

MINUTES OF THE PLANNING COMMISSION MEETING

October 26, 2020

Virtual Through Zoom

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, October 26, 2020. Members also present: Brad Davidson, Charlie Troppito, Frank Bruce, Jordon McGee, Robin Dukelow, Pete Christiansen, Stuart Braden and Burton Taylor. Also in attendance: Brian Scott, Assistant City Administrator, Kaitlyn Service, Community Development Planner, and Audrey McClanahan, Secretary to the Planning Commission.

Chairman Lee: It looks like it's 7:00, so we might as well get started. Because of the COVID-19 social distancing recommendations our meeting tonight is being held virtually, via Zoom. Commissioners, staff and the applicant are all joining remotely. The meeting is being recorded. The public is invited to participate by using the instructions include in the Planning Commission calendar item listed on the front page of missionks.org. Public participants will be allowed to make public comments through the comments feature. Please note that comments are visible by all participants. If you wish to make a public comment, please state your name and the city of residence for the record. Please be conscientious of others trying to speak and speak slowly and clearly. If I need to confirm something that may have been difficult to hear, I will ask for clarification. With that, we will start the meeting.

Approval of Minutes from the August 24, 2020 Meeting

Comm. Dukelow moved and Comm. Christiansen seconded a motion to approve the minutes of the September 28, 2020, Planning Commission meeting.

The vote was taken (7-0). The **motion carried**. Commissioners Braden and Troppito abstained from the vote.

New Business

Case # 20-06 TIF Project Plan-Mission Bowl Apartments

Consideration of the TIF project plan for 5399 Martway Street for conformance with the Comprehensive Plan

Mr. Scott: Thank you, Mr. Chairman. A couple of months ago, in August, you all were presented with the preliminary development plan for Mission Bowl Apartments. This is at 5399 Martway, which is the site of the old Mission Bowl bowling alley and miniature golf course. The preliminary development plan consisted of demolition of that existing facility and construction of a new five-story, Class A, multi-family housing project, consisting of two-bedroom, one-bedroom and studio apartments, about 168 units total, parking on the ground floor, other amenities for residents, as well as some outdoor parks, and enhancement to the Rock Creek Trail development and Rock Creek Trail [inaudible]. That was recommended for approval, which the City Council then took up at their September meeting and did approve.

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The applicant has now submitted a TIF project plan to the City for consideration. This project plan would essentially incorporate the use of tax increment financing to help assist with some of the development costs with the project. Just to kind of give a very brief overview of tax increment financing, essentially the City establishes a district, or in this case a particular piece of property. The base assessed value of that property is established at the time that the district is created. Then, when the new development is completed, the new assessed value is obviously higher than the base assessed value, and the City is able to capture the increment of the property taxes that are generated off of that new assessed value of that increment to help offset certain development costs. The development costs are typically related to acquisition of the site, any kind of infrastructure, such as relocating sewers, utility costs, grading, addressing any stormwater issues. It can also be used for parking. Pete Heaven, our Land Use Attorney, says pretty much anything that's horizontal is considered to be an eligible cost.

With that kind of a nutshell, the City has hired Pete Heaven, our Land Use Attorney, as well as Ehlers, our financial advisor, Bruce Kimmel – some of you have heard that name before – to analyze the TIF project plan, to work through the details of that project plan with the applicant, the developer. Ultimately, there will be a development agreement that comes out of that process. That development agreement will be presented to the City Council along with the TIF project plan itself for consideration. The development agreement will really outline all of the financing that's associated with the project plan, exactly how that increment will be reimbursed by the City.

Right now we're contemplating a pay-as-you-go arrangement. Essentially, when the City sees the taxes, the City would reimburse the developer each year for reimbursement of those eligible costs. That would be for a 20-year period. That's the length of time the project plan is actually in effect. If the City is able to pay off the developer prior to that time, then the development agreement, the TIF project plan itself, would be dissolved. If at the end of the 20-year period there are still costs that are lingering out there that need to be reimbursed that's on the developer. So, the pay-as-you-go arrangement is really entirely at the risk of the developer. There's no sale of bonds or anything like that is being contemplated right now for the Gateway project. I know we've discussed that before.

