

## **MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018**

The Mission City Council met in regular session at Mission City Hall on Wednesday, April 18, 2018. The meeting was called to order by Mayor Appletoft. The following councilmembers were present: Ken Davis, Sollie Flora, Kristin Inman, Debbie Kring, Pat Quinn, Arcie Rothrock, Nick Schlossmacher, and Hillary Thomas.

### **SPECIAL PRESENTATIONS**

Mayor Appletoft asked the students in the audience to introduce themselves. Students from both Shawnee Mission North and Shawnee Mission East were present.

Mayor Appletoft welcomed residents and members of the public attending the meeting. He stated that there will be opportunities at various times on the agenda to address the City Council. If someone is here for a specific agenda item, he will ask for comments or questions from the public at the time that item is called. Comments or questions on issues not on the agenda may be made under Public Comments.

### **Consolidated Fire District No. 2**

Battalion Chief Doug Yonkie provided an update on the recent fire at 5640 Riggs. This fire affected both the first and second floors of the house and required 6 engines, 3 trucks, and 40 personnel to bring the fire under control. No one was in the home at the time and there were no injuries. The fire was under control within 40 minutes and it is believed that the fire was caused accidentally by smoking. Councilmember Kring thanked the firefighters for the great job they did in responding to this fire.

### **Arbor Day 2018 Proclamation**

Mayor Appletoft stated Arbor Day will be celebrated on Friday, April 27th. He presented Ms. Humerickhouse on behalf of the Parks, Recreation and Tree Commission a proclamation recognizing Arbor Day 2018. Ms. Humerickhouse stated that the Parks, Recreation and Tree Commission will be celebrating with the Rushton 2nd Graders at Waterworks Park on Arbor Day and all were invited to attend. Next month we will recognize the 5th Grade student who won this year's annual Arbor Day Poster Contest. In addition to winning locally, he is also the State winner. There were over 1,000 entries in this contest.

**CONSENT AGENDA**

**Moved by Quinn, seconded by Kring** to approve the Consent Agenda, items 3a through 3e.

- 3a. Minutes of the March 21, 2018 City Council Meeting
- 3b. Resolution Designating City Sponsored Festival Events
- 3c. Stormwater BMP Interlocal Agreement Renewal
- 3d. Super Pool Pass Program
- 3e. Resolution Approving 2018-2023 CARS List

Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas.  
**Motion carried.**

**PUBLIC COMMENTS**

There were no public comments.

**ACTION ITEMS**

**Planning Commission**

**Tidal Wave Auto Wash Preliminary Site Plan, 6501 Johnson Drive**

Ms. Sitzman reported that this property is currently developed as a gas station with underground storage tanks, fuel pumps, a pump canopy, and a small building. It is zoned CP-2B which is planned retail and service district. It is located in Block Y of the West Gateway Form Based Code Overlay District and is within the Johnson Drive Design Guidelines area. The applicant and owner, Steve Block, is requesting site plan approval for redevelopment of the site into an automatic car wash facility to be owned and operated by Tidal Wave. The proposed development will include two buildings. One is a two story, 6,699 sq. ft. building that fronts on Johnson Drive. The other is a 3,200 sq. ft. building containing the car wash tunnel. The ground floor of the north building would contain parking stalls containing vacuums for use by the car wash customers and a small office. The applicant has indicated that the width of the north building is sufficient to be used for retail space if the proposed use as a car wash facility ceases, and the second floor of this building would contain offices and storage areas. The proposed car wash use is an allowed use in this zoning district. This site plan came before the Planning Commission on March 26th. A public hearing was held and no comments in opposition of the project were received. The Planning Commission

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

voted 8-0 to accept that all of the required findings of fact would be met through compliance with 12 conditions and voted approval. The 12 conditions overlap, but address the issues of the exterior, site improvements, landscaping and streetscape, median break, and a meeting with the Sustainability Commission. All of these conditions must be addressed with the final site plan.

