

**CITY OF MISSION PLANNING COMMISSION**

October 23, 2023

7:00 PM

Mission City Hall - 6090 Woodson

**Members Present:**

Stuart Braden  
Wayne Snyder  
Cynthia Smith  
Megan Cullinane  
Charlie Troppito  
Robin Dukelow  
Amy Richards

**Staff Present:**

Brian Scott - Deputy City Manager  
Karie Kneller - City Planner  
Kimberly Steffens - Permit Technician  
Penn Almoney - Parks and Recreation Director

**Members Absent:**

Brian Schmid  
Mike Lee

(City of Mission Planning Commission Meeting Called to Order at 7:00 p.m.)

**I. CALL TO ORDER**

**MS. DUKELOW:** It's 7 o'clock, and I'd like to call this meeting to order. The public is invited to participate. If you would like to make a comment, please raise your hand but stay seated, and we will call on you to come to the lectern. Please make sure to be conscientious of others trying to speak and speak slowly and clearly and into the microphone if you will. If I need to confirm something that may have been difficult to hear, I will ask for a clarification.

Ms. Steffens, will you please call the roll?

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Here.

**MS. STEFFENS:** Dukelow.

**MR. DUKELOW:** Present.

**MS. STEFFENS:** Richards.

**MS. RICHARDS:** Here.

**MS. STEFFENS:** Troppito.

**MR. TROPPITO:** Here.

**MS. STEFFENS:** Schmid is absent. Cullinane.

**MS. CULLINANE:** Here.

**MS. STEFFENS:** Smith.

**MS. SMITH:** Here.

**MS. STEFFENS:** And Lee is absent. And Snyder.

**MR. SNYDER:** Present.

## **II. APPROVAL OF MINUTES FROM SEPTEMBER 25, 2023**

**MS. DUKELOW:** All right. The next item is our approval of the Minutes from September 25<sup>th</sup>. And that will be delayed until the November meeting of the Planning Commission.

## **III. NEW BUSINESS**

### **1. Case #23-21 – Mohawk Park Phase II Preliminary Development Plan**

**MS. DUKELOW:** We have one item under New Business, a public hearing in Case #23-31 - Mohawk Park Phase II Preliminary Development Plan. And we will open the public hearing at this time. Ms. Kneller, would you please provide your report?

**MS. KNELLER:** Can we go with the presentation that Penn has first, Penn and Confluence?

**MS. DUKELOW:** Absolutely.

**MS. KNELLER:** If that's okay.

**MS. DUKELOW:** Absolutely.

**MS. KNELLER:** They'll cover most of what I'm going to say and that way I don't double-up too much probably, hopefully. Thank you.

**MR. ALMONEY:** Good evening, Planning Commission. We prepared for you a presentation on Phase II of Mohawk Park improvements. This is a continuation that began last year, and it ended on budget. And we're excited to introduce to you today Confluence's Hank who will describe some of the Phase II implementations.

**MS. DUKELOW:** Thank you.

**MR. MOYERS:** Thank you. Next slide, please. So, we want to talk just in general a little bit about the Phase II improvements.

**MS. KNELLER:** [Inaudible; talking off mic]

**MR. MOYERS:** No, that's fine. You can keep it there. That's fine. This has been a process that started back in 2019 with the public input and the improvements that we wanted to see as part of this process. We went out and got extensive feedback from the public on the improvements that they want to see. Obviously, Phase I is in place now with the parking lot, the restrooms, and the shelter. This is a continuation of those improvements for Phase II. Next slide.

You can see the overall Master Plan here, which takes the trail around the perimeter of the site. You can see the two brown boxes there which represent the existing shelter and the new restroom. And then you can see just to the right of that a new playground and a half court basketball and pickleball courts in those locations, and then the existing parking lot just to the south of that that were part of the Phase I improvements.

The other improvements that we are also making as part of Phase II also incorporates parallel parking along Horton Street. We've made sure through the public process to make sure that those parking stalls are not in line with any driveways to conflict with any of the access points on this site.

So, you can see we're also incorporating extensive new landscape as part of this project, and trying to preserve everything as much as possible on the site today.

Just some general images of some of the improvements that are being made. I mentioned the half court basketball, also the playground area. And then just keeping a lot of open lawn space but also incorporating a lot of native landscape plantings and the perimeter loop trail.

And then here are just a few perspective views of that. You can see the existing parking lot and the access point there on the south coming into it. We have kept the playground and the basketball court centralized to the park project based on neighborhood feedback. Previously when we had looked at it, we had looked at some other locations for those elements to be more towards the perimeter of the project. We are now keeping those all centralized within the park and actually further away from any of the residents compared to the playgrounds that exist there today.

Again, just some views looking from the east into it. And then a view looking from the south into the new playground, or looking to the south of the new playground and also the basketball court area.

And then just another view from the shelter looking to the east towards the playground. And then a view of the basketball, half court basketball and pickleball area. There is a four-foot high perimeter fencing around that.

And then here is just a view of the playground and the color palette that was selected for that based on City feedback. I'd be open for any questions.

**MS. DUKELOW:** Ms. Kneller, if you have anything to add with the staff report. Thank you.

**MS. KNELLER:** Okay. So, just to reiterate here, it's Case #23-21 that we're considering this evening. This is Mohawk Park owned by the City of Mission and managed by Parks and Recreation. It's located at 6649 Lamar Avenue on the northeast corner of 67<sup>th</sup> Street and Lamar. There's a gradual ten-foot elevation on this site across the, you know, it's almost an eight-acre site. Currently some minor pooling does occur with heavy rainfall events in the northeast, I'm sorry, northwest corner of the property in the open grassy area. In the first phase of Mohawk Park, the improvements were completed in 2023 in August, just a few months ago. Those included amenities such as bathrooms, a covered pavilion, parking lot, and landscaping. And Phase II of the Mohawk Park improvements were dependent upon a sales tax that was approved by voters in 2022.

Design of Phase II improvements are based on the previously determined budgetary constraints. And during Phase I of the development approval, I wanted to make sure that we covered that the Planning Commission and attendees from the public at that time provided input that expressed a priority for Universal Inclusive Design for the playground equipment and safe crossings where the trail intersected the vehicular entrance on 67th Street.

The site has had some stormwater drainage issues in the past, and these issues were also a concern during Phase I approval with the Planning Commission.

The project proposal will realign the current walking trail and provide a 10-foot trail loop around and throughout the site. New playground equipment will be constructed to the east of the Phase I pavilion and restrooms, and a combined half court basketball and pickleball sport court is proposed to the east of the new playground. Chain link fencing around the sport court will be coated with black vinyl.

The existing playground will be removed, and the proposed playground will be designed, again, with Universal Design features, and then ADA features such as a crow's nest, play area, swing, accessible ramp are also included as well as sensory equipment for additional universal inclusivity. ADA parking is also considered, contemplated in this Phase II development as an additional ADA spot in the south parking lot.

An existing parking drive loop in the northeast corner of the site will be replaced with landscaping and open space with 12 new proposed parallel parking spots on Horton. And there are ADA standard sidewalk ramps at several locations, key locations at the corners and at entry points.

Proposed impervious surface will be increased from what is there currently after Phase I, but it will be a decrease from what was existing when the site was developed when it was a school previously. Two proposed BMP stormwater detention areas are also indicated on the site according to the site plan.

