

**CITY OF MISSION PLANNING COMMISSION**

February 26, 2024

7:00 PM

Mission City Hall - 6090 Woodson

**Members Present:**

Stuart Braden  
Wayne Snyder  
Kelsey Brown  
Kevin Schmidt  
Robin Dukelow  
Mike Lee

**Staff Present:**

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

**Members Absent:**

Cynthia Smith  
Megan Cullinane  
Amy Richards

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

**I. CALL TO ORDER**

**CHAIRMAN LEE:** It's 7:00 and I'd like to call the meeting to order. The public is invited to participate. If you'd like to make a comment, please raise your hand but stay seated. We will call on you to go to the lectern. Please make sure to be conscientious of others trying to speak and speak slowly and clearly. If I need to confirm anything that may have been difficult to hear, I will ask for clarification.

**II. ROLL CALL**

(a) Roll call

**CHAIRMAN LEE:** Roll, please?

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Here.

**MS. STEFFENS:** Dukelow.

**MS. DUKELOW:** Present.

**MS. STEFFENS:** Troppito. He's not here. He's -- yeah. Schmidt.

**MR. SCHMIDT:** Present.

**MS. STEFFENS:** Cullinane. Oh, she's gone. Sorry. Lee.

**MR. LEE:** Here.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Here.

**MS. STEFFENS:** Brown.

**MS. BROWN:** Here.

**MS. STEFFENS:** Did I get everybody?

(b) Elect Planning Commission Chair

**MR. SCOTT:** Mr. Chair, before we begin our meeting tonight, we obviously have two new members. So, Kevin Schmidt, that's not confusing though. He is replacing Brian Schmid in Ward 3 who left and went to the City Council back in the fall. And then Kelsey Brown, Ward 2, replaces Commissioner Troppito who stepped. So, we have two new members with us tonight. They were able to make it so we can make quorum. [Inaudible]. We should be able to go.

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

**MR. SCOTT:** Yep. That's a good point. Yep. [Inaudible]

**MR. LEE:** [Inaudible] nominations for chair.

**MS. DUKELOW:** Mr. Chairman, I'll nominate Mike Lee.

**MR. SNYDER:** Second.

**CHAIRMAN LEE:** [Inaudible] Call the roll, please.

**MS. STEFFENS:** Stuart Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Robin

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** [Inaudible]

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** [Inaudible].

**MS. STEFFENS:** Motion passed.

**Motion 1:** **Robin Dukelow - Ward IV/Wayne Snyder - Ward I:** Nominate Mike Lee as Planning Commission Chair. **Motion carried 6-0-0.**

(c) Elect Planning Commission Vice-Chair

**MR. LEE:** Thank you. [Inaudible].

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

**MR. SNYDER:** Second.

**MR. LEE:** Roll, please.

**MS. STEFFENS:** Schmidt.

**MR. SCHMIDT:** [Inaudible].

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** [Inaudible].

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Stuart Braden.

**MR. BRADEN:** [Inaudible].

**MS. STEFFENS:** And I forgot Kelsey and Brown. Or I'm sorry, Brown. Kelsey Brown.

**MS. BROWN:** [Inaudible].

**MS. STEFFENS:** Have I got everybody? I guess so. Okay. Motion passed.

**Motion 2:** **Stuart Braden- Ward I/Wayne Snyder - Ward I:** Nominate Robin Dukelow as Planning Commission Vice-Chair. **Motion carried 6-0-0.**

### **III. APPROVAL OF MINUTES FROM NOVEMBER 27, 2023**

**MR. LEE:** Approval of minutes.

**MS. DUKELOW:** Mr. Chairman, I'll make a motion that we approve the minutes from November 27, 2023, as written.

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll, please.

**MS. STEFFENS:** Braden.

**MR. BRADEN:** [Inaudible].

**MS. STEFFENS:** Schmidt.

**MR. SCHMIDT:** [Inaudible].

**MS. STEFFENS:** Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** [Inaudible].

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Motion passed.