Paul Schepers, attorney for the applicant, provided a powerpoint presentation on the proposed project. His presentation included:

- They have worked to meet the requirements of the Form Based Code (FBC) and feel they overcame differences to satisfy the intent of the FBC.
- Currently the site is in disrepair. All of the current structures, pumps and tanks will be removed.
- There is a significant drop-off at the back of the site making it difficult to develop. He stated that because of this, the property is an “island” and difficult to combine with neighboring properties.
- They believe Tidal Wave Car Wash is a great use for this site and they began working with City staff in early 2017. They have been working through the FBC and trying to meet requirements, including a two story building fronting Johnson Drive. They anticipate having Tidal Wave offices on the second floor of this building. The car wash tunnel in the building at the back of the site won't be seen from Johnson Drive. He also noted that Dave Olson provided his own “score card” showing that their plan does meet the FBC requirements. (This document is attached to these minutes.)
- The Planning Commission unanimously approved their plan with conditions.
- As part of the application, BHC Rhodes completed a traffic study and, per their findings, this project will not cause problems on Johnson Drive and will fit with traffic patterns in the area.
- Summarized by stating that this plan eliminates an “eyesore” in a prominent area of Johnson Drive. It will bring additional property and sales taxes to the City, and they are not asking for any incentives for this project. He stated Tidal Wave will be a great benefit for Mission.

Petty Hardin, Tidal Wave, continued the presentation and provided additional information on the company.

- Tidal Wave has been in business since 2004 and began in Atlanta, Georgia. They currently have 36 locations nationwide and the business has been recognized as a top 50 small businesses of the year.

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

- This is an “auto spa” and they strive to be the most attractive business in the community with high standards for providing the cleanest, greenest and easiest car cleaning service.
- With the FBC requirements, this will be the nicest Tidal Wave to date and they anticipate having their regional office located on-site.
- Recycled water is used at all locations and they work to conserve water by reducing the amount of fresh water needed. Waste water is filtered prior to entry into the sanitary sewer system.
- They plan to work with the Sustainability Commission.
- All their locations are well maintained and landscaped. They use Chick-fil-A as a benchmark for the site and professional customer service.
- The car wash will be open seven days a week.
- Company is committed to the community and they hold an annual “Charity Day” where all proceeds are donated to special needs charities.

Thomas Wells provided an overview of the site, including:

- There will be two driveways into the site and they are working with neighboring businesses to ensure these work for all.
- The automatic wash tunnel will be in the southern building with cars exiting to the west and continuing on to the vacuum stations.
- The building facing Johnson Drive will be two stories.

Mayor Appletoft opened the floor to public comments. There were no public comments.

**Moved by Schlossmacher, seconded by Quinn** to uphold the recommendation of the Planning Commission for approval of the Tidal Wave Auto Wash Preliminary Site Plan, 6501 Johnson Drive with the conditions as outlined.

Councilmember Davis requested additional information on the ownership of the business. This is not a franchise and there are six others in the metro area, some not fully built.

Councilmember Flora requested information on remediation of the site. Mr. Schepers stated that they will comply with all federal requirements to remove the tanks. Block & Co. will prepare the site for this project.

Councilmember Davis expressed his concerns with the vacuum bay being reusable. Mr. Schepers stated that the building is divided into bays, but can be repurposed to

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

retail in the future. The garages are 40 ft. deep and because customers are paying a fee for vacuuming they are considering this retail. If Tidal Wave were to close, the back of the building could be closed off and the building used as retail spaces.

Councilmember Flora stated this application is being considered through the traditional process and not the usual FBC process, but the intent is for this and all applications to comply with the FBC. She does not want this to be an open door to others to feel they do not need to comply with the FBC.

The question was called. Voting AYE: Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. NAY: Davis. **Motion carried.**

### **Martway Mixed Use Development Preliminary Site Plan, 6005-6045 Martway**

Ms. Sitzman reported that this is the preliminary site plan for 6005-6045 Martway. The plan has come before the Planning Commission several times and has been reworked. In February 2018, the City Council considered this plan and remanded this case to the Planning Commission for reconsideration of the height, density and setback deviations. The applicant submitted revisions to the December 2017 plan that included adjustments in the overall height, the number of dwelling units, and the massing of the building. At their March 26, 2018 meeting, the Planning Commission reconsidered the proposed height, density, and setback deviations, as well as some of the originally requested deviations. The Planning Commission voted 8-0 to adopt the suggested findings of fact and recommendations of Staff as contained in the staff report, and recommended approval of the Preliminary Site Development Plan with several stipulations. These stipulations address height, lot area, traffic study and storm drainage, and light pollution.

Todd Howard, applicant, Clockwork Architecture, presented information on the proposed Martway Mixed Use Development, including:

- The project will add more residents to Mission who will support existing businesses. The current proposal has reduced the density to 54 units per acre.
- Neighborhoods are changing and increased density is needed.
- Provided information on Mission zoning - Compliant Density Study
- Myths vs. facts regarding density - he stated that increased density can increase property values, and increased density does not always lead to greater traffic and parking issues as the community becomes more walkable, there is shared parking, and more transportation options now. Many suburban communities are seeking increased density for their community.

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

- This project will be a mixed-use project that will boost public investment, have a mixture of businesses and is walkable.
- This is a sensitive site to design as it is in the floodplain. The building is elevated but the grade change to many of the homes on 61st Street is 20-24 ft.
- Light pollution concerns will be addressed with downward parking lot lights and shielded balcony lighting. The current building height is 45 ft. which is a 22 ft. reduction.
- This site plan meets the required parking spaces and setback requirements. The building is sited tight on Martway so there is a greater buffer to the south.
- The ground floor will be parking and office, with upper floors residential.
- Composite views were presented that showed the heavy tree line that will hide much of the building, as will the Mission Family Aquatic Center.
- Grading study, using information from Johnson County AIMS, showed the house roofs taller than the building. The tennis courts will screen some of the headlight glare from the parking lot, as will landscaping. There are currently no complaints by neighbors for headlight glare from the existing buildings.
- The current plan has resolved and reduced from 8 to 2 the deviations requested. He again stated that the increased density will help Mission.

Mayor Appletoft opened the floor to public comments. The following comments were made:

- Aaron Wingert, Mission resident (61st Street) stated he appreciates Clockwork moving in the right direction, but feels that the Planning Commission has failed the residents. He does not feel they adequately reviewed the density of the project and he does not agree with Mr. Howard regarding the benefits of increased density. He stated that houses on the south side of 61st Street may be higher than the building, but for those on the north side of the street that abutt the project the light will be a factor. The tennis courts may provide some screening, but this should not be relied upon. Screening is needed. He is disappointed in the Planning Commission's consideration of the density, but feels that this plan is getting closer to something that is palatable to the neighbors.
- Mary Ann Martens, Mission resident (61st Street) stated she has lived in her home for 24 years. She recently spent time in the shelter in Anderson Park and it is 8 ft. from the Rock Creek fence. She was able to hear people on their cell phones in the office buildings along Martway and is concerned with the additional noise the proposed apartments will generate. She stated that the apartments will be generating noise 24/7 as opposed to the current office buildings that are only occupied during the day. She discussed the light pollution that she has in her

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

home from the current Credit Union, Community Center, and Mission Square from SUVs or trucks at these locations. She asked that all remember that three houses sit lower than hers so light pollution from the proposed parking lot will be an issue for them. Ms. Martens again asked for the difference in height of the project (45 ft.) vs. the height of the three houses adjacent to the park and requested additional information on irrigation required for the project - just the streetscape or all of the landscaping around the buildings. Mr. Howard stated that the difference in height between the project and the houses would depend on the pitch of the specific residential roofs, and that irrigation will be included along the streetscape but not in the back of the building.

- Crystal Yakel, Mission resident (Riggs St.) stated she is newer to Mission and is a teacher at JC Harmon school. She stated that many want to live in Johnson County and this would give more people that opportunity. They would be able to live in the area in which they work. She supports this project.
- Kevin Fullerton, Mission resident and business owner, stated he feels this is a good project. The developer came back and listened to the concerns of nearby residents. There were originally 8 deviations and now there are 2, and of these one is the number of stories vs. height in feet. He feels the developer has worked with the City and listened to concerns. The density will help our downtown district and we all want our storefronts filled.

**Moved by Davis, seconded by Flora** to uphold the recommendation of the Planning Commission for approval of the Martway Mixed Use Development Preliminary Site Plan, 6005-6045 Martway Street with the conditions as outlined.

Councilmember Davis thanked the developer for the revisions to the plan and for listening to the concerns of the neighbors. He noted Stipulation #5 and asked if they would entertain landscaping on the south side of the channel. Mr. Howard stated that area is City property, but they would consider additional landscaping on their property.

Mayor Appletoft requested information on the photometric study. Mr. Howard stated that this has not yet been done, but it will analyze the lumens and where they are concentrated or if they bleed off-site.

Councilmember Flora stated she is frustrated with the Planning Commission's consideration of density, but she appreciates the applicant's comments and is now comfortable with the plan.

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

Councilmember Thomas stated this is a difficult decision, and is especially concerned with lighting issues and is sympathetic to the neighbors.

Councilmember Kring thanked Mr. Howard for his presentation and stated it has been the best one so far. She feels that all the issues have been addressed.