Landscaping will be native to the northeast Kansas region and the proposal includes a variety of shade trees, ornamental trees, conifers, and native grasses.

So, the plan conforms with the adopted Comprehensive Plan and Parks and Rec Master Plan by including preservation of green space and maintaining existing parks and recreation facilities. Mohawk Park is enhanced by the Phase II proposed improvements to include practices that promote sustainability practices.

The unprogrammed playing fields are also preserved and promote more efficient use of space with the centralized play areas. Additional furnishings such as park benches, shade structures and play equipment is part of the expanded improvements on the site.

An irrigation conduit will be included during construction so that a watering system may be installed at a later date if budget -- if the need arises and if the budget allows.

Staff does recommend that the Planning Commission recommend approval of the Mohawk Park Phase II Preliminary Development Plan with eight conditions that are listed in your staff report. And that does conclude my staff report.

**MS. DUKELOW:** Thank you. Is there anyone from the public who wishes to speak this evening? Okay. If you'd like to please come up and state your name and your address. Thank you.

**MS. PATTERSON:** Hello. My name is Jean Patterson. I live at 6107 West 67<sup>th</sup> Street directly across from the parking lot. Before I get into kind of what I had prepared, I will note that I didn't see anything, or it was not addressed that the area to the west, the ground was not going to be improved any for soccer usage. As a resident, I will note that they do not play soccer on the west side. They play it on the east side and mostly right where the pickleball and basketball courts are slated to go.

Now, I would hope that you all will have read a *New York Times* article dated 6/30/23. I hope someone makes a note of that and that you all read it. There is also an article from NPR that's dated 6/9/23. Both of these deal with the issue of having pickleball courts embedded in a close residential area. The *New York Times* article is titled "Shattered Nerves, Sleepless Nights: Pickleball courts are[sic] Driving Everyone Nuts." The NPR article has more -- has some more content to it. It goes on to say in the NPR article, "You can't take pop, pop, pop for 12 hours every day and remain sane." It is the worst of both loud and high-pitched, the noise involved with pickleball paddles and balls. And they exist in the most sensitive range. Backup beepers on garbage trucks are right at the same pitch as pickleball. Let me reiterate. Backup beepers on garbage trucks are at the same pitch as pickleball. And that pitch was selected because the sound is the most annoying frequency there is.

When pickleball became so popular and there was an initial rush to embed in residential areas that led to circumstances that were -- led to lawsuits, lots of problems between city and local residents. We have had the opportunity to see the results of the location of those courts. And you have an opportunity to avoid this major disruption and potential lawsuits now that we've had the opportunity to see the results of embedded courts in parks that abut residential housing.

I would also like to point out that, and I'm -- this is my last thing I'm going to say, I promise. That putting them right by the parking lot where the lights are and the light stay on all night, that will encourage people to play in those areas at times that are perhaps not best for residents in the area. They might, also might encourage groups of people to hang out in that area, which is not something that we want. Kids in the park, in the playground, wonderful. But we're concerned about the other aspects of it. Okay. I've probably taken up enough of your time. Does anybody have any questions for me?

**MS. RICHARDS:** I do.

**MS. PATTERSON:** Yes.

**MS. RICHARDS:** Jean, thanks for coming and sharing your comments. Were you able to participate in the community outreach?

**MS. PATTERSON:** Yes.

**MS. RICHARDS:** Okay.

**MS. PATTERSON:** I did. I also attended a couple of the committee meetings before Phase I when it was discussed whether to move the parking lot where it is now or

whether to leave it where it was. I was under the impression that the committee decided, based on public comments, to leave it to the west there. But then the City Council voted to go ahead with the plan as written and move it. So, I wonder whether or not what I have to say has any bearing on anything. But I felt like I wanted to share what I have observed, what I have read. Thank you very much.

**MS. RICHARDS:** [Inaudible; talking off mic] soccer is happening. I just wanted to clarify. The soccer playing that happens now is on the east side [inaudible] before all the soccer fields were on the west side.

**MS. PATTERSON:** There was always much more playing on the east side. I believe that the field conditions are better on the east side.

**MR. SNYDER:** Ms. Patterson, again, thank you for your comments.

**MS. PATTERSON:** Yes.

**MR. SNYDER:** You stated that lights stay on all night. Are you talking streetlights? Are you talking lights within the park?

**MS. PATTERSON:** The parking lot lights.

**MR. SNYDER:** Parking lot lights, okay.

**MS. PATTERSON:** Which again would be right by the pickleball and basketball court.

**MS. DUKELOW:** Thank you, Mrs. Patterson. Is there anyone else from the public who would like to speak? Yes. Please step to the lectern. Thank you.

**MR. BEEMER:** I've got a couple questions of the City here on my phone. Alex Beemer. 6672 Milhaven, adjacent to the park just on the east side. Very excited about pickleball. One of my questions was will there be lights so we could play at night.

**MS. DUKELOW:** Okay. We'll get that answer for you.

**MS. RICHARDS:** Do you have another question?

**MR. BEEMER:** Yeah. Sure. And then let's see. My other question was on the east side of the park the chain link fence has been taken down. It looks way better. And then on the south as well was wondering if the chain link fence will be coming down on the, I'm sorry, the east side. The west side it's already down. It looks great. That's another question of mine.

And then if we're going with native plants, I would also love to go with a native tree that I don't think is celebrated enough, paw-paw trees. It's a large -- largest fruit in North America. And there's not many of them around, but it's native to Kansas City. It would be awesome to include a couple of those, if possible, maybe on the northern side. I think there's going to be fruit, you know, it may cause problems on lawns and that kind of stuff. But in part of a native grassland, I think it would be fine.

And then the last question or idea is on Horton Street. If we're going to have parallel parking there, it may make sense to have some sort of speed hump just to prevent

accidents, especially if we're getting rid of the fence on that side, just ensuring folks are going a little slower. It may, you know, do no harm. And that is it. Thank you.

**MS. RICHARDS:** Thank you for your questions. We'll address them in a second.

**MS. DUKELOW:** Thank you.

**MR. BEEMER:** Okay. Cool. Thanks.

**MS. DUKELOW:** Thank you. Hank.

**MR. MOYERS:** We will be removing the fence, the perimeter fence around the entire site. The basketball and pickleball courts are not currently slated right now for lighting, for night lighting as part of this project.

**MR. SNYDER:** I'm sorry. Could you repeat that about the night light?

**MR. MOYERS:** Lighting is not currently in the plan for the basketball or pickleball courts.

**MR. SNYDER:** Okay.

**MS. DUKELOW:** Thank you. Is there anyone else from the public who would like to speak? Please come to the lectern.

**MR. SNYDER:** I'm sorry. Before you speak, what's the gentleman's name from Confluence? What's your name?

**MR. MOYERS:** Hank.

**MR. SNYDER:** Hank. What about the speed bump that Alex mentioned?

**MR. MOYERS:** That's not currently in the plan but it's something we could explore if it's desired by the City.

**MS. RICHARDS:** Can I ask for a follow-up? I know it was just stated, but how many parking spaces are slotted for that parallel parking?

**MR. MOYERS:** I think we had 12.

**MS. RICHARDS:** Twelve was the number.

**MR. BRADEN:** Where is that on the site? I'm just seeing the sidewalk.

**MR. MOYERS:** It's right along this (pointing at slide)

**MR. BRADEN:** Okay.

**MS. OGDEN:** Okay. My question --

**MS. DUKELOW:** Thank you, Hank.

**MS. OGREN:** Sorry. Colleen Ogren, 6688 Woodson Drive. If you remove the fence on the east side, which I think is great, I've been wanting that for years, the only concern is that it was a protective measure for children playing in the park and running after balls. Are you going to have some, I don't know what you call, like those hills, berms or -- berms. Yes. Are you going to be putting them so that there will be at least some kind of [inaudible] obstruction --

**MR. MOYERS:** [Inaudible; talking off mic]

**MS. OGREN:** [Inaudible; talking off mic]

**MS. KNELLER:** We're going to need you to speak into the microphone if you speak so that we can get the -- so, we can get a recording.

**MR. MOYERS:** Sorry. Most of the vegetation that's being added will serve as more of a buffer to kind of help control. But again, with the playground and the pickleball and basketball court locations, we've pulled those further into the site to provide that extra distance and buffer from the perimeter roadways around the site.

**MS. RICHARDS:** Well, that makes [inaudible]. I have a follow-up question on that. So, can you talk about any of the plantings that are planned for that that might create that buffer?

**MR. MOYERS:** So, we do have some native grasses [inaudible] and some areas around some of these green spaces that help to provide a buffer to the residents really to the north. But there's also a little bit of that along the east and west sides as well.

**MS. RICHARDS:** So, I have another question if it's okay.

**MS. DUKELOW:** Thank you. Let's get the -- let's get our final, yes, sir, resident comments.

**MR. LEIGH:** I'm Scott Leigh, 6665 Outlook. We're neighbors. And I would say that when we talked a year or so ago there was a traffic study that was supposed to be done that might answer that speed bump issue, that we were concerned about neighbors or traffic coming through on Horton. The second thing is having lived there when there were no lights, I would encourage lights to stay on a lot longer. When the kids come home around Memorial Day, Labor Day, beer cans end up in my front yard. They're checking my cars. So, the more lights the better, folks, please so. Thank you.

**MS. DUKELOW:** Thank you. Does anyone else from the public wish to speak? All right. Do any of the members of the Planning Commission have questions or comments at this time?

**MR. TROPITO:** I have a question of staff really regarding the issue of speed bumps. Typically that isn't part of a plan such as this. And normally in city governments that I've been associated with over the years, those are issues that are done by something like public safety --

**MS. KNELLER:** Charlie, could you speak into the microphone for us?



**MR. TROPBITO:** Can you hear it now? Okay. I'll pull it over here. When I synopsise that typically this -- issues of speed bumps is a traffic control issue, which is in my experience with city governments over the years is done by something like a city's public safety committee or the city council's public safety committee or something. You know, I'm not sure about the applicability of speed bumps to this plan as opposed to the City, a different City committee looking at that issue and coming up with that to be enacted maybe simultaneously with this development. But anyway, I see this as a jurisdictional issue really.

**MS. DUKELOW:** Go ahead.

**MR. OGREN:** Thank you. And respectfully, I completely --

**MS. KNELLER:** Can you state your name, please?

**MR. OGREN:** Yes. Robert Ogren, 6688 Woodson Drive. So, my wife and I have been residents of Mission for 31 years. And I can tell you right now that what you've done over here is great and it's going to attract a lot more people and a lot more traffic. So, having raised four kids and seeing this type of thing happen, for example, our house, our old house was Nall Drive, which connected Nall to 67<sup>th</sup> Street, which was a thoroughfare. And what I see here is something very similar. There's going to be a lot more traffic. What you see today is not what you're going to see in the future. A lot more kids, a lot more people going back and forth. I think a speed bump is relevant. I think it needs to be discussed. And I'm afraid if we don't discuss it there's going to be a problem. Thank you.

**MS. DUKELOW:** Thank you. All right. Anyone else from the Planning Commission have questions, comments?

**MS. RICHARDS:** I do have some additional questions. In the staff report, and I think Confluence even mentioned, it says realign the trail. Can you speak to that? Is it just remapping it out or is it widening it?

**MR. MOYERS:** It's a combination of widening and also realigning it. Particularly along the east side, we are now abutting the parallel parking that's over there. And then you can see the loop that runs around to the north. We've provided a pretty significant buffer between that and the residences to the north. And then also wrapped it back around on the west side. And the alignment really on the south side stays approximately about the same as it is today. It's just widened from what it is currently.

**MS. RICHARDS:** And that is ten foot.

**MR. MOYERS:** A ten-foot concrete trail compared to the asphalt.

**MS. RICHARDS:** From the [inaudible] parking to the landscaping.

**MR. MOYERS:** Correct.

**MS. RICHARDS:** I have a question about the trail in a different spot. On the southwest corner of the park, from Lamar and 67<sup>th</sup>, is there currently, I'm having a hard time remembering, is there currently a way to enter the park from that intersection?

**MR. MOYERS:** Yes. I believe we incorporated a crosswalk as part of Phase I at that intersection.

**MR. SNYDER:** I'm going to go back to the --

**MS. DUKELOW:** Anyone else?

**MR. SNYDER:** Thank you, Madam Chair. I want to go back to the speed bump. Hank, I believe you said it wasn't in the -- it wasn't in the plans today.

**MR. MOYERS:** Correct. It's not currently in the plans as part of this project.

**MR. SNYDER:** Currently. What about future state down the road?

**MR. MOYERS:** That, I believe right now there's only two phases planned for this project.

**MR. ALMONEY:** And as part of all of these procedures, we review with our internal team. And so speed bumps ultimately fall under the Public Works Director, and they do, you know, the speed testing and thresholds for that. So, that's ultimately, if that's one of the items that you'd like looked at, that can be reviewed by them as part of this process. But in terms of including it as part of Hank's plan that would be outside the scope of the park per se, which I believe is what Charlie was referencing.

**MR. SCOTT:** I was going to chime in on that.

**MR. TROPBITO:** That was my point.

**MR. SCOTT:** Right. We don't have a traffic committee or traffic safety committee here at the City. But when we have issues of traffic in a neighborhood, those are typically addressed first by the police department through enforcement mechanisms, you know, the radar, the trailer sitting out there that says your speed is ..., but then we also look -- if that's not effective, we look at other options including things like speed humps or other types of methods that would kind of slow that traffic down. That's really a discussion with the Public Works Director and consulting engineers that specialize in those types of initiatives. They can help us design something that's most effective for that area. But that's really kind of out of the scope of this project and really something better to be examined once the project is completed and we have a better understanding of the type of traffic that's being generated. If that is the case, we have more families visiting the park.

**MR. BRADEN:** I have a question of staff.

**MS. KNELLER:** Could speak into the microphone, Stuart?

**MR. SCOTT:** Can you speak into the microphone, Stuart?

**MR. BRADEN:** Yeah. Sorry about that. With that, I'm assuming since we're talking about speed humps on the street that that street is within the City of Mission city limits.

**MR. SCOTT:** Horton, yes. Yeah. Uh-huh. Yes.

**MR. BRADEN:** Okay.

**MS. CULLINANE:** So, this was brought up during the Phase I, I believe, and we had put in a recommendation for a traffic study to potentially turn that Lamar and 67<sup>th</sup> into a four-way stop.

**MR. SCOTT:** But that was for 67<sup>th</sup> and Lamar. The request was to have a traffic engineer review the potential for a four-way stop at the intersection of 67<sup>th</sup> and Lamar. And our traffic engineer on call did do that and didn't really feel that there was justification for that.

**MS. CULLINANE:** Okay. I think that's important to note because there was a lot of concern during the Phase I around that parking lot being on that south side, which is why we agreed and approved to move it to the west side. Obviously, that didn't end up getting approved finally. But I think just with these changes, it is still something to note and to consider that we felt strongly about the traffic and the pedestrians walking around there as well.

**MR. SCOTT:** Right. Yeah.

**MS. DUKELOW:** Please let the record show there is a four-way stop at 67<sup>th</sup> and Lamar.

**MR. SCOTT:** Yeah. There was some issue with that particular intersection. I don't remember now what it was, but yeah.

**MR. ALMONEY:** I believe you're referencing Beverly and 67<sup>th</sup>. That was the -- that was the traffic study that was done there.

**MR. SCOTT:** That was done there.

**MS. RICHARDS:** And we also -- I think the issue was somebody suggested that there was a crosswalk there at 67<sup>th</sup> and [inaudible].

**MS. CULLINANE:** Oh, maybe that was it.

**MS. SMITH:** I have a comment. I would encourage anybody who has any concerns or issues with this to go to the City Council meeting on November 15<sup>th</sup> and raise your concerns then.

**MS. DUKELOW:** All right. Does anyone else have any prepared comments or something?

**MS. CULLINANE:** I do. So, how will the transition from a basketball to pickleball court actually work? Just because I notice that the fence goes, or I'm sorry, the screen or whatever, the net, goes through right the middle. And I noticed that it goes right through the basketball court. So, what's the, you know, going to look like if someone wants to play basketball and they've got some pickleball nets?

**MR. ALMONEY:** Yeah. It's a great question. So, they're not going to be permanent pickleball net installed. They'll be mobile nets that'll be pushed off to the side. So, the court can be used and open with zero nets in the middle or those can be mobilized and put in place.

**MS. CULLINANE:** Gotcha. But you've got to commit to the full, both pickleball courts to play basketball.

**MR. ALMONEY:** Correct, yeah. So, if there is one pickleball group playing no one could shoot on the hoop.

**MS. CULLINANE:** Okay.

**MR. ALMONEY:** Yeah.

**MS. CULLINANE:** And I guess was there, and one, I'm guess I'm worried a little bit about theft. Like, hey, I don't want them playing pickleball here, I'm just going to go take the nets. Just throwing that out there. But also what -- was there more of a drive for basketball over tennis? I know, you know, tennis is an easily exchangeable court between pickleball.

**MR. ALMONEY:** Yeah. So, tennis has a significantly more expensive foundation. And it's roughly \$300,000 to put in a tennis court as opposed to, what's this one, 75,000? And there is no basketball courts anywhere in Mission. So, when we were doing our stakeholder review and, you know, reached out to get feedback from citizens, that was one of the amenities that our patrons and citizens wanted.

**MS. CULLINANE:** And then what would be the theme across all of the parks moving forward as we go through and start to redesign a lot of the Mission parks in terms of basketball versus pickleball versus tennis?

**MR. ALMONEY:** Yeah. So, when the space allows, we evaluate each park based off of what kind of footprint that would involve. And so the fact is we're getting a lot of feedback from residents about increasing pickleball locations. We currently have four pickleball courts at Anderson Park on the tennis courts and they're relatively underutilized. So, the fact that we're including two more, for a community our size to have six pickleball courts is a pretty significant investment in that sport. And so, it's not to say we wouldn't put pickleball anywhere else, but we feel like we've kind of hit the sweet spot at this point.

**MS. CULLINANE:** Yeah. And the reason I ask is because this will just become a reoccurring thing, right, where we keep getting feedback about the noise complaints on pickleball courts. It's not new to Mission. It's not new to the KC metro. It's not too new to the U.S., right. We're hearing, you know, these stories and lawsuits all of that, everywhere. And so that's why I just want to make sure we're considering those as we're moving forward with our park plans.

**MR. ALMONEY:** We're well aware of that. I've been a part of pickleball projects in other locations. And we'll eventually, you know, once we get this anecdotal feedbacks, plant more shrubbery surrounding it to kind of absorb some of that sound. Just as a point of reference, we haven't gotten any feedback about the pickleball courts at Anderson Park. And those are not surrounded by bushes or trees on the west or south side.

**MS. CULLINANE:** Okay. And then also the, I'm assuming the park will have hours. And will the lights be -- will the lights be reflected with those park hours?

**MR. ALMONEY:** So, parking lot lights and the safety lighting on the restrooms will remain on throughout the duration of the night. We're reviewing how bright the actual pavilion lights are. We don't want that to encourage people to loiter. At the same time, we want to give the police an opportunity to at least get their eyes on it. So, we're reviewing kind of the lighting standard right now, and we have the ability to transition some of those on timers, so.

**MS. RICHARDS:** Question about the lighting at Anderson Park. The lights on the courts, the lights are on on the courts. What are -- what is the practice around using those lights? What are the times on those that -- just to compare what it could be?

**MR. ALMONEY:** Absolutely. So, all of our parks, 6 a.m. to 10 p.m. are the park hours. So, anytime after 6 a.m., we welcome you to utilize the park anytime before 10 p.m. After that point, we really want citizens heading back home. So, the times on Anderson Park's tennis courts do shut off at 10 p.m. There is a push button, so all the way up until 10 p.m. you can turn them on.

**MR. TROPBITO:** I have a question. I notice there's quite a few provisions in here for temporary erosion and sediment control. However, within our current drought situation and having lived this summer next to the Riggs Street project, dust control seems to be more of an issue right at the moment than run-off control. What are you going to do, or what is the contractor going to do to control dust during this construction?

**MR. ALMONEY:** Yeah. You may recall during Phase I, those of you that live on the perimeter, we had our contractor out there spraying on the hottest days every four to six hours to keep that dust to a nominal level. And so we'll have that same practice in place. And then, you know, obviously residents have the ability to give feedback at which point we'll evaluate the frequency of that watering.

**MR. TROPBITO:** Okay. Well, I don't -- maybe I missed it, but I didn't see this in the Part 3 of execution, dust control. Maybe it is, but --

**MR. ALMONEY:** Yeah. It's a pretty -- it's pretty, in terms of the grand scheme of the entire project, the impact is pretty small and it's done in phases. So, what we can --

**MR. TROPBITO:** Well, it's pretty small unless you live next door to it.

**MR. ALMONEY:** Right. I hear what you're saying.

**MR. SNYDER:** I've got a question. I think Alex mentioned native trees. Is that a possibility or are we done with our foliage?

**MR. ALMONEY:** So, we've got a tree plan in place where we recommend Kansas City's most resilient species in all of our parks. Pawpaw was not in the top 25 to 30 recently. That's not to say that we couldn't reevaluate that in terms of diversity. I'm a fan of embracing diverse species because that only helps your parks maintain a little bit better resiliency. So, we'll review that. And if it looks healthy in some other communities and it's thriving, then we'll include it. I've got it written down in my --

**MS. CULLINANE:** Yeah. I feel there has to be a video of paw-paws. I feel like they're popping up everywhere now.

**MS. DUKELOW:** All right. Does anyone else from the Planning Commission have comments? I have a few of my own when you all are done.