**Motion 3:** Robin Dukelow - Ward IV/Wayne Snyder - Ward I: Approve Planning Commission Meeting Minutes of November 17, 2023, as presented. **Motion carried 6-0-0.**

#### **IV. NEW BUSINESS**

- 1. Case #24-02 – Covered Porch Addition - At 5600 Barkley Street, requesting approval of a covered porch that encroaches into the front yard setback in an R-1 “Single-Family Residential” Zone**

**CHAIRMAN LEE:** New business. We have two items tonight. The first one is #24-02. This is a covered porch addition for Rebecca and Dylon Sease, the owners of single-family resident at 5600 Barkley Street. They request for approval for a covered porch that encroaches in the front yard setback in R-1 Single-Family.

**MS. KNELLER:** Would you like for me to present the staff report? Okay. All right. This is Case #24-02, a proposed front porch, covered front porch at 5600 Barkley. It also has a proposed black metal standing seam roof over a composite deck with a roof

slope of 3/12, including a slate gray low stone wall that surrounds the open porch with five natural wood beam posts.

Section 410.010 of Mission's Municipal Code states that front yard setbacks shall be at least, I'm going to go here real quick to the actual zoning code that we can kind of take a look at here that drove the reason that we're having this meeting for this case.

Typically, in R-1 districts, a setback from the primary structure needs to be 30 feet. But when that setback is reduced by any amount up to 20 feet, it needs to be approved by the Planning Commission.

The setback reduction is for a covered porch in this case. Exterior materials should be consistent or complementary in color, texture, and quality. The roof design should be properly proportioned and integrated with the dwelling. This also just calls that it needs to be approved by the Planning Commission. And under those circumstances that the structure does not adversely affect drainage.

And so, staff evaluated this proposal and found that, you know, the 120-foot square foot stipulation for an attached living area does not apply in this case. So, the porch itself is 10 by 38. It's also staff's determination that the materials are complementary in color and texture and quality to the primary structure. The roof line is integrated with the dwelling, and we don't anticipate any stormwater issues with this -- with this covered front porch.

So, the Planning Commission will either approve or deny by a majority vote. And our recommendation, staff's recommendation is that the Planning Commission does approve this. And that concludes my staff report.

**MR. LEE:** Thank you. Does the applicant [inaudible; talking off mic].

**MR. SCOTT:** Go to the mic so we can record it.

**MS. SEASE:** [Inaudible] for this front porch. [Inaudible].

**MR. LEE:** Can you identify yourself?

**MS. SEASE:** I'm Rebecca Sease. [Inaudible]. Thank you.

**MR. LEE:** [inaudible].

**MS. DUKELOW:** [Inaudible].

**MR. LEE:** Not hearing anything else, I'd entertain a motion.

**MR. BRADEN:** I move to accept Case #24-02, the request to approve a covered porch that encroaches into the front yard setback [inaudible] as a "Single-Family Residential."

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll, please.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Chairman Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** [Inaudible].

**MS. STEFFENS:** Stuart Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** And, Mr. Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Motion passed.

**MR. LEE:** Thank you.

**Motion 2:** Stuart Braden - Ward I/Wayne Snyder - Ward I: Approve Case #24-02 – Screened Porch addition at 5600 Barkley Street. The motion carried 6-0-0.

## **2. Case #24-01 - Mohawk Park Phase II Final Development Plan**

**CHAIRMAN LEE:** Okay. Item Number 2 is Case #24-01. This is the Mohawk Park Phase II, Final Development Plan. The City of Mission Parks & Recreation Department have submitted the Final Development Plan for Phase II of park improvements. Improvements include a new trail, playground equipment, pickleball court, and a half-court basketball, and parallel on-street parking. The plan includes landscaping and preserving the sports field. Karie.

**MS. KNELLER:** If I can get to the packet. Still sharing. Okay.

This is Case #24-01, Mohawk Park Phase II, Final Development Plan. The subject property is Mohawk Park located at 6649 Lamar. It's bounded by Horton on the east, residential properties on the north, 67th Street to the south, and Lamar to the west. The property and surrounding neighborhood is zoned R-1, Single-Family Residential.

The first phase of Mohawk Park improvements were completed in August of 2023, which included amenities such as bathrooms and covered pavilion, parking lot and landscaping.

The project proposal, this time with the final development of Phase II, is the project will - it's realigning the current walking trail and providing a ten-foot trail loop around and throughout the site. The 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.

And also, an existing parking and drive loop on the northeast corner of the site will be replaced with landscaping and open space with 12 new proposed parallel on-street parking spaces along Horton.

Proposed stormwater BMP detention areas that were part of Phase I plans have been eliminated with this phase. In the Final Development Plan, the stormwater calculations indicate that the existing infrastructure is sufficient to manage runoff without necessitating additional stormwater capture on site. And this was also -- GBA, our third-party consultant's finding as well. That was provided as a memo in your packet.

Landscaping will be native to northeast Kansas as far as trees and bushes go. Fescue grass will be planted as well in the open areas.

The Mohawk Phase II proposal incorporates many of the elements that were discussed by members of the Planning Commission during the first phase of improvements, as well as the features that residents and stakeholders recommended at that time, and then during the preliminary development plan.

There's a noise buffer through installment of evergreen landscaping around the pickleball and half basketball court. There was a resident request to add pawpaw trees as negative vegetation, and that was also added in the landscaping. Again, landscaping is native.

There was not a traffic study with this. That was something that, you know, I think we talked about at the last -- at the preliminary development plan and found that that was not necessary with this plan, that it will be a Public Works project if that's -- if that is necessary in the future.

And the contract will provide dust control measures. I believe Commissioner Troppito mentioned that at the last meeting as well to provide dust control during construction, so that's also been called out within the plan.

Consideration of the Final Development Plans is outlined in the Mission Municipal Code at §440.190. The Final Development Plan, which contains modifications from the approved preliminary development plan, but it's still in substantial compliance with that plan. It may be approved by the Planning Commission without a public hearing. So, that's where we are today.

The plan conforms with the adopted Comprehensive Plan and the Parks and Recreation Master Plan by including preservation of green space and maintaining existing Parks and Recreation facilities. Modifications are not significant and are in conformance with the municipal code. The Final Development Plan includes details for landscaping that specify native species. Proposed basketball and pickleball courts will be surrounded by evergreen shrubbery to dampen noise.

I did reach out to the folks in Prairie Village, the planners in Prairie Village because they've been having some issues with residents complaining about noise from pickleball courts. And they actually have a consultant that they've been working with that builds these and does like the sound testing. And you know, when I asked that consultant whether evergreen shrubs would be sufficient to dampen noise, he said yes, that that's a common practice, and that it should be a really good buffer.

So, staff also did request that the parking spaces that are parallel parking on Horton, I think there was some ADA spots that were on that part of the street, but they're not -- they were not going to be compatible with being able to get onto ramps without going out into the street. And so, we have them eliminate that and just add another ADA parking space for the total parking for ADA that's in conformance with ADA guidance in that south parking lot. So, that should also be part of the plans moving forward to add that ADA spot in the south parking lot rather than on street.

And so, with that, staff recommends the approval of the Mohawk Park, Phase II, Final Development Plan.

**MR. LEE:** Thank you. [Inaudible].

**MR. SNYDER:** Was there any additional meeting, discussion by the public after our meeting?

**MS. KNELLER:** There wasn't. We didn't receive any more feedback or either and [inaudible] or opposition to it. Nothing. But like I said, I did reach out. Prairie Village has been, you know, like I said, having some issues around pickleball courts being very close. Those pickleball courts are also closer than what these pickleball courts would be to residents. I think we have a 300 foot -- is it 300 feet?

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

**MS. KNELLER:** So, it's significantly -- the Prairie Village pickleball courts were closer than what these are, so we don't anticipate that there would be any issues. But hopefully that landscaping buffer will do the trick.

**MS. BROWN:** As someone [inaudible] pickleball net [inaudible].

**MR. ALMONEY:** Penn Almoney, Parks and Recreation Director. Yes, they are removable in its current iteration. We also have four pickleball courts here at Anderson Park, which is right across the [inaudible]. And those you have to check out and the community center will provide you one. And so, this was the first opportunity we had [inaudible].

**MS. BROWN:** Is that something that the City would have to alter or could somebody [inaudible]?

**MR. ALMONEY:** So, the -- it's designed so that it's a pickleball net and it's got wheels on both ends so we can push it off to the side when you're waiting for the basketball. And then move it into place when you're ready to play pickleball.

**MS. BROWN:** [Inaudible] signage for the entrance to the park and it said [inaudible]. I just wanted to make sure that [inaudible].



**MS. KNELLER:** So, yeah. And when the signs are actually made, they'll send them to Community Development for that permitting. I mean, we wouldn't charge them for a permit or anything because it's -- they're part of the city. But we do review those and make sure that they're all in conformance with the code.

**MR. ALMONEY:** That's part of the standard template.

**MS. DUKELOW:** So, there are several additional benches being added. And it appeared that there is not additional pad space adjacent to the bench for a wheelchair. Is there a possibility, or has that been considered?

**MR. ALMONEY:** Absolutely. So, if it's not already expressed, he can speak to that. Our current standard is to provide at least 40 inches on the side of all the installed benches for ADA, you know, a wheelchair [inaudible].

**MS. DUKELOW:** So, I didn't see the detail. [Inaudible]. Thank you.

**UNIDENTIFIED SPEAKER:** This is just keeps everyone [inaudible] accessible and includes [inaudible].

**MS. DUKELOW:** I have a question about the extension at the southeast corner connecting to the concrete walk. I believe sheet SP. 101 shows the limits of construction and construction fencing and all of that. But, do you know if there's an extension there as well. So, is that part of your plan? And if that --

**MR. ALMONEY:** You mean the southwest here?

**MS. KNELLER:** Southwest or southeast?

**MR. ALMONEY:** [Inaudible] little siding [inaudible].

**MS. DUKELOW:** Okay.

**MR. ALMONEY:** And so rather than direct somebody to a point where there was no safe way across, we felt that it would be better to move it and push them to that southern crossing where there is a crosswalk.

**MS. DUKELOW:** That's thoughtful. [inaudible]. What is Meadow Mix? What's that part of the Landscape?

**UNIDENTIFIED SPEAKER:** It's a native grass mix. It contains a number of different grasses, native grasses [inaudible].

**MS. DUKELOW:** So, as I would not be this is the frequency of mowing the "Meadow Mix".

**UNIDENTIFIED SPEAKER:** Just once a year that would be, that would be the answer just once a year.

**MS. DUKELOW:** So, I know you guys know this, but I'm going to say it because I didn't see it on the demolition plan. There are several smaller trees out there, on the east side and the west, are those just going to be protected in place? I notice there are some

trees to be relocated. But some of them have been planted for only three, four years. Those are going to be -- are those going to be protected in place? Is that the plan?

**MR. ALMONEY:** That is the plan. Yeah. So, we will protect as many trees as possible. Trees are dear to [inaudible], to my heart. That's why we've invested so many plants into this park. So, [inaudible] and shrubs and fencing of ten feet or the drip line of the tree, which [inaudible].

**MS. DUKELOW:** Last weekend a contractor to remove the [inaudible].

**UNIDENTIFIED SPEAKER:** It'll be the responsibility of the city.

**MS. DUKELOW:** That's it. Thank you.

**MR. LEE:** Stuart.

**MR. BRADEN:** On the [inaudible]. It looks like those courts and systems [inaudible]. The sound analysis says that it goes off [inaudible] south side and --

**UNIDENTIFIED SPEAKER:** So, what we've done there is we've pushed the pickleball and basketball courts directly up against that side [inaudible] separate wall where it ties into that. It was better to keep the visibility [inaudible].

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

**MR. ALMONEY:** And this is why, you know, we meet first, initiating these discussions and we say every day is an opportunity to evaluate and [inaudible] the worst-case scenario. You don't necessarily have to have pickleball at this location. It was a request from residents in this region and we try to make useful. It's not a negative [inaudible] with those considerations. The biggest one [inaudible] had mentioned is the sight view, so the police may be able to drive [inaudible].

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

**MR. SCHMIDT:** Yes. I have a question about that basketball goal. Is the posts located inside the fence or outside the fence? In the picture --

**UNIDENTIFIED SPEAKER:** It should be inside.

**MR. SCHMIDT:** It's hard to tell how close the backboard was to your fence. So, we want to make sure the resident space between those if you get a flying [inaudible] to the fence there. And then I guess on the basketball goal, is it possible to do, just to differentiate a little bit better the black lines for [inaudible] the basketball court and --

**UNIDENTIFIED SPEAKER:** Yeah. The [inaudible] colors are, so we'll have some of this [inaudible].

**MR. SCHMIDT:** And one other thing. Mission, the City of Mission logo.

**MR. ALMONEY:** I love that. You know [inaudible]. We'll see what kind of protection -- I'm not sure how durable when you get [inaudible] is one thing and you try to straddle it with a tennis court or a pickleball line. It would be a little different for an entire logo, but I like where you're thinking.

**MR. LEE:** Is there anyone in the public that would like to speak? Questions? Not seeing any, I'd entertain a motion.

**MS. DUKELOW:** Mr. Chair, I make a motion to accept Case #24-01, to approve the Mohawk Park Phase II, the Final Development Plan.

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll, please.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Motion passed.

**MR. ALMONEY:** Thank you, Commissioners.

**Motion 5:** Robin Dukelow - Ward IV/Wayne Snyder - Ward 1: Approve Case #24-01 – Mohawk Park Phase II Final Development Plan. The motion carried 6-0-0.

## **V. OLD BUSINESS**

**CHAIRMAN LEE:** Old Business. Do we have anything?

**MR. SCOTT:** No, we don't.

## **VI. PLANNING COMMISSION COMMENTS**

**CHAIRMAN LEE:** Comments.

**MR. SNYDER:** I did notice that the Big Biscuit opened.

**MS. DUKELOW:** [Inaudible.]

**MR. SNYDER:** Yeah. I went in there and ate.

**MS. DUKELOW:** You did?

**MR. SCOTT:** Super Bowl Sunday.

**MR. SNYDER:** Yeah.

**MS. DUKELOW:** I've got questions on a [inaudible] Unleashed and the puppies.

**MR. SCOTT:** [Inaudible] Unleashed.

**MS. DUKELOW:** Are they in conformance? [Inaudible].

**MR. SCOTT:** Yeah. So, they [inaudible] dark secret. They were supposed -- they were supposed -- they were required to [inaudible]. And they [inaudible]. And they [inaudible] deadline. Issues with the renewal process. So, the state has denied the renewal application. And the state has been on, the state being the Department of Agriculture. The Department of Agriculture is the one who actually regulates pet stores and pet rescue [inaudible] and things like that. So, they have submitted a complaint, if you will, with the district court to proceed to have them shut down. And that's kind of where it's at today. So, I don't believe it's moving along. I was kind of keeping tabs with that for a while and then [inaudible].

**MR. LEE:** Well, they seem as busy as ever.

**MR. SCOTT:** Yeah. I think they're still operating. They shouldn't be. That's part of the issue. And so they're going to the district court and they've been going to the Secretary of Agriculture in terms of issuing citations and it gets a little complicated [inaudible].

## **VII. STAFF UPDATES**

**MR. SCOTT:** Popeye's, we have received the construction plans. We've been reviewing those. And we should be issuing a permit probably in a few days. [Inaudible].

**MS. KNELLER:** We had a few additional comments to give them on their permitting construction drawings that just were sent back to them this last week on, I want to say it was Thursday. So, they should address those. It was just, we're having them install a streetlight, and we had to figure out where that was going to be and have a photometric plan on it, so that we knew that it was going to be sufficient lighting for that area. And so that was the final, kind of the final-final. And then they had some other things, just some, I think various typos and things like that that they needed to correct on their -- on their CD drawings. So, should be going forward soon.