There's a series of things that need to occur for consideration of the TIF project plan. All of these are dictated by state statute. There are certain timelines around each of these steps. Really, the first thing is for the Planning Commission to review the TIF project plan and to make a decision that the plan is in conformance with the City's Comprehensive Land Use Plan, so that's what we're doing this evening. If you so deem that it is, there's a resolution on the agenda tonight for you all to consider and approve. The next step will be a special City Council meeting on Wednesday November 4th, at which time the City Council will consider a resolution setting a public hearing for actual consideration of the TIF project plan itself. There's a window of time that that has to occur. There are notices that have to be published in the legal record, as well as notices that have to be sent to all the property owners and tenants within the TIF district. There's a length of time it has to

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occur, so that public hearing cannot occur until December 16th. Wednesday, December 16th would be the earliest date that it could be heard.

In the meantime, we will go ahead and finalize the development agreement and hopefully have that ready for consideration on the 16th as well, so the City Council can hear both the project plan and the development plan that evening. That's essentially the timeline. I wanted to go over all of that just for the benefit of the public and those of you who are watching. Tonight, as I said, solely what we're doing tonight is just simply consideration of the TIF project plan for conformance with the City's Comprehensive Land Use Plan.

With that, the developer is with us tonight – Banks Floodman with the Sunflower Group. I believe his attorney, Korb Maxwell, is also with us this evening. Korb has been in front of this group many times before. I'm going to hand over to Banks. He's going to give a very brief overview of this project. It's going to sound very redundant from what you heard a couple months ago. Again, it's for the benefit of anybody that may be watching and really just to have something in the minutes of the meeting. So, he will give a very brief overview, and then after that we'll follow up with the staff report from Kaitlyn Service. Banks, do you want to take over?

Banks Floodman, Sunflower Development Group, appeared before the Planning Commission via Zoom and made the following comments:

Mr. Floodman: If you could share the screen with me, I'll pull it up here. Thank you, Planning Commission. I look forward to working with everybody on this project. I know you guys are familiar with it, but I do want to just a little reminder overview of the project location and some of the things that we're doing. As you can see here, as Brian mentioned, it's going to be 161-168 units. It will be a mix of studios, ones, twos, and then also live/work units. I know we talked about this quite a bit during the last Planning Commission meeting, but these are the live/work units here. The reason we did that is, A) we think that they are going to be an absolute hit, but, B) was to really open up and engage Martway. These will be ground level office use. We anticipate that being a lot of individuals that work from home, travel a lot, or maybe someone that may be starting a small business. They'll have an interior stair, and they'll be able to go up to their one-bedroom apartment that will actually, a portion of it will overlook the office space.

Here's the site that I know everybody's very familiar with. We've currently got a sewer line, a 36-inch line that comes right through here. We did try to work with the City to seeing if we could build on top of that and provide the proper clearance to allow the City to make any necessary repairs to it, but after doing further research, we realized that we do need to move that sewer main. What we're going to do is disconnect it right here, bring it over here to the east and then head northbound and connect it back into the main on Martway. We're also going to have some public programming on this site. I think that's a really important factor, with the Rock Creek Trail here. We're going to have a dog park, park space, over on this west side here. That's going to be for residents, but also there will

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hours every day that it's for the public and individuals that are utilizing the Rock Creek Trail, or people that are just in town. We're also going to have a pocket fitness park, which everybody has probably seen at some point in time. Whenever you go on a lot of trails, there's a little area where people can do pullups and different exercises. That will be a park right there that's just programmed for people utilizing the trail.

This just shows you a little bit of the amenities. I'll zoom in here so you can see that clubhouse a little bit more. This is another thing that we really wanted to engage Martway and the City of Mission. The main portion of our clubhouse here will be on the corner. Our plan is to have a Class A apartment project that allows individuals the flexibility, not just in the live/work units, but just in the normal ones and twos and studios, to work and feel comfortable hosting meetings within this complex. What you'll see is we'll have kind of work stations, meeting rooms, coffee bars, waiting areas for people that may work from home or want to have a colleague over, or just want to work from home throughout the day. I think we're going to see more and more of that, so it's important for us to program this space so it can meet those demands.