**MS. CULLINANE:** We have a couple more.

**MS. DUKELOW:** Please.

**MS. CULLINANE:** So, I would like to reiterate, you know, that was a concern on the original plan too just with the fencing. It was a safety thing for people who were running, having the safety around there. Just to reiterate because, you know, obviously that was a protection safety thing. I'm assuming that the old parking lot will be like repaired and everything. It'll look as normal. But I guess with that, what about the soccer games? Because I know that was brought up last time. It was brought up again. You know, what's the plan for housing those soccer games?

**MR. ALMONEY:** So, we reached out to our soccer rental group. They're well aware of the configuration changes. And currently their youngest age groups are in the southeastern section. So, they'll probably keep the preschool and kindergarteners there. Which is if you've seen them play, they really don't kick far enough for the ball to -- to get into the roadway. However, practice is -- the majority of those practices will be moved to the west and northern side now. And so there will be significant berming as you can see with the tree line there. It'll also be built up land. And then obviously more landscaping along the northern edge.

**MS. CULLINANE:** Yeah. I knew a big concern with the west side was just how moist it does get with a lot of the rain.

**MR. ALMONEY:** Uh-huh. Yeah. We feel like -- we've put in --

**MS. RICHARDS:** Was that mitigated successfully on the first?

**MR. ALMONEY:** Yeah. The majority of that has been mediated with the internal, you know, piping and standards that our Public Works Department recommended.

**MS. RICHARDS:** I'll just add that I know -- I know we're concerned about the soccer. But Heartland Soccer Club, which my daughter plays on, we have moved practices to Broadmoor Park, another good use of a Mission park. So, you know, it's not that we lost them totally.

I do have a comment about the sound of the pickleball. I just wanted to ask how many, you know, feet are from -- what's the nearest house to the -- the number of feet between the nearest house to the pickleball court, relatively.

**MR. ALMONEY:** Two hundred.

**MS. RICHARDS:** Two hundred feet.

**MR. ALMONEY:** Two hundred plus, yeah.

**MS. RICHARDS:** Okay. I just -- I just wanted to just point that out that we're looking at 200 feet there. And then also, Penn, aren't there a number of ways to address sound and mitigate sound if it warrants that later on down the road?

**MR. ALMONEY:** Yeah, absolutely. And we've already discussed it internally. If it becomes a reoccurring issue, arborvitaes are regularly planted around pickleball courts because their branches kind of, you know, grow into each other and become almost an impermeable screen.

**MS. RICHARDS:** Screen.

**MR. ALMONEY:** Yeah. So, that potential is there. We could also put fabric along the fence which would help cut that down too.

**MS. RICHARDS:** I have one more comment, separate issue. That corner on 67<sup>th</sup> and Lamar, I know, you know, there is some work being done on a bike and pedestrian, you know, our trail system in Mission coming up. One thing that I noticed is, and I wanted to make a comment and encourage you all to look at that entryway into that trail at 67<sup>th</sup> and Lamar. It's not easy to do on a bicycle. If you are headed south, it's just -- it's just not easy to get into that entryway on that corner. So, when you go to realign the trail, you might look at that area to make it a little bit more trail friendly for someone to kind of enter.

**MR. ALMONEY:** Yeah. So, I believe what you're referencing is it comes in diagonally from the southwest straight in. And you're saying maybe include some kind of curve into it so it's a little bit --

**MS. RICHARDS:** Something that makes it a little easier to get into the --

**MR. ALMONEY:** Accessible.

**MS. RICHARDS:** -- like on a bicycle. And it's something you might consider in the other entry points too how one would get, easily get on, you know, into the park on a bicycle.

**MR. ALMONEY:** Yeah. Thanks. It's good feedback.

**MS. DUKELOW:** If I may switch hats, I have a few questions of my own, please. Let's skip that one. Is there a possibility of shielding the existing fixtures at the pavilion? If you're ever looking at those, sorry, if I'm looking at those, they're really -- they're really strong. I mean it's -- they're very bright. And, yes. They were full cut-off fixtures but they're not in -- they're not installed on the horizontal. They're installed at about 30 degrees. So, that cut-off is --

**MR. ALMONEY:** Yeah.

**MS. DUKELOW:** -- no longer exists. And I appreciate your comment that you all are evaluating the light levels. And the, you know, controls could be another way to manage that. I don't know if that's a possibility to have them dim or, you know, I'm -- but they are -- they're very bright.

**MR. ALMONEY:** Yeah. Yes. You and I have discussed this. And we are in the process of reevaluating that. I'm meeting out there with the electricians here in the next couple weeks. We'll look at -- if they're not able to dim, at least shutting off a bank or two that face residences. So, I believe that will help. And then obviously just like

anything, you know, if that -- if that first attempt doesn't work, then we'll continue to work through a plan that brings about the best solution.

**MS. DUKELOW:** Thank you.

**MR. ALMONEY:** You bet.

**MS. DUKELOW:** Let's see. So, I understand that there will be no perimeter fence when -- at the completion of Phase II. Is that accurate?

**MR. ALMONEY:** That's accurate.

**MS. DUKELOW:** Okay. So, I also read that the intent is to reconfigure playing fields to allow same programs. However, I don't see that a backstop is going to be reinstalled.

**MR. ALMONEY:** So, we're taking out one backstop that's relatively underutilized and keeping or replacing the other one.

**MS. DUKELOW:** We are replacing the one at the southeast corner I presume or the southwest?

**MR. ALMONEY:** I don't recall which one. I believe it's the southwest, but I'm not completely sure on that.

**MS. DUKELOW:** Okay. I'm not sure that that's clear in the documents.

**MR. ALMONEY:** Okay.

**MS. DUKELOW:** Okay. And another thing that was not clear in the documents, I believe, is the monument sign. There is a note to remove it but no -- no what to do with it thereafter.

**MR. ALMONEY:** Yeah. That's a great point. So, when we initially installed this monument sign, we went to great lengths to make sure that it could be removed knowing the potential entrance might relocate. After that parking lot moved south, it just became this long stretch of open land that really had no designation or communication to people who were driving by. So, staff really feels strongly about keeping that monument sign in place to serve as a marker on the west side and let people know that this is Mohawk Park. And then adding a smaller monument sign right next to the entrance off to the south. So, in terms of size, it would be roughly half the size of that original one on the west side.

**MS. DUKELOW:** Thank you. So, once the contractor removes the sign that's on the west side --

**MR. ALMONEY:** That one would stay in place right now.

**MS. DUKELOW:** Oh, okay. So, that needs to be corrected in the document.

**MR. ALMONEY:** Clearly communicated. Okay.



**MS. DUKELOW:** Yes, please. And then I have a question regarding the existing play structures. What does their next life look like?

**MR. ALMONEY:** Yeah. We've gotten that question a few times. Unfortunately when it comes to play structures, most of them are poured into concrete. As you're removing them, they get bent, weak. No city or church or non-profit would like the liability of a pre-used piece of equipment failing on them. And so we are recommending that we give it to the land -- the contract, the GC and have them demo it. So, it's unfortunate because I'm sure there are some pieces that would work and be -- still be usable. But unfortunately there's no community that would take on that liability.

**MS. DUKELOW:** I see. Thank you for that.

**MR. ALMONEY:** You bet.

**MS. DUKELOW:** Perhaps that steel will be recycled.

**MR. ALMONEY:** I'm sure it will, yeah.

**MS. DUKELOW:** Yes. Okay. Sorry. I'm a keynote reader. The "E" on sheet 11 in the documents indicates remove and preserve benches from the southwest corner and there are no benches there. I have a question regarding the pickleball court, of course. And in looking at it, I also have a recommendation. I think that the basketball portion could exist alongside the pickleball courts with a little more court so that those two activities could occur at the same time. So, the pickleball courts run north-south, but there could be a half moon basketball court to the east of that.

