

MINUTES OF THE PLANNING COMMISSION MEETING

April 22, 2019

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, April 22, 2019. Members also present: Pete Christiansen, Jami Casper, Robin Dukelow, Stuart Braden, Burton Taylor, Charlie Troppito and Frank Bruce. Brad Davidson was absent. Also in attendance: Brian Scott, Assistant City Administrator; Martha Sumrall, City Clerk; and Jim Brown, Building Official.

Approval of Minutes from the December 17, 2018 Meeting

Comm. Troppito moved and Comm. Dukelow seconded a motion to approve the minutes of the December 17, 2018, Planning Commission meeting.

The vote was taken (8-0). The **motion carried**.

Election of New Officers

Comm. Braden moved and Comm. Troppito seconded a motion to nominate Comm. Lee as Planning Commission Chair.

The vote was taken (7-0, with Comm. Lee abstaining). The **motion carried**.

Comm. Dukelow moved and Comm. Lee seconded a motion to nominate Comm. Braden as Planning Commission Vice Chair.

The vote was taken (7-0, with Comm. Braden abstaining). The **motion carried**.

Public Hearing - Case # 19-01, Lot Split 5539 Reeds Road

Mr. Scott: This is Lot 119 of Missionhill Acres. The applicant is Lon V. Silber Trust No. 1. This was published on April 22, 2019, in The Legal Record, for a public hearing at tonight's meeting. This all should look familiar. The property directly behind this, to the immediate east on Maple and 56th Street, was before us about this time last year, requesting a lot split, which was subsequently recommended for approval by the Planning Commission to the City Council. The lot split has been recorded Johnson County Recorded of Deeds, and if you've driven by there lately, you'll notice that a tree has been cut down, making room for a new home on that lot. We are in the process of reviewing plans for that new home. And then, directly across the street, Mr. Steve Clayton was here in December with a request to split the lot. This was approved by City Council as well. He has submitted plans to construct a new home on one of the lots. He is submitting plans for a second home in the near future.

This is a single-family two-story home that was built in 1940. The home is currently located on the southern portion of the subject property. If the lot split is approved, the home on the southern lot would remain standing. The applicant intends to sell the northern lot, the portion that is unimproved, to Mr. Steve Clayton of Clayton Homes for the construction of a new single-family home to be sold at market rate. The analysis we talked about in the past is applicable here as well. Lot 119 is currently 120 feet wide and 140 feet deep. If it is split, each lot would be 60 feet wide and 140 deep. City Code Section 410.010 (I) states any single-family dwelling constructed, reconstructed or altered shall require a lot having a width of not less than seventy (70) feet and an average depth of one hundred ten (110) feet, with the following exception: Any lot may be split to a minimum width of sixty (60) feet and depth of one hundred ten (110) feet if it complements the overall character of the

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adjacent neighborhood. In considering applications for a lot split to a width of less than seventy (70) feet, the lot width of any newly created lot may not be less than seventy-five percent (75%) of the average front lot width of lots within the subject property's block.

So, we looked at the subject block, which is bounded by Reeds Road on the west, 55th Street on the north, Maple Street on the east, and 56th Street on the south. This is shown as a table on page 3 of the staff report with the width of various lots in that block. Most of them are about 62.5 feet; a couple are a little larger than that. When we do the math on that, the average is 68.31, and 75 percent of that would be 51.23 feet. So, the proