

GLADSTONE PLANNING COMMISSION MEETING MINUTES of November 17, 2015

Meeting was called to order at 6:32 PM.

ROLL CALL:

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

ABSENT:

Commissioner Kirk Stempel and Chairperson Tammy Stempel.

STAFF:

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

CONSENT AGENDA:

1. Approval of minutes from September 15, 2015 meeting. *Commissioner Neace made a motion to approve the consent agenda. Motion was seconded by Commissioner Kremers. Motion passed unanimously.*

REGULAR AGENDA:

2. Public Hearing – Z0411-15-SS:
Subdivision, nine lots for future residential use. Subject property is zoned R7.2 Single Family Residential and is located at 710 E. Kenmore Street, north side of Kenmore between Columbia Avenue and Donna Lynn Way.

Clay Glasgow went over the staff report. Vice Chairperson Johnson asked if any Commissioner wanted to disqualify themselves and asked if they had visited the site. Commissioner de AElfweald was the only one who had not visited the site. None of the Commissioners wanted to disqualify themselves, nor did any audience members have objections. The applicant did not wish to add anything to the staff report. There was a discussion regarding Fire Department access. Commission de AElfweald asked if lot one would face Donna Lynn Way or Kenmore. The applicant, Casey Cutting, said ideally it would face Donna Lynn Way. Commissioner Poole had some concerns regarding impervious surfaces/drainage. Mr. Cutting assured him that they will meet the City criteria. Commissioner Neace asked if there would be single car garages and Mr. Cutting said that ideally there would be two car garages so parking should not be an issue.

Public Testimony:

Proponents: None.

Opponents: Kurt Thornton – owns property adjacent to the development. He said the applicant does not own the property yet. Mr. Glasgow said that with the owner's consent anyone can act as their agent. Mr. Thornton said that this development will land lock his property and he is not looking forward to the construction process/noise.

Applicant Rebuttal: Mr. Cutting said he has been working on closing the transaction and he should be the owner very soon.

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

There was discussion regarding noise restrictions/hours, access to and possible development of Mr. Thornton's property, sewer/water lines, lot sizes, etc.

Commissioner de AElfweald made a motion to approve the proposed subdivision Z0411-15-SS with staff recommendations. Motion was seconded by Commissioner Nease. Motion passed unanimously.

BUSINESS FROM THE PLANNING COMMISSION:

Commissioner Poole said there is a lot of concern regarding the marijuana zoning. He wanted to say that everyone should stay informed on the topic.

Commissioner Kremers has concerns regarding livability/sustainability issues related to new developments. Commissioner de AElfweald said that he agrees and they have been looking into those topics of Metro density requirements.

Mr. Glasgow said there will be a meeting next month related to the property development adjacent to Walgreens.

ADJOURN:

Commissioner de AElfweald made a motion to adjourn. Motion was seconded by Commissioner Poole. Motion passed unanimously. Meeting adjourned at 7:14 PM.

Minutes approved by the Planning Commission this 17 day of January, 2015.



Kevin Johnson, Vice Chair