**MR. LEE:** Anything else?

**MR. SCOTT:** We have all kinds of updates. Swig Soda Shop has also submitted their construction [inaudible]. I think they are a little bit late in closing their property. That they're closing the property [inaudible]. And so those are being reviewed right now. If you see some equipment out there already so they can get going. That's what's going on.

And then Mission Vale broke ground in January. The foundation in. [Inaudible] once they get the foundations in and it's cured, it's all stick and framing after that.

I have not heard anything about 58<sup>th</sup> and Nall. So, John Moffitt was the developer. And first he wasn't -- in terms of proceedings with incentives, but I think once he kind of got into pricing out his project and interest rates going up, he came back to us about a year ago and asked about tax abatements, which kind of triggered us to go back and figuring out our tax abatement policy and realized it's pretty weak. So, we updated our tax abatement policy. That was adopted by the City Council back in late summer/early fall. And then when the [inaudible] some of that location based on that new policy, his tax abatement was approved in December. So, I think he's still going to be sharpening his pencil looking at [inaudible].

Mission Reserve. I talked with the developer over the holidays. He's kind of reevaluating that project again. [Inaudible] doing down a little bit and he's sharpening his pencil [inaudible] project. [Inaudible].

And then we started with Block Real Estate Services about their project at 5665 Foxridge. And they're also interested in incentives from the City. So, we're just beginning that discussion, negotiating incentives with them. We've seen [inaudible] activity.

We have been busy filling seats. We had a number of vacancies here at City Hall. Jim Brown, our Building Official, left back in October. And [inaudible] Carter, our Neighborhood Services Officer left in November. And we just recently filled those two positions. So, Kalin Bird is our new Building Official. He started a week and a half ago. And he comes to us from Vermillion, South Dakota. He was the building official up there for a few years. And he's actually from Kansas, so this is a homecoming for him. We're glad to have him here. And then David Binckley started two weeks as the Neighborhood Services Officer. And David --

**MR. LEE:** Dave from Olathe.

**MR. SCOTT:** David from Olathe. Do you know David from Olathe?

**MR. LEE:** Yeah.

**MR. SCOTT:** Yeah. So, David has probably close to 30 years of code enforcement experience. He worked under the City of Leawood for about years. Then he worked at the City of Olathe for 25-plus years. And I think he did signs quite a bit. That's probably how you know him.

**MR. LEE:** [Inaudible].

**MS. KNELLER:** Diane being --

**MR. LEE:** Kids.

**MS. KNELLER:** Ex-wife, I guess. Not to split hairs, but.

**MR. SCOTT:** [Inaudible].

**MS. KNELLER:** She's the director.

**MR. SCOTT:** Yeah. So, David retired, and he decided that just wasn't his cup of tea. He came back to the public service, and we were lucky enough to pick him up. He's got a lot of experience and he's got a very good kind of a disposition in code enforcement [inaudible]. Looking forward to working with him.

And then we've hired a new Deputy City Administrator for Finance Administration. That's Justin Carroll. He was an Assistant City Administrator of Mission Hills for a few years, and then he -- and prior to that he worked for Johnson County in the County Manager's Office. He has quite a bit of experience in both sectors. We're already kind of picking his brain about Johnson County and how things work over there.

And then kind of going back, it seems like forever now, it was only January, Stephanie Boyce was hired, our Public Works Director. She started the first week of January. And she's been with us almost two months total now.

So, a lot of new faces here at City, and we're all getting to know each other and learning how to work together.

We do have a couple of meetings in March, and then one in April. And you have some pretty heavy agendas in those two meetings. So, I will send out an e-mail kind of stressing the importance of being here.

The Nelson Wastewater Treatment Plant, the final development plan and final plat will be before us for your consideration. And then we have a lot split on the 5600 block of Woodson. It's a lot with two houses that we never even knew about until [inaudible].