**MR. ALMONEY:** So, you're saying --

**MS. DUKELOW:** Has that been explored?

**MR. ALMONEY:** Changing the orientation?

**MS. DUKELOW:** I'm not sure that you would want to change the orientation of the courts, but -- or the pickleball, but you'd be changing the orientation of the basketball.

**MR. ALMONEY:** Yeah. So --

**MS. DUKELOW:** And they would both be able to occur at the same time.

**MR. ALMONEY:** Uh-huh. That's a great thought. Typically for the same reasons you keep that north-south orientation because of the sunlight predominately. You keep a basketball in the same north-south trajectory. But in an effort to allow multiple users, we could explore that if it's an east.

**MS. DUKELOW:** My initial thought was to put it to the north keeping its current orientation.

**MR. ALMONEY:** Oh, extending --

**MS. DUKELOW:** However, the site seems to drop off a little bit there, so you'd have to evaluate that grading.

**MR. ALMONEY:** Yeah. Yeah. And I mean the potential lies, I don't know if you've been around basketball players but not many of them sink shots regularly. And once it bounces off the rim it would become a hazard to the pickleballers. And it's a pretty significant ball to get hit with if you're not paying attention. And the same with pickleball. If it's an errant shot and all of a sudden it starts rolling underneath a foot of other players, it's worth at least considering in greater detail.

**MS. DUKELOW:** Yeah. I have concerns about so much going on in so little space.

**MR. ALMONEY:** Yeah.

**MS. DUKELOW:** So, okay. I have a question, I believe for Hank. What's TP? What's a keynote that says TP in the south?

**MR. MOYERS:** I'd have to look at the plans again.

**MS. DUKELOW:** Karie, can you bring up page 16 of the PDF? It's in the southwest corner.

**MS. KNELLER:** [Inaudible.]

**MR. MOYERS:** That just stipulates the tie-in point for that crosswalk at that intersection with the new trail alignment.

**MS. DUKELOW:** Oh, thank you. Thank you. I didn't see a -- I didn't see that on the legend. And what are the ages that the equipment, the play equipment is appropriate for?

**MR. MOYERS:** So, there's multiple pieces of equipment on here and there's ranges from 2 to 5, and then from 5 to 12 as well. And it is all fully inclusive.

**MS. DUKELOW:** Thank you. Okay. So, there have been some comments regarding the parallel parking along Horton and speed bumps and other things. And I am going to ask the question of has it been considered to not provide, not formally provide parking along Horton?

**MR. ALMONEY:** You mean as part of the design process?

**MS. DUKELOW:** Right.

**MR. ALMONEY:** That was never a part of the discussion of not formally providing it.

**MS. DUKELOW:** Okay.

**MR. ALMONEY:** Because it gets regularly used, the idea was to create a safe place for use as opposed to a traffic hazard by kind of turning a blind eye to the use when we know it was occurring. And so this really puts in place a safer standard for use and an expectation that it be used properly.

**MS. DUKELOW:** Thank you.

**MR. MOYERS:** I believe the other thing that -- as we went through this design process originally, we had looked at angled parking going in there and there was concerns about backing back out into those traffic lanes. And so we have switched to the parallel stalls to make that even safer.

**MS. DUKELOW:** Thank you. One more thing I want to go back to is that we -- I understand from Penn that there are noise reduction measures that can be incorporated around the pickleball courts. Is there anything that would prohibit us from doing that at this time?

**MR. ALMONEY:** Just the plan, the money. But yeah, I don't think there's anything too difficult about planting some of those shrubberies in place immediately.

**MS. DUKELOW:** Thank you. So, we could include that and that would be comparable with the current plan. Thank you. That's all I have. Thank you everyone.

**MR. TROPBITO:** I have another question. About your inspection, maintenance, and reporting procedures, can you hear me? Who are these reports submitted to? Are they submitted to somebody in the City? Because I couldn't find -- you have a lot of reports here, but I didn't see who it is that they would be submitted to and who's responsible for following up on them and, you know, taking any corrective actions that may be required.

**MR. ALMONEY:** Yeah. So, we contract with a third-party inspection service, and then they create the reports. So, they send them to the GC. They also send them to the landscape architects. I get cc'd on that and then I share them with our City engineer.

**MR. TROPBITO:** All of them.

**MR. ALMONEY:** Correct, yeah.

**MR. TROPBITO:** Okay. Including the stormwater.

**MR. ALMONEY:** Correct.

**MR. TROPBITO:** Okay. Thank you.

**MR. ALMONEY:** You bet.

**MS. DUKELOW:** Are there any further comments?

**MR. ALMONEY:** Thank you.

**MS. DUKELOW:** Thank you. All right. If there are no other questions or comments, then I will entertain a motion.

**MR. SNYDER:** Madam Chair, I'd move to approve the Public Hearing Case #23-21 - Mohawk Park Phase II Preliminary Development Plan.

**MR. BRADEN:** Second that.

**MS. DUKELOW:** All right. We have a motion and a second. Are there any amendments?

**MS. CULLINANE:** Is that with -- would there be an amendment if we want to make it with the staff recommendations, or are those assumed?

**MS. KNELLER:** Those are part -- those are part of the eight conditions.

**MS. CULLINANE:** Okay. So, Mrs. Chair, I move to approve Public Hearing Case #23-21 - Mohawk Park Phase II Preliminary Development Plan with an amendment. So, I'd like to make an amendment before we approve Wayne's.

**MR. TROPBITO:** There's already a motion on the floor.

**MR. SCOTT:** Yeah. So, Wayne has made a motion.

**MS. CULLINANE:** Okay.

**MR. SCOTT:** It's been seconded by Stuart to approve the staff report as presented. If you want to amend that, then you need to make a motion for an amendment.

**MS. CULLINANE:** After that.

**MR. SCOTT:** Well, this would be the time to do that. Then we vote on the amendment, then we vote on the original motion.

**MS. CULLINANE:** Okay.

**MS. DUKELOW:** So, do you have an amendment?

**MS. CULLINANE:** So, the amendment is to add more buffering around the pickleball courts using landscaping.

**MS. DUKELOW:** Do we have a second?

**MR. SNYDER:** Second.

**MS. DUKELOW:** Thank you. Ms. Steffens, please call the roll for the amendment.

**MS. STEFFENS:** Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Richards.

**MS. RICHARDS:** Aye.

**MS. STEFFENS:** Troppito.

**MR. TROPBITO:** Aye.

**MS. STEFFENS:** Cullinane.

**MS. CULLINANE:** Aye.

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Smith.

**MS. SMITH:** Aye.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Motion passed.

**Motion 1:** **Megan Cullinane- Ward III/Wayne Snyder - Ward I:** Amend Case #23-31 – Mohawk Park Phase II, Preliminary Development Plan, to incorporate more landscape buffering around the pickleball courts. **The motion carried 7-0-0.**

**MS. DUKELOW:** Thank you. Now, we'll return to the original amendment to approve -- excuse me, the original motion to approve the recommendation with the staff report, or excuse me, with the items noted in the staff report.

Ms. Steffens, will you please call the roll? Thank you.

**MS. STEFFENS:** Cullinane.

**MS. CULLINANE:** Aye.

**MS. STEFFENS:** Troppito.

**MR. TROPPITO:** Aye.

**MS. STEFFENS:** Smith.

**MS. SMITH:** Aye.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Richards.

**MS. RICHARDS:** Aye.

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Motion passed.

**Motion 2:** Wayne Snyder - Ward I/Stuart Braden - Ward 1: Approve Case #23-31 – Mohawk Park Phase II, Preliminary Development Plan, as presented including staff recommendations. The motion carried 7-0-0.

**MS. DUKELOW:** Thank you.

#### **IV. OLD BUSINESS**

**MS. DUKELOW:** The next item on our agenda is Old Business.

**MR. BEEMER:** Thank you. Very excited about the park.

**MR. SCOTT:** We have no Old Business.

**MS. DUKELOW:** Okay.

**MR. TROPBITO:** If I could just make a quick comment, I would suggest, I didn't want to make this an amendment. But I would suggest that staff, and currently with this as this goes to the City Council or even before, at least get with the City engineer and discuss this issue regarding the curb bumps there.

**MR. SCOTT:** The speed bumps or speed humps.

**MR. TROPBITO:** Yeah. Speed bumps and -- right. Because obviously that's going to come up at the Council meeting.

**MR. SCOTT:** Right. Yeah. We will --

**MR. TROPBITO:** So, it would be nice to have an answer to that.

**MR. SCOTT:** We will --I've taken extensive notes tonight and we'll discuss it all tomorrow in staff meeting. So, I'm --

**MS. RICHARDS:** Like what process or [inaudible]

**MR. SCOTT:** Yeah. I mean it's like I was saying, typically when there's an issue with traffic, you know, we want to kind of know what the conditions are at the time. You know, the traffic engineer -- typically when we bring a project to you, we know specifically what the use is going to be. It's going to be a restaurant or it's going to be an apartment complex or it's going to be X, Y, or Z. And we know the type of traffic that's going to generate. And we look at the patterns of where that traffic is coming from and where it's going and peak hours. You've seen those studies. And that's what the traffic engineer, our traffic engineer will analyze and respond to.

This is a little bit of a one-off. I'm not sure there's studies like that are around parks generating the type of use for parks. So, it's a little bit of almost monitoring after the park, after the park has been improved, then we can kind of like make observation. And like I was saying if we observe or if we hear there's a traffic issue, speeding or so forth, the first action we're going to take is enforcement. So, we send a police officer out

there with a radar gun and issue tickets and more often than not it's the residents in the neighborhood that get the tickets. It's just kind of the nature of it. We'll also put out one of those trailers. We purchased one of those trailers a few years ago that says "Your speed is..." So, we can certainly install that.

**MS. RICHARDS:** Question. What's the follow-up on that? Humor me.

**MR. SCOTT:** So, if we find that that's not solving the issue, you know, after we do some enforcement, that that's not solving the issue with either the quantity of traffic or the speed of the traffic. It's usually the speed of the traffic that's the issue, then we'll explore what we call hard improvements, which would be the speed hump. There's a variety of types of improvements out there that traffic engineers can design to slow down traffic. There's one called chicanery, which is kind of is a weave in the road that causes someone to sort of slow down and kind of weave around.

**MS. RICHARDS:** [Inaudible]

**MR. SCOTT:** I think it's called chicanery or something.

**MS. RICHARDS:** Chicanery.

**MS. CULLINANE:** Chicanery makes it sound like a charcuterie board.

**MR. SCOTT:** You know, rumble strips which are kind of loud. Those are not very preferable. There's, you know, narrowing of the street itself. So, there's a variety of methods. And a traffic engineer would work with staff and the neighborhood to develop something that works best for everybody.

**MS. KNELLER:** I would say too though that as we were reviewing these plans, we do have a third-party engineering firm, GBA, that does look at these plans. They look at it from a traffic engineering perspective and stormwater. And so they have looked at these plans and given their comments and they have no concerns about traffic at this time. I mean we can reevaluate it later if there are issues that arise. And, you know, we can, you know, come back to that problem if there are issues or complaints. But past that, they don't have any concerns right now with the use as it is now currently or with this new plan.

**MS. DUKELOW:** Thank you. Are there any more questions?

## **V. Planning Commission Comments**

**MS. DUKELOW:** I think we've moved into Planning Commission comments.

**MS. CULLINANE:** I have a Planning Commission question. So, what will happen with the open position for the Planning Commission if Brian goes to City Council?

**MR. SCOTT:** So, if Mr. Schmid wins election to Ward III, the open seat in Ward III, which I'm sure he will since he's running unopposed, the Mayor will appoint somebody to fill that position. And so that is on the Mayor's list. I've discussed it with the City Administrator. We've got it put on our to-do list so that it can be done by -- it would be the December meeting that appointment would occur.

**MR. SNYDER:** And I have a comment. And, Brian, maybe you can take this back to the -- in the air with regard to street striping on Roeland Park and Roeland Park Drive and Johnson Drive, right in front of that Wendy's, there is no visible striping if you will --

**MR. SCOTT:** So, that would be a --

**MR. SNYDER:** -- on that road.

**MR. SCOTT:** Roeland Drive --

**MR. SNYDER:** Roeland Drive.

**MR. SCOTT:** -- from basically Johnson Drive and --

**MR. SNYDER:** Between Johnson Drive and Shawnee Mission Parkway.

**MR. SCOTT:** -- and Shawnee Mission Parkway.

**MR. SNYDER:** Yeah.

**MR. SCOTT:** Yeah. I'll make note of that. That was an improvement that was intended with the Gateway project, which obviously is kind of stalled, so.

**MR. SNYDER:** Yeah.

**MR. SCOTT:** It's probably --

**MR. SNYDER:** We could really use some striping there. Thank you.

**MS. DUKELOW:** I have a question. I was reading, and maybe you all are following this too regarding Roeland Park's tree preservation ordinance that's in the making.

**MS. KNELLER:** Yes. I have heard of it, yeah.

**MS. DUKELOW:** All right. Thank you. Do you have any comment? Do you have any comments or is there any appetite for that at this point in the City of Mission?

**MR. SCOTT:** Well.

**MS. DUKELOW:** We're losing trees.

**MS. KNELLER:** I think that's part of the comp plan.

**MR. SCOTT:** As one of the recommendations from the comp plan, the City explored a tree preservation ordinance or -- Roeland Park is just one version of it. There's lot of cities that have different versions of that of ordinance. But it requires some research and types of trees, paw-paws, et cetera, so.

**MS. DUKELOW:** Thank you.

**MR. SCOTT:** Uh-huh.



**MS. DUKELOW:** And I have to say one more thing. I understand there is to be some more turnover. Emily.

**MR. SCOTT:** Planning Commission or staff.

**MS. DUKELOW:** As staff.

**MR. SCOTT:** Yeah.

**MS. DUKELOW:** Emily Randel.

**MR. SCOTT:** We have quite a bit of turnover in staff. So, you know, Ms. Randel announced last week that she will be stepping down at the end of January. I don't think she really has a definitive plan yet, but she's just kind of interested in exploring options with her life and what she'd like to do. And I was going to mention it too, Jim Brown, our building official, stepped away from his position two weeks ago. So, we're in the process of filling that position now, so.