This just gives you the height here. The ground floor here will be 15 feet. That's because the concrete podium will be 15 feet, but we'll have the executive parking underneath. One thing we wanted to make sure of is on the west side, over in this area, we had proper clearance for any fire trucks that were coming in. One thing I will point out as well here is there is this cell tower right here. That's actually a separate property. We will not own that property, and there is an access easement that is on this side as well. We will continue to provide access to the cell tower, as well as access to the Johnson County Wastewater lift station here. You can see here, as you pass the dog park, you will be able to access Johnson County Wastewater and that lift station. This just gives you the idea, again, of the height here. We're going to have this lowest level be 15 feet, and then we'll have three levels that are nine feet, and then our top, our fifth floor, will be 10 feet.

These are all going to be high-end, nice, quartz, granite countertops and stainless steel appliances. This will be a very nice facility. This just gives you an idea in comparison so some of the areas around it, specifically the cell tower. This just gives you an idea of the elevations here. We're really looking at a total height of around 57 feet to this portion here. When we did get the rezoning and height, 61 is really where it takes us, to the top of this metal mechanical screening for our rooftop units.

Brian, that's a quick overview. I want to be aware of everybody's time, so I just wanted to go through that quickly and just give everybody a reminder of the site, how it's programmed, how it's going to look, why the shape of it is the way that it is. I think it was important for us to hide all surface parking. That's one aspect that we thought was imperative and important for the City as well.

Mr. Scott: Thanks, Banks.

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Mr. Floodman: You're welcome. Thank you guys again.

Mr. Scott: Kaitlyn?

Ms. Service: A lot of this will look familiar from our August 24th meeting, when the Planning Commission considered that preliminary development plan. Because of the nature of the resolution that's before us tonight, Brian and I thought it was important to refresh our memories and consider again the relationship between the project and the City's Comprehensive Plan. I'll present it just a little more briefly than I did at the August meeting, but I'm happy to answer any questions at the end if anything would be helpful to go more in depth on.

As detailed in the staff report, the subject property is within that existing tax increment financing, TIF district, so that provides an opportunity for TIF to finance a portion of the costs for the redevelopment of the site. The Planning Commission packet includes the redevelopment project plan. It includes financial information regarding the project. That's going to be reviewed, considered by the City Council. The aspect about this relative to TIF that the Planning Commission will consider is the project's conformance to the City's Comprehensive Plan. That resolution that's included in the Planning Commission packet is the item that the Planning Commission will consider tonight. Like Brian went into detail about, there are a lot of aspects to the TIF, but this question will be our main focus tonight – is the project consistent with the City's Comprehensive Plan?

Our primary focus is going to be that Comprehensive Plan, but we will walk through the project's relationship with additional master plans, such as the Rock Creek Redevelopment Plan, East Gateway Redevelopment Plan, the Smart Moves 3.0 Regional Transit Plan, and then also just the intent for the area stated in the Zoning Code.

The Comprehensive Plan designates the site as a future medium density, mixed use, which primarily consists of medium density attached residential housing, including apartments. Additional uses include live/work, offices, limited retail. The Plan really envisions this to be that pedestrian-friendly area with a floor area ratio anywhere between 1.0 and 3.0. So, additionally, the District is intended to serve as a transition zone between the low density residential neighborhoods and then those areas of higher intensity development.

As Banks showed us in his presentation, the proposed project is an apartment building with those live/work spaces and leasing office. It has a floor area ratio, of 1.05 and the multi-family housing at this location would serve as a transition zone between the existing single family residences to the south and those higher intensity uses at the Mission Mart and the Security Bank to the north, so the proposal is in conformance with the intent of the Comprehensive Plan in that regard.

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The Rock Creek Redevelopment Master Plan really notes that the Mission Bowl property right now provides a lot of redevelopment opportunities as it's mostly covered with surface parking lot. The plan really emphasizes the need for that strongly defined public realm. The Rock Creek Trail actually borders the Mission Bowl property on the north side, so the proposed development aims to create that true linear park experience for pedestrians along the portion of the trail, rather than the feeling of simply walking on that wide sidewalk. The linear park features along the trail, such as landscaping, benches, planters, shade trees, bike rack, the pocket parks, and those are proposed to align with the City's vision of having it be an activated street. Additionally, the building is designed to aim for that vibrant pedestrian experience.

Along Martway, 75 percent of the frontage is devoted to those occupiable live/work spaces, the leasing office and the resident clubhouse amenities. The first floor of the building incorporates, like you can see here, that large expanse of glass, to provide that continuity between the pedestrians on the trail and the activity inside the store front or the live/work unit. Also, the proposed building is oriented to Martway Street so really engaging the trail, rather than being separated from the building by a surface parking lot in between, for example. Really, with the public realm concept, we're really thinking about the experience of one walking along the trail, or biking along the trail and what would make this a vibrant and inviting experience for them.

The Plan also emphasizes green infrastructure principles, so acknowledging that when that original development paved over that native plant material with concrete, it increased the flooding potential, put pressure on the city's stormwater infrastructure, so the Rock Creek Redevelopment Plan calls for redevelopment that includes less impervious surface. The proposed site improvements would decrease the amount of impervious surface on the site by converting about a half acre of impervious surface into landscaping and recreational open space, such as those linear trail parks, or pocket parks.

The Plan also calls for water quality improvements, so in addition to the decreasing impervious surfaces, structural stormwater BMP treatment is also proposed to improve water quality. Third, the Plan calls for this pedestrian-friendly environment, so landscaping, native trees, shrubs and plantings are proposed for the site to make it inviting for pedestrians and ecologically sustainable approach to providing that pedestrian-friendly environment.

In the East Gateway Redevelopment Plan, the future land use designates the Mission Bowl property as future mixed use. Overall, the Plan calls for higher density, mixed use development and urban housing options.

Smart Moves 3.0, this is the Kansas City Region's long range plan for transit and mobility. It's a plan of the Mid-American Regional Council and the Transit agencies that operate in the region, including the transit agencies that provide service to Mission residents and employees and anyone who travels here. It includes recommendations for land use from

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the site and other recommendations for how to support the existing transit center. The Mission Transit Center right across the street from the proposed development is designated as a mobility hub. It's kind of this converging point for public transit right now. Mobility hubs are also places where there's intensive concentration of working, living, shopping, playing, generally in the form of mixed use development.

The Plan recommends that cities consider density and mixed uses near mobility hubs. It also recommends affordable and multi-family housing options near mobility hubs. It cautions against providing an excessive amount of vehicle parking, wanting to be efficient with that space, not land use that zoned near that mobility hub. It does recommend providing bicycle parking for residents, employees, which is included in the development plans for the site. That includes indoor bike parking for more long-term bike storage, and also outdoor bike racks for that shorter term. The Plan also suggests considering how well the site integrates with transit, pedestrian and bicycle access. The site is really near the Mission Transit Center, and the Rock Trail, and walkable downtown makes it really well-connected to bicycle, pedestrian and transit facilities.

The zoning intent, the property is in the Main Street 2 District, which is intended to provide development that's consistent with the existing character and surrounding core of downtown Mission, so the district encourages that active streetscape, pedestrian-friendly shopping environment, restricted auto-oriented uses. This district is really intended to also support the businesses in the downtown by encouraging the residential and office uses to the area. That concludes the review of the applicable plans to the development and to the site.

Just reviewing how we got to this point, the preliminary development plan, as you know, was approved on August 24th by the Planning Commission, voting 8-0 to recommend approval to the City Council with conditions. The City Council considered the preliminary development plan at their meeting on September 16th and voted 8-0 to approve and adopt your recommendation to then to approve the preliminary development plan. With the resolution that's before us tonight, based on everything that's included in the materials that you've seen so far and the staff report today and that staff report from August 24th, staff does recommend that the Planning Commission approve the resolution, finding that the Mission Bowl Tax Increment Financing Redevelopment Project Plan is consistent with the Comprehensive Plan for the development of the City of Mission. That concludes the overview for myself. Happy to answer any questions.

Chair Lee: Any questions for staff?

Comm. Dukelow: I have no questions, Mr. Chairman.

Chair Lee: Thank you. Anyone else?

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Comm. Troppito: I don't have a question, but I'd like to compliment the staff for answering the questions that I had communicated by email today, and pointing out specifically that our role was conformance to the Comprehensive Plan. Thank you very much.

Chair Lee: Comments? If we don't have any questions and no one has any comments, then we could entertain a motion.

Comm. Dukelow: Mr. Chairman, I'll make a motion. I recommend that the Planning Commission find that the Mission Bowl Apartments located at 5399 Martway Tax Increment Financing Redevelopment Plan is in conformance with the Comprehensive Plan for the City of Mission. This is Planning Commission Case No. 20-06.

Comm. Braden: I'll second that.

Chair Lee: Call the roll, please.

The vote was taken (9-0). **The motion passed.**

Chair Lee: Thank you.

Mr. Floodman: Thank you, everyone.

Old Business

Chair Lee: Do we have any old business this evening?

Mr. Scott: I don't believe we do, Mr. Chair.

[Distortion]

Comm. Dukelow: I might ask about my favorite corner.

Mr. Scott: Yeah, we're working on it. I know you would, Robin. We're working on it.

Comm. Dukelow: That's comforting.

Chair Lee: I guess that's all you're going to get, Robin.

Comm. Dukelow: I can tell they're holding out for the big event.

Mr. Scott: Yes. We're working on it.

Chair Lee: Anything else?

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Ms. Service: If I could bring up the Comprehensive Plan website. I don't think it was opened the last time that we all met together, so if there's interest, I'd like to show off the site a little bit, just pretty briefly.

Mr. Scott: Take it away.

Ms. Service: on the City's website, missionks.org, you'll see featured very prominently is our Comprehensive Plan Public Engagement website. The Public Engagement is, just like everything in 2020, of course it's a little more challenging than it would be in a typical year, since in-person opportunities for getting public feedback are limited. We're relying really heavily on generating traffic to this website in order to collect feedback from the public. We've been working with a small steering committee of about 10 to maybe 15 people – stakeholders, Commission members, including those from the Planning Commission, business owners, residents, a whole mix of folks to kind of start to understand what type of feedback we want from the community. We also did some more fun stuff, like deciding on a logo and slogan for the Comprehensive Plan.

We had a virtual meeting at the beginning of October – October 3rd – to kind of kick off the site, attended by about 30 people. We're wanting to keep being really proactive in getting the word out and generating more traffic to the site, but I do encourage everyone on the Planning Commission to visit missionks.org, log in to this website. You can see, we're asking six major questions from the public. Where are the opportunities in Mission? This is going to lead you to a project map where you can suggest ideas for the city based on where they are in the city. You can label something as your favorite place, something that you like, something that you don't like, someplace that you want a sidewalk to be added, a lot of different options. You can also see what other people have been saying. Comments about transit, comments about the Farmer's Market, and lots of good and interesting ideas coming from the community that are already included on the site, so encourage you to add yours. Send it out to your friends, you family, your neighbors, anyone who frequents anywhere in Mission.

There's also other exercises, just like, "Write a postcard of, in the year 2040, why would someone want to visit you in Mission? How would you describe the community in 2040 if your ideas were able to come into fruition?" This one's pretty fun – the visual preference exercises. "What do you want your community to look like?" There's an option on here, actually pretty relevant to our project that we've been discussing recently. "What would a streetscape look like along Martway Drive and the Rock Creek Trail?" For example, with this project we have been thinking about, "How can we create that linear park experience along the trail, rather than walking on that wide sidewalk?" Well, with something like this, with the public feedback that we're gathering from this, we could create that streetscape that would be contiguous. For example, if the Martway Apartments had been approved and the Mission Bowl comes into fruition, then they would have a contiguous streetscape amongst them, rather than doing it piecemeal, and we'd have some clear direction of what

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we want to see from developments along the Rock Creek Trail and Martway, going into the future.

You can vote on different things that you like. There are some visual preference exercises related to place-making. What would be fun to see in Mission? That's just a few of the exercise that are on the website. To really get the word out, we're using a lot of social media. We're trying to get the word out by having everyone email the link to ten of their friends or family, contacts in Mission. I'll be sending out an email to the Planning Commission, asking you all to do the same. Most recently, all the City staff in the City of Mission was asked to send the link out to ten different people, and those types of direct contact appeals can go pretty far in generating some responses on that.

Our goal originally was to keep this website open for the initial feedback until the end of November. Hopefully, we can still hit that. We probably will extend a little bit further, because really we don't want to close it until we get sufficient input. I'll be reaching out, sending out a follow-up email on this, asking folks to send it out if you're involved in an HOA or a book club, or church group or anything where people from the city of Mission where you have contact information where you feel comfortable sending this out, I would highly encourage you to do so. The Comprehensive Plan is going to really rely on the strength of that public input that we receive.

Comm. Braden: Thank you.

Comm. Christiansen: Is there some type of handout that I could pick up from the City? I live in a neighborhood with a lot of elderly people. I can't really text or email them, but I think if I gave them some type of flyer with the link or some type of literature, that would be really helpful for them, if they're not able use my iPad or even show them how to get to this site, I think something like that would be very helpful.

Ms. Service: Yeah, we have a flyer that would direct them to the website, or we have a paper copy of the survey for someone who is not as comfortable with the web-based format or doesn't have a reliable internet connection. We have a paper copy as well. I'll be in touch with you about that, and we'll get you set up with whatever you think is best.

Comm. Christiansen: Yeah, they all have iPads, but I don't think they are super...

Mr. Scott: Any other questions for Kaitlyn about that?

Comm. Dukelow: My question was, how many people have responded, and how many people or how much response are we looking forward to, to kind of consider it that critical mass?

Mr. Scott: Not enough respond [distortion]. I don't know that there's a magic number that you can say is statistically valid, but obviously the more the merrier. As of a couple weeks

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ago – I checked in with the consultant – we had about 45 responses so far on the website. We've been making a pretty heavy push to try to get the word out. There's an article in the [distortion] edition of *The Mission Magazine* about the Comprehensive Plan process overall, what we're doing in regard to that project. [distortion] that web address is cited in the article and people are encouraged to go to the website. We've also been doing a heavy social media push through Facebook, Twitter and Next Door and all the various social media avenues that the City utilizes to try to get the word out. Emily Randel has that pretty extensive email, news blast list that we all get every once in a while. We've utilized that a few times. Laura Smith came up with a really good idea on Friday. That was kind of a challenge to each of the staff members to actually go out, reach out to somebody they know in the community, a personal contact that they know in the community, and invite them to go to that website and provide input. So, it's the person one-on-one, "I know you. Could you do me a favor?" type of thing, "go to the website." You can always have a lot more impact than sometimes just sending something across Facebook.

The website will be up until the end of November. We may actually extend it out a little bit, into December. I think, to be honest with you, we're just really challenged with, with everything that going on in the world right now, between COVID and the elections, peoples' focus is kind of elsewhere. So, it's a little bit of a...it's kind of shout over all of that to get the word about community engagement and about this particular project and to invite people to come and participate in that. Hopefully that answers your question, Robin.

Comm. Taylor: I think it's great. Pete, to your question about how to get the information in front of neighbors, about 25 percent of individuals 55 or older are on Facebook, so you might be surprised how many of your neighbors are on Facebook.

Comm. Christiansen: [Inaudible]

Comm. Taylor: You're not Facebook?

Comm. Christiansen: No, I have no social media.

Comm. Taylor: Yeah, so that's fine. So you're the problem. No, I kid. But it's really great. I'm curious. Are you doing any paid promotions on Facebook? For all that's been invested in the website...It looks fantastic, it's very interactive. I appreciate you showing us. Are you doing any promoted kind of posts on Facebook to push it in front of people?

Mr. Scott: No, nothing like that. It's just kind of sitting out there. Nothing promoted or paid for.

Comm. Taylor: You might be surprised how affordable that is, given what you've invested in the project overall. It's pretty reasonable. It looks great.

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Mr. Scott: This won't be the one and only time with the website. When we do decide to take it down, we'll essentially close it, [inaudible] to gather together all of the data that's been collected and begin analyzing it, share that back with the steering committee. From there, that will lead to more ideas that could be surveyed again on the website at a future date. There will probably be another round with the website sometime in the winter, and again, we'll blast it out as much as we can to everybody to go visit that website.

Based on what we discovered the first time around, we'll look at ideas and suggestions the comments the surveyors also may have. We've kind of slowed things down a little bit with the Comp Plan. There were a series of meetings that were coming up, and again, with everything else going on we just said let's just take a little bit of a hiatus for a couple months. We'll kind of pick it up again after the holidays, just kind of get past the election, get past Thanksgiving and Christmas and everything. Hopefully, the world settles down a little bit in January and February and people get back into a groove, and we can kind of get re-focused back on the Comp Plan again. Any other questions about the Comp Plan or the web page?

