

## GLADSTONE PLANNING COMMISSION MEETING MINUTES of July 21, 2015

Meeting was called to order at 6:30 PM.

### ROLL CALL:

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

### ABSENT:

None.

### STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner; Mike Funk, Fire Marshal

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

### CONSENT AGENDA:

There was no discussion. *Commissioner de AElfweald made a motion to approve the minutes from March 17, 2015, April 21, 2015, and June 16, 2015. Motion was seconded by Commissioner Neace. Motion passed unanimously.*

### REGULAR AGENDA:

2. Public Hearing: Z0222-150D; Design Review: New Mixed Use Building – Commercial/Residential, 220 Portland Avenue, at the corner of Portland Avenue and W. Arlington Street. Property is Zoned C-2, Community Commercial, Todd Iselin. Commissioner Kirk Stempel said that he has visited the site, is friends with the applicant and has done jobs for him, but nothing that pertains to this project. Commissioners Kremers, de AElfweald, Neace, and Poole have visited the site. Commissioner Johnson said he will recuse himself from this discussion because he will be involved in some aspects of the construction. Chairperson Tammy Stempel said that the company she works for did an environmental assessment on the property and she helped with that, and she also called the architect to find out when it would be coming before the Planning Commission. City Attorney Doughman saw no issues. Audience member Robert McReynolds felt it would be appropriate for both Chairperson Tammy Stempel and Commissioner Kirk Stempel to recuse themselves.

City Planner Clay Glasgow presented the staff report. The building will have retail space on the first floor, two apartments on the second floor, one large apartment on the third floor, and a roof-top garden. He recommends approval.

Commission de AElfweald had questions regarding parking and energy efficiency. The architect presented the plan for the building. They are requesting variances for parking and balconies. He confirmed that the windows are extremely energy efficient. There was a discussion regarding landscaping/vegetation and parking.

Public Testimony:

Mindy Garlington had concerns about what types of trees would be planted and she feels that the garages should be designated for tenant use.

Chris Lodolini feels that this project is setting a precedence for three-story buildings on Portland Avenue. He also has concerns about possible easements and chemicals being released into the soil during construction.

The architect said that he doesn't foresee any easements. They have discussed tree selection with City staff. Commissioner Poole had concerns about maintaining the vegetation. The architect assured him that the owners want the building to be attractive and will maintain the vegetation.

*Commissioner Neace made a motion to close the public hearing. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.*

There was no further discussion.

*Commissioner Poole made a motion to approve project Z0222-15-D. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.*

3. Public Hearing: Z0249-15-D; Multi-Building Apartment Complex, 122 Units along with a clubhouse; 18121 Webster Road; West Side of Webster, north of its intersection with Cason Road. Subject property is Zone MR, Multi-Family Residential, HT Investment Properties, Inc.

All Commissioners have visited the site. Commissioner Johnson said that he has known the owners of the property for many years. There were no objections from the audience.

City Planner Glasgow presented the staff report, including the concerns from the Fire Department and an email from HT Investment Properties, Inc. Chairperson Tammy Stempel asked for clarification regarding a possible conflict of interest. City Attorney Doughman explained. Fire Marshal Funk went over his concerns. Chairperson Tammy Stempel asked why a traffic study was not required. City Planner Glasgow said that the estimated number of trips generated did not exceed the threshold. There was a discussion regarding the trash/recycling area.

Hans Thygeson, applicant/owner/developer, shared some pictures and drawings of what they are proposing. He went over the design elements, landscaping, and the trash/recycling center/compactor plan. He explained the reasoning behind the number of parking spots and traffic impact. They will have security cameras on the premises.

Public Testimony:

Eileen Garlington – asked about parking for electric vehicles. Mr. Thygeson said they are looking into that. She had a question regarding the number of parking spots.

Melinda Garlington – asked if there were any handicapped parking spaces. Mr. Thygeson said there were. She asked where school kids would board the bus. She asked if the trash compactor would be operating at night. She had concerns about bikes being parked in breezeways. She asked if pets were allowed.

Robert McReynolds – is concerned about traffic levels, water pressure and run-off.

Martha Wooldridge – is concerned about traffic and possible blasting prior to construction.

David Denson – is concerned about parking, traffic, drainage/ground water, water pressure, utilities, easements, and noise buffers. He feels the development is way too large for Gladstone.

Applicant Response:

Michael Robinson, attorney for applicant, went over the questions/concerns. They met with City Council so they could be proactive and make improvements to the sewer and water systems. He went over the traffic impact study that was done. He explained the set-backs. They exceed the landscaping and parking standards. He feels they should meet with the school district regarding transportation. He addressed the trash/recycling center. They will meet the federal ADA requirements regarding handicapped parking. They meet the standards for bicycle parking. They won't allow pets. He said they have a drainage/run-off plan. They don't know yet if they will need to do any blasting, but they will follow the City code if it becomes necessary.

*Commissioner Johnson made a motion to close the public hearing. Motion was seconded by Commissioner Kremers. Motion passed unanimously.*

Chairperson Tammy Stempel had questions regarding zoning and traffic studies and City Planner Glasgow clarified. There was a discussion regarding densities.

*Commissioner Johnson made a motion to approve project Z0249-15-D, with the addition of #16, parking allocation must be accurate and in compliance with final construction drawings. Motion was seconded by Commissioner Neace. There was no more discussion. Motion passed unanimously.*

4. Z0185-15-C – continued from June’s planning commission hearing; tri-plex. Removed from the agenda – will be considered at a future time.
5. Discussion: Potential Request to Increase Parking Requirements for Multi-Family Developments. Mindy Garlington – said there are several eyesores around town. She is urging the Planning Commission to do something about the parking. She feels the handicapped spaces, electric vehicle spaces, and visitor parking spaces should not be included in the minimum standard. There was a discussion regarding Metro.
6. Work Session – Discussion of Draft Wireless Communication Facilities Ordinance. The Planning Commission went over the ordinance page by page and made changes/corrections.

#### **BUSINESS FROM THE PLANNING COMMISSION:**

Commissioner de AElfweald said that City Council had an issue regarding noise variances on construction noise at night and the notification of surrounding residents. The code needs to be changed to enlarge the area that receives notification.

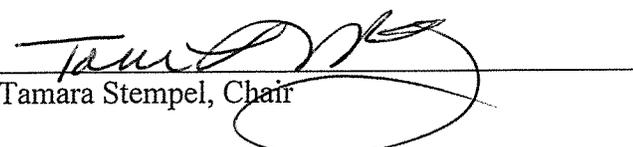
*The Planning Commission needs to appoint a Vice Chair. Chairperson Tammy Stempel nominated Commissioner Johnson. Commissioner Kirk Stempel seconded the nomination. Passed unanimously.*

Chairperson Tammy Stempel said that Interim Police Chief Jolley asked for a work session to focus on codes and things they would like to have changed.

#### **ADJOURN:**

*Commissioner Kirk Stempel made a motion to adjourn the meeting. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously. Meeting adjourned at 10:05 PM.*

Minutes approved by the Planning Commission this 18<sup>TH</sup> day of AUGUST, 2015.

  
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Tamara Stempel, Chair