



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 02, 2025
5:00 PM

MINUTES

CALL TO ORDER

Commission Chair, Howard Haulotte, called the meeting to order at 5:00 PM ET.

ROLL CALL

PRESENT	ABSENT
Howard Haulotte	John Noreus (Excused)
John DeFiore	
Sam Hewitt	
Mike Kennedy	
Jason Leonard	
Nick Nastoff	

Staff Present: Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Meeting Minutes - August 5, 2025

Motion made by Leonard, seconded by Hewitt to approve the Planning Commission Meeting Minutes of August 5, 2025.

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION APPROVED.

ADDITIONS TO AGENDA

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2. Recommendation of Waiver for City Utility Requirement | 209 27th St

Motion made by Hewitt, seconded by DeFiore to recommend a waiver of the requirement for the property owner of 209 27th St to utilize city water and sanitary sewer services to the City Commission, with the waiver set to expire within two years if the construction of the home is not completed within that time,

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

3. Establishment of Sign Ordinance Subcommittee

Commission Chair, Haulotte, appointed Commission Leonard, Commissioner Hewitt, and Commissioner Kennedy to the sign ordinance subcommittee, with the expectation

to participate in training and discussions on best practices, review potential updates to the ordinance, and establish a timeline for pursuing possible amendments.

4. Planning Commission Applications Review

Motion made by Hewitt, seconded by Leonard to recommend Jennifer Harding to the mayor for appointment to the Gladstone Planning Commission, subject to a majority vote of the City Commission.

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

PUBLIC COMMENT

None.

INFORMATION SHARING

West provided an overview of the following items.

5. Boo Bash at the Gladstone Campground

The Boo Bash will take place at the Gladstone Campground on Saturday, September 6th.

6. City of Gladstone's Downtown Day

Gladstone's Downtown Day is scheduled for Saturday, September 27th and will feature a street fair, farmers market, and promotions throughout downtown Gladstone.

7. DDA's Facade Grant Application Round

The DDA's facade grant application round opened on September 1st, and will close on October 31st, with funding intended to be used in 2026.

8. Downtown Survey Results

West provided an overview of the DDA's downtown survey results.

9. Grand View Estates Subdivision #4

The preliminary plat for Grand View Estates Subdivision was approved by the City Commission. West is now working with Dynamic Designs to finalize the plat by working with other approving authorities through the county and state.

10. Hot Rods & Harleys

The final Hot Rods & Harleys event will take place on September 18th on Delta Avenue and 8th St. The DDA will be sponsoring a band for the final event.

11. IFT District for AMI Industries

The district boundary for a potential IFT district was approved by the City Commission.

12. New Downtown Businesses

West shared that there are two new businesses coming to downtown Gladstone.

Lavender Co has opened within the Rialto Center, and Mancave Dave is set to open at 1017 Delta Ave.

COMMISSIONER COMMENTS

Each commissioner took a moment to thank Jen Harding for her interest in serving the Planning Commission, and looked forward to working with her.

ADJOURNMENT

The meeting adjourned at 5:40 PM ET.