Councilmember Quinn stated he echoes Councilmember Davis in his appreciation of the developer listening to everyone's concerns. He is glad changes were possible and feels this is a better project for all.

Councilmember Rothrock stated she appreciates the applicant's hard work on this project, but she is still concerned with density issues so she is unable to support this project.

Councilmember Schlossmacher read from an email received from a resident who stated they moved to Mission for the density and continued growth of the City. He is excited for the EPC/Mission Trails project, as well as this one, and asked that Council approve this project. (Email attached to these minutes.)

The question was called. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Schlossmacher, Thomas. NAY: Rothrock. **Motion carried.**

### **FINANCE & ADMINISTRATION COMMITTEE**

#### **Proposal for New Citywide Phone System** **Proposal for New Citywide Surveillance Camera System** **Proposal for Structured Wiring of City Facilities**

Councilmember Schlossmacher reported that in January, requests for proposals were issued for a new citywide phone system, surveillance camera system, and structured wiring of City facilities. Each RFP received multiple responses, with staff interviewing the most responsive submissions for each project.

The City's current phone system was purchased in 2004 and is outdated and does not function properly. Three companies were interviewed for this project and ServiceMark Telecom is being recommended. The proposal for the new phone system includes design, installation and a five year maintenance plan at a cost not to exceed \$42,000. This new system will be more robust, addressing not only current but also future needs.

Mission's surveillance camera system is an important component for our facilities in



## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

ensuring the safety of our residents and employees. The current surveillance camera system is outdated and functions poorly. Three companies were interviewed in response to this RFP, and staff is recommending the proposal from Midwest Digital Systems. The new camera system will operate across the City's data network, allowing the City's police personnel access to the system from their desktop computers, in their vehicles, and remotely. This proposal includes the development and installation of a TCP/IP based surveillance camera system for all city facilities and a five-year maintenance agreement in an amount not to exceed \$55,990. Approximately 62 cameras, both inside and outside various city facilities, will be installed.

With the purchase of a new phone system and surveillance camera system, a critical component of these projects is updated structured wiring. Some of the cabling at City Hall/Police Department is suspect in that connections have been dropped or the cabling is routed through a router instead of making a direct run back to the data closet. And, there is no structured cabling in place to support the recommended camera system. Two firms were interviewed in response to this RFP and staff is recommending the proposal from Office Products Alliance. They are familiar with our current wiring and as a part of their proposal will test all cabling, certify the new cabling that is installed, label and document its location, and map it. As a part of this project the existing data room in City Hall/Police Department will also be relocated. The total cost of this project is \$48,600.

Funds for these projects were initially budgeted in 2016 and then again in 2017 in the amount of \$226,000. However, staff turnover, time limitations, scope of the projects, and proper planning have resulted in staff taking a more deliberate, thoughtful approach to these projects. Consequently, proposals for these projects were not solicited until the beginning of this fiscal year. Funds for the technology upgrades are being carried in the General Fund balance. The upgrades will be completed for a total estimated cost of \$146,590 resulting in a savings of more than \$79,000 in total project costs.

**Moved by Schlossmacher, seconded by Quinn** to approve an agreement with ServiceMark Telecom for the design, installation, and five-year maintenance of an NEC telephone system for the City of Mission in an amount not to exceed \$42,000. Councilmember Quinn thanked staff for the excellent job they did on these projects. Ms. Smith stated that Mr. Scott and Sgt. Self did a great job and were critical in getting these RFP's completed. She stated that we appreciate them working to come in under budget. Councilmember Schlossmacher noted that these reflect a 30% cost savings. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas.  
**Motion carried.**

**Moved by Schlossmacher, seconded by Kring** to approve an agreement with Midwest Digital Systems for the development and installation of a TCP/IP based surveillance camera system for all City facilities in an amount not to exceed \$55,990. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas.  
**Motion carried.**

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

**Moved by Schlossmacher, seconded by Rothrock** to approve an agreement with Office Products Alliance for the structured cabling of City facilities in an amount not to exceed \$48,600. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

### **COMMUNITY DEVELOPMENT COMMITTEE**

Councilmember Inman did not have a report.

### **NEW BUSINESS**

#### **Change in Meeting Times for 2018 Budget Work Sessions**

Ms. Smith stated that staff is recommending upcoming budget work sessions be moved to 6:30 p.m. for consistency for the public who may want to attend.

