissioner Nease – Abstained.

ADJOURN:

Commissioner Kremers made a motion to adjourn the meeting. Commissioner Nease seconded the motion. Meeting adjourned at 8:20 PM.

Minutes approved by the Planning Commission this 16TH day of JUNE, 2015.



Tamara Stempel, Chair