Then in April, and that's April 29<sup>th</sup>, it's going to be the fifth Monday of the month, not the fourth, and pushing back one week [inaudible]. So, it's the 29<sup>th</sup>. We have [inaudible] Beverly, which is what we know as the Mill House. The preliminary development plan, the preliminary plat. And that's the part of the building that's proposed on Martway between Beverly and Dearborn. So, and that will be both sides of Martway. They actually have been talking with demo contractors for plan and teardown [inaudible]. That will be done in two weeks. So, making some progress there.

And also at the April meeting, scheduled the Mission Bowl Phase II, and final development plan and the preliminary final plat. I think that developer is in the process of trying to close on that property and submit its final plans.

And then if we can squeeze it on the agenda, we'll have a presentation from the consultant on the Creek Trail corridor site. So, we did a draft last week and sent comments back to them. And we scheduled them for a work session with the City Council and a presentation. And we'd like to bring that to you all. And what we're wanting to do is actually combine that [inaudible]. So, take that and our bike study that we're getting right now and actually make that an appendix to the [inaudible].

[Inaudible] reading documents, it's like final plans, not placed on a shelf and forgotten about. So, that's kind of where we're at with that. So, that will actually be a public hearing [inaudible] study.

And then that's kind of what's on the horizon. The development applications are kind of slowing down. All those development applications we had in 2022 and '23 and moving now to the building side of things, so. We do have some things that are coming up in the future. We have the study for the bike-ped study [inaudible] in April. The same process for your presentations to the City Council in May, and we'll probably bring that to you all in June.

And then we're working on a tree ordinance. So, Mr. Almoney and Karie and myself and Mr. Carroll, who has some familiarity with tree ordinances from his previous job, we'll be having a meeting this week [inaudible] talking [inaudible] tree ordinance [inaudible]. And we'll circulate that to the City Council, the Planning Commission, and on the PRT from Collins. [Inaudible] bring it to the City.

And then an RFP for zoning code updates. We'll be moving on that. That's kind of a new goal that came up, an update for the zoning ordinance. It's kind of a complete overhaul of that document. So, we need to start working on an RFP. We'd like to bring that to you all from your input. Put out on the streets and solicit proposals. [Inaudible]. There's still a lot of heavy lifting to be done. That is it for the staff updates.

**MR. LEE:** Thank you.

**MR. SNYDER:** Has the final progressive plan been final-final?

**MR. SCOTT:** [Inaudible] I was reviewing the final draft this weekend. I got a few edits I need to send back to the consultant. And then once we get that final-final document, then we'll [inaudible]. We will bring up copies of all of it if anybody would like to have a copy [inaudible]. Just let me know and we can do that. Yeah. That's [inaudible].

**MS. KNELLER:** Once that is final too, I will, Kelsey, I will -- I owe you probably the digital handbook. I don't think you've gotten that yet. So, it just kind of has all of our area plans. Our code is linked into it, the Comprehensive Plan, Johnson Drive Design Guidelines, like that are all kind of put into one digital guide, I guess. And I'll update the Comp Plan in that, so the link that you -- if you go to that handbook and use that, the link that you have will be updated with that Comp Plan once it's final-final. If you use that. I don't know if anybody uses it or not. Good snoozer, isn't it?

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

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

**MS. KNELLER:** And if you'd lost that link, I can give you that link back to you again if you'd like to have it. Yeah. It's got all those documents in one spot for you.

## VIII. ADJOURNMENT

**MR. SNYDER:** Mr. Chair, I move that we adjourn this meeting.

**MS. DUKELOW:** Second.

**MS. STEFFENS:** Stuart Braden.

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

**MS. STEFFENS:** Kevin Schmidt.

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

**MS. STEFFENS:** Wayne Snyder.

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

**MS. STEFFENS:** Kelsey Brown.

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

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** And, Robin Dukelow.

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

**MS. STEFFENS:** Motion pass.

**Motion 6:** Wayne Snyder - Ward 1/Robin Dukelow - Ward 4: Adjourn.  
Motion carried 6-0-0.

(Mission Planning Commission Meeting adjourned.)



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 \_\_\_\_\_

March 21, 2024

Deborah A. Sweeney

APPROVED BY:

\_\_\_\_\_

Kimberly Steffens, Permit Technician