I did have something else I wanted to share with you all a little bit, so you're not caught off guard, if I can bring up the screen. This is what Kaitlyn and I have been working on the last few weeks. You may recognize this building. It's the Headless Hands Custom Tattoo establishment at the corner of Broadway and Johnson Drive. It's right across the street from the Popeye's there. The owner of the business came to Kaitlyn and I earlier this month and wanted to paint this on the side of his building. It's a mastodon skull. I don't think we're particularly opposed to it, a little bit different, but we're not particularly opposed to it. It did kind of bring up the question about murals and public art and a process for that in our community. Kaitlyn did some research on what other cities are doing, not only here in the metropolitan area, but really around the country. Based on that initial research we begged, borrowed and stealed from what we found, and we created some guidelines that we shared formally with the City Council, who were generally receptive to those guidelines, so we went ahead and created an application process. We asked Mr. Gilbert, the owner of the establishment, to complete that application process and it was approved. I think he was hoping to get at this before the weather changed. He has a professional artist that's doing this for him, a little bit that's kind of fitting this into the artist's schedule, so he got in a little bit of rush for this whole...

Comm. Braden: Brian, I'm on Nextdoor also, and I've been seeing comments on that, and it's about 100 percent positive for that artwork.

Mr. Scott: Yeah. He did share those with us, so we saw those comments as well. I think just about everybody on the City Council was pretty favorable to the idea, too. I will share those guidelines with you. They're still kind of in draft form. At some later date we'll solicit some input and get some discussion around those. Probably again, this winter when things settle down a little bit we'll try to formalize those. This is exactly the kind of thing that the Comp Plan speaks to [inaudible] preferences. We noticed when Kaitlyn was going

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through that website, a balloon on the side of a building. This is the kind of place-making that we're looking for some public input on.

Comm. Dukelow: Can I ask a question about this? I know, Brian, you said you'd share with us the draft, but I think my biggest question is, is there criteria in there for maintenance? The reason I'm asking you that is because, as we know, the mural at Mission Pet Mart was awesome 15 years ago, but now it doesn't look so good.

Mr. Scott: Yeah, that was part of the discussion with Mr. Gilbert when we were talking about this. That's mostly what the guidelines speak to, is maintenance. Do you have permission of the building owner if you're not the building owner? Will a professional artist be painting this? Can you provide a rendering in advance? What qualifications does the artist have? What kind of experience does he or she have in this type of artwork? What materials will be used in the application? Most importantly, how will it be protected from not only from the elements, but also vandalism, graffiti? There's quite a bit of information out there about that type of application and painting, a skin coat or a clear coat over it to protect, an anti-graffiti type of overcoat. All those things are in the guidelines.

Comm. Davidson: Brian, I have a comment, and this just brought it to my attention about new technology and new ideas to new entrepreneur concepts with buildings and structures. This reminded me of – and I forgot the church's name there on Shawnee Parkway and Nall where we talked about the LED signage there on the corner. Anyway, where it's just one color and all of this, not to give them the possibilities of putting graphics and stuff like that. What comes to mind in Overland Park is, it's called City Place over there, a block just put in those twin buildings there at 69 and College. Oh my gosh, the whole top of the buildings are just...I'm sure we have all seen them, the mighty graphics over there. It's just new designs, ideas and concepts and technologies. Again, these kind of gray areas when they first come in, it's like, maybe the Planning Commission needs to look at those and what you said as far as maintenance, but this is what kind of brought that old situation that we had with graphics and LEDs and stuff, and look what happened over there in Overland Park. Just for comment.

Mr. Scott: Yeah. Very good point. The world's changing. Mr. Chair, I don't think we really have anything else to share with you tonight. Any other questions on anything?

ADJOURNMENT

With no other agenda items, **Comm. Braden moved and Comm. Troppito seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 7:53 P.M.

Chair Lee: So do we have a meeting next month yet? Do we know?

Mr. Scott: Yes, we are planning to have a meeting next month, and it's our favorite topic again – Mission Bowl. This time it's a plat, so if you noticed in the packet tonight an exhibit with the project plan showing an actual legal description of the property that they're

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buying. It's a little bit different than the existing property lines that are there right now. So what we'll need to do is approve that so that when they do close by the end of the year that's ready to be recorded if the Recorder of Deeds for Johnson County. It will be a pretty simple process. Kaitlyn and I were talking about this today. At some point, probably next spring or so, we'll have to come back with another plat that will really get into dedication of right-of-way and easements and all of that. For now, we're just doing this to officially recognize that new parcel is recorded at the close of the sale. That will on for next month.

Chair Lee: Very good. If we don't see you before then, we'll see you next month then.

Mike Lee, Chair

ATTEST:

Audrey McClanahan, Secretary