**Moved by Quinn, seconded by Schlossmacher** to approve a start time of 6:30 p.m. for all 2019 Budget work sessions. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

#### **Updated Ordinance Accepting Dedication of ROW - Mission Trails Development**

Ms. Smith reported that in November 2017, Council passed an ordinance accepting right-of-way associated with the Mission Trails Development. There was a delay in the purchase of the property by the developer and during that time also a name change for the company requiring the previously approved documents to be updated. To ensure the ordinance and deed of dedication reflect this name change, a new ordinance has been prepared for Council to again accept this deed of dedication. She stated that there is no change in the legal description of the property associated with this dedication.

**Moved by Kring, seconded by Quinn** to adopt an updated ordinance accepting the dedication of right-of-way for the Mission Trails redevelopment as described. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

### COMMENTS FROM THE CITY COUNCIL

Councilmember Flora thanked all attending this meeting and for their enthusiastic participation. She appreciates working together for good decisions.

Councilmember Davis thanked Ms. Sitzman for her work on behalf of the City and wished her well in her new position with the City of Iowa City.

Councilmember Kring announced the Ward III meeting scheduled for April 19th at 7:00 p.m. at the Community Center. All were invited to attend. She also thanked Chief Hadley for keeping the Council informed on police issues within the City.

Chief Hadley announced that Big Monster Friday will be held on May 25 to benefit Alex Goodwin, who will be visiting from England for his ongoing cancer treatments. Alex will also be at the May 18th Coffee with a Cop event at Twisted Sisters Coffee Shop. Chief Hadley stated that many of the area police chiefs and many businesses are assisting in this effort to support Alex for his ongoing treatment in Kansas City.

Councilmember Quinn reminded all that there will be a Coffee with a Cop on Friday, April 20th at Twisted Sisters Coffee Shop.

Councilmember Thomas reminded all that the Mission Market will be moving to Thursday evenings, and encouraged anyone interested in being a vendor or knowing a potential vendor to contact Ms. Randel.

Councilmember Schlossmacher stated Jim Hollinger, Fluffy Fresh Donuts, was recently injured and the shop has been closed indefinitely. All wished he a full recovery.

### MAYOR'S REPORT

Mayor Appletoft did not have a report.

### CITY ADMINISTRATOR'S REPORT

Ms. Smith stated that there will not be a work session next week. The "Spring into Mission" plant and tree sale is scheduled for April 21. Trees needed to be pre-purchased, but they will be giving away saplings, and a variety of activities and music is scheduled.

## MINUTES OF THE MISSION CITY COUNCIL MEETING, APRIL 18, 2018

Ms. Smith reminded all that we will have a reception on April 19th to wish Danielle Sitzman, City Planner, well as she leaves Mission for her new position in Iowa City. All were invited to attend. Ms. Sitzman will be celebrating her 11th anniversary with the City on April 19th. She has been an invaluable member of our team, and her contributions to the City of Mission are visible throughout our community. We will miss her professionalism and all the work she has contributed to the City.

Ms. Sitzman provided information on the building permit process following a house fire. There will be no need to hold any insurance proceeds for the restoration of the home on Riggs that recently experienced a fire.

### **EXECUTIVE SESSION**

There was no executive session.

### **ADJOURNMENT**

**Moved by Quinn, seconded by Kring** to adjourn the meeting at 8:30 p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Martha Sumrall, City Clerk.

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Ronald E. Appletoft, Mayor

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Martha M. Sumrall, City Clerk

## Form Based Code Score Card

	Possible Score	Required	Actual	Percieved
<b>Step 1: Regulating Plan:</b>				
Block Configuration and Building Type	15.0	15.0	7.0	15.0
Parking	15.0	15.0	7.0	15.0
Access	15.0	15.0	14.0	15.0
<b>Total Step 1:</b>	<b>45.0</b>	<b>45.0</b>	<b>28.0</b>	<b>45.0</b>

**Notes:**

Rear Building is not 26 feet High

Front Building is interpreted as parking deck and is not 40 feet deep.

Did not provide two way traffic or turning template.

**Step 2: Building Types:**

Building Type Matches Regulating Plan	5.0	5.0	2.0	5.0
Building Type Matches Chapter 3	5.0	5.0	2.0	5.0
<b>Total Step 2:</b>	<b>10.0</b>	<b>10.0</b>	<b>4.0</b>	<b>10.0</b>

**Notes:**

Rear Building is not 26 feet High

Front Building does not include commercial use on ground floor.