**MS. RICHARDS:** Has the Public Works position been filled?

**MR. SCOTT:** No. In fact, we have interviews with candidates -- two candidates on Friday of this week.

**MS. DUKELOW:** Thank you. Does anyone else have any questions or comments?

**MS. CULLINANE:** Do we know what the remaining, the rest of the year looks like in terms of approvals coming our way?

**MR. SCOTT:** So, yes. We have a meeting in November, and we have a special use permit for a billboard on 47<sup>th</sup> or 49<sup>th</sup> Street. And you're going where is that at. That's actually on the other side of the highway. So, there's a little section of Mission that is actually on the north side of I-35. And it's an industrial area and there is, you know, lots of basically warehouse type buildings. There's one parcel of property that's undeveloped. I think we found out recently it's not that parcel, but the one just to the east that has an existing building on it, and that property owner has expressed an interest in putting a billboard in front of his property, so.

**MS. KNELLER:** It's basically a parking lot that he wants to erect a billboard.

**MR. SCOTT:** Yeah.

**MS. KNELLER:** An existing parking lot with a structure.

**MR. SCOTT:** So, it would be like an electronic billboard like you typically see along the highway. And I think, is there another item or there's plans?

**MS. KNELLER:** Yeah. And then there's the Popeye's final development plan and final plat.

**MS. CULLINANE:** Which I did see one of their re-done Popeye's recently somewhere in Kansas City. It looked good.

**MS. KNELLER:** Ours is going to be better. I'm just -- no. I mean we worked -- we worked extensively with them for like some of the aspects of the Form Based Code to be incorporated into it too. It's just going to be a real improvement from what we have existing there.

**MS. CULLINANE:** Yeah.

**MS. KNELLER:** Yeah. I didn't -- that was facetious for the record.

**MR. SCOTT:** Well, that's November. We don't have a December meeting. And I don't think we have anything scheduled right now for January. So, it's starting to slow down a little bit. We're starting to feel the effects.

**MS. DUKELOW:** You're going to miss us, aren't you?

**MS. KNELLER:** Yes, absolutely.

## **VI. STAFF UPDATES**

**MR. SCOTT:** And I was kind of rolling to staff updates, so kind of to that effect, you know, obviously we had a number of development projects that came through in 2022. And a lot of those developers are just kind of now sitting on the sidelines watching the economy and watching the interest rates go up and just sort of thinking, well, I'll see what happens.

There's one developer that is moving forward. That's Mr. Moffitt. He's the developer that proposed the four-story 77-unit apartment building at the southwest corner of 58<sup>th</sup> Street and Nall. So, he was interested in getting a tax abatement as opposed to TIF. That's a different form of incentives that are offered by cities. We're not as familiar with tax abatements, so it took staff a little time to kind of get up to speed on that and to actually develop a tax abatement policy, which was approved by the City Council. And then he was kind of the first to have that policy applied to him. So, that was approved by the City Council last week. So, he was calling me today asking about building permits and so I think he's ready to put the shovel in the ground and get going on that project.

But the others, like I say, Mission Vale and the Block project off of Foxridge, and Mission Preserve, which was the first one we saw, it seems like a thousand years ago, but all of those are just kind of in a holding pattern right now.

**MS. RICHARDS:** Including the second phase of [inaudible].

**MR. SCOTT:** I haven't heard any more from that developer. So, I think he might be negotiating with the property owner that owns the bank building to actually buy the property. That's probably where he's at right now with that.

The comp plan will be before the City Council in November. Mr. Shires was not available in October to present. And I thought it would be best to have him present since there's some heavy lifting that needs to be done with that. And we didn't have the minutes ready either, so I think it's really beneficial that we -- all of us have the minutes. We have some time to read through them and absorb them and let the City Council read through them as well. I was promised they would be done this week.

**MS. KNELLER:** They're done. They're ready for us to review.

**MR. SCOTT:** Okay. So, we will do that and get that to the City Council.

We've been busy working on grants. So, as you know we have two Planning Sustainable Places grants that we received through the Mid-America Regional Council. One was for the Rock Creek Corridor Study and a second one was for a City-wide Bike-Ped Connection Plan. The Rock Creek Corridor Study is coming along. We had a Walk & Roll in September, which we had a very good turnout for that. It was a beautiful day.

We've had subsequently a resident focus group. There's been some individual one-on-one interviews with business owners along the corridor. We're having a steering committee meeting on the 9<sup>th</sup> of November, and then we'll have another public input session sometime, probably in December or January. We haven't landed on a specific date for that yet, but we'll let you know when it's coming.

Then likewise, for the City Bike-Ped Connection Plan, we've kicked that project off. We had a kick-off, kind of open house meeting on Monday the 9<sup>th</sup> of October, which again, was very well attended. I know a few of you came to that. It was a good opportunity to just kind of get an overview of the study and look at some maps of the City and the corridors and intersections and just kind of provide some feedback on where you feel safe and where you don't feel so safe and ideas for potential pedestrian and bicycle opportunities.

We're going to have a steering committee meeting on Monday the 30<sup>th</sup>. We're going to have a public input session that last week in November like the 28<sup>th</sup> or 29<sup>th</sup>. So, again, we'll let you know when that date comes, date and time.

**MS. KNELLER:** And there is an interactive map on the webpage for that project that we would encourage you all to go to and leave your input. We were at the Spooky Walk. I and one of our consultants attended the Spooky Walk event last Friday and handed out a lot of, just info -- a QR code that would direct people to that site. So, hopefully we got quite a bit of traffic. And there was quite a bit of interest actually from the public in going there and leaving their feedback. So, hopefully we'll get lots of great public input on that.

**MR. SCOTT:** That's very similar to that interactive map that we had with the comp plan. Some of you remember that from a few years ago so you can go on there and drop a pin and make a comment that other people can like or dislike or add to it. And that is up and running now and --

**MS. KNELLER:** Yep.

**MR. SCOTT:** That's all we have.

**MS. DUKELOW:** One question with regards to the minutes of September 25<sup>th</sup>. Will we see those minutes in advance and have opportunity to provide clarifications before that comes before the City Council?

**MR. SCOTT:** Yeah. We can send it out. We'll go through it with staff and compare it with our notes and provide it to you all.

**MS. DUKELOW:** Thank you.

**VII. ADJOURNMENT**

**MS. DUKELOW:** All right.

**MS. CULLINANE:** Mrs. Chair, I move to adjourn.

**MS. DUKELOW:** We have a motion on the floor. Do we have a second?

**MS. RICHARDS:** Second.

**MS. DUKELOW:** We have a motion and a second. Ms. Steffens, please call the roll.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Troppito.

**MR. TROPPITO:** Aye.

**MS. STEFFENS:** Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Smith

**MS. SMITH:** Aye.

**MS. STEFFENS:** Richards.

**MS. RICHARDS:** Aye.

**MS. STEFFENS:** Aye.

**MS. DUKELOW:** I get to do it one more time. Adjourned.

**Motion 3:** Megan Cullinane - Ward III/Amy Richards - Ward 4: Adjourn.  
Motion carried 7-0-0.

(Mission Planning Commission Meeting adjourned at 8:17 p.m.)

CERTIFICATE

I certify that the foregoing is a transcript to the best of my ability from the electronic sound recording of the proceedings in the above-entitled matter.

/das \_\_\_\_\_

November 3, 2023

Deborah A. Sweeney

APPROVED BY:

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Kimberly Steffens, Permit Technician