



GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
March 05, 2024
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, March 05, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commissioner Haulotte called the meeting to order at 5:00PM.

ROLL CALL: Commissioners present included: Haulotte, Leonard, DeFiore, Noreus & Woodworth. Commissioners Excused: Strom & Butch

APPROVAL AND/OR CORRECTIONS OF:

1. **Regular Planning Minutes of February 6th, 2024**

Motion by Commissioner Woodworth; seconded by Commissioner DeFiore to approve the minutes of February 6th, 2024 as presented. MOTION CARRIED

ADDITIONS TO AGENDA: None

PUBLIC HEARINGS

2. **Conditional Use-6139 County Rd 420**

Barron reviewed the conditional use request to allow the cart shed property at the address above to be utilized for seasonal storage. Notices were sent to people within 300' of the property and an ad was placed in the Daily Press. Staff reviewed the information and recommended approval of conditional use.

Commissioner Haulotte opened the Public Hearing at 5:07PM. Joetta Fredrickson of 3300 Thorntree Apartment number 43 and Mary Barnes from Apartment number 42 asked where the road would be for the storage property and if traffic would change the feel of the neighborhood. They also expressed concerns over the condition of the golf course and the stagnating pond and how the wildlife is being affected by it.

Barron explained the access/easement for the property and Commissioner Haulotte directed the comment regarding the ponds to be shared with the City Commission.

Barron read into the record written public comment received from George Briere of 6092 County 420 21st Rd. Mr Briere had questions about his taxes and did not have any concerns about the conditional use. Commissioner Haulotte closed the Public Hearing at 5:15PM.

The Planning Commission discussed the proposal and reviewed the maps and information provided in the packet.

Motion by Commissioner Noreus; seconded by Commissioner Leonard to approve the conditional use as presented, contingent upon a favorable zoning change (from

**R-4 to B-2) by the City Commission with the case to be held on March 11, 2024.
MOTION CARRIED**

UNFINISHED BUSINESS

3. Master Plan Amendment

Barron reviewed the changes made to the proposed Master Plan Amendment and the Planning Commission discussed the changes as well as the existing zoning and future land use maps. Areas of concern with the maps included:

- The shoreline along the Northshore property should be considered for park/public
- The ski hill property should be park/public
- Some property (Josh King) should be considered flex in the future land use map
- Property along Braves Avenue to the south should be considered LDR

After some discussion the Planning Commission decided to hold off recommending the plan to move forward until these changes are formalized. The plan and maps are to be brought to the next regular Planning Commission meeting to be held on April 2, 2024.

NEW BUSINESS: None

PUBLIC COMMENT: None

INFORMATION SHARING: Barron shared the latest information regarding Northshore and asked the Planning Commission to consider an appointment to the County Planning Commission.

COMMISSIONER COMMENTS: None

Community Development Comments

ADJOURNMENT: 6:05 Adjournment