**Step 3 Urban Guidelines:**

Intent	5.0	5.0	1.0	1.0
Front Setback - Johnson Drive	5.0	5.0	3.0	5.0
Side Street Setback	5.0	5.0	5.0	5.0
Side Setback	5.0	5.0	4.0	5.0
Rear Setback	5.0	5.0	4.0	5.0
Parking Area	5.0	5.0	3.0	4.0
<b>Total Step 3:</b>	<b>30.0</b>	<b>25.0</b>	<b>20.0</b>	<b>25.0</b>

**Notes:**

Rear Building is not 26 feet High

Front Building is interpreted as parking deck and is not 40 feet deep.

Did not provide required Streetscape Details.

Did not provide required landscape plans along side and rear yard.

Did not provide required landscape details and pedestrian sidewalks for connectivity.

**Step 4: Architectural Guidelines**

Intent	6.0	6.0	2.5	3.0
Materials	3.0	3.0	2.0	3.0
Configuration	3.0	3.0	1.5	3.0
Techniques	3.0	3.0	2.0	2.0
<b>Total Step 4:</b>	<b>15.0</b>	<b>10.0</b>	<b>8.0</b>	<b>11.0</b>

**Notes:**

Rear Building is not 26 feet High

Front building does not provide 60% storefront to 18 feet aff.

<b>Total Project Score:</b>	<b>100.0</b>	<b>90.0</b>	<b>60.0</b>	<b>91.0</b>
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\* Prepared by Dave Olson

**Fwd: Martway Project Vote - Approve**

1 message

Nick Schlossmacher &lt;nsschlossmacher@missionks.org&gt;

Thu, Apr 19, 2018 at 9:54 AM

To: Martha Sumrall &lt;msumrall@missionks.org&gt;

FYI, here is the email from Josh Thede.

Thanks

-Nick

----- Forwarded message -----

From: **Josh Thede** <josh.thede@gmail.com>

Date: Wed, Apr 18, 2018 at 3:48 PM

Subject: Martway Project Vote - Approve

To: Nick Schlossmacher <nsschlossmacher@missionks.org>

Dear Council-member Schlossmacher,

Unfortunately, I won't be able to attend the council meeting tonight, but wanted to share my opinion.

**Please vote to approve the Martway Project.**

I moved to Mission because of the density and the continued growth of Johnson drive creating a walkable, lively small downtown atmosphere. I'm excited about the prospects of the approved EPC Apartment project next to the Bar, and this new Martway Project. I think these projects will improve my neighborhood experience with additional retail spaces, and more residents as customers to help our small business and be good citizens of Mission Kansas.

The site zoning is for "Main Street 2"! It's unfortunate that it abutts residential zoning, but I would venture to guess this zoning has not changed since these neighbors have owned their homes. They should have been aware this is a documented zone for multifamily and commercial retail usage. This Martway project seems to be an ideal fit for the intent of the Guidelines for the Johnson Drive corridor.

Some neighbors have brought up light and noise concerns. However, these nuisances are not allowed per the municipal code. There are requirements and enforcement details already on the books.

I currently live in an apartment and am slightly offended about the generalities and prejudice some citizens are expressing about their image of theoretical "apartment people." As a renter, my rent pays for my landlord to pay city property taxes too, and I'm trying to be a good and engaged citizen.

I've attached a rendering taken from your committee meeting packet a few weeks ago. The second page figure 3 shows the view that a few citizens are arguing against, personally I don't see any issue as the building is only partially visible above the existing trees in the park.

Overall, if this building satisfies the requirements based on staff and planning commission recommendations (which seems to be the case), I think you should vote to approve this project.

Again, sorry I won't be able to be in attendance tonight.  
Please contact me if you have any questions.

Sincerely,  
Josh Thede

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**JOSH THEDE** EI, LEED AP BD+C  
Acoustics Specialist, HENDERSON ENGINEERS

4/20/2018

City of Mission Mail - Fwd: Martway Project Vote - Approve

City of Mission, KS Sustainability Commission - Vice Chair  
U.S. Green Building Council Emerging Professionals - President

[josh.thede@gmail.com](mailto:josh.thede@gmail.com)  
Work: 913-742-5514

--  
Nick Schlossmacher  
Mission City Council - Ward 2  
913-788-6425  
[nschlossmacher@missionks.org](mailto:nschlossmacher@missionks.org)

*Please remember that all correspondence sent to and from this account is subject to public record and legal discovery activities.*

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 **Martway project renderings only 0405 (1).pdf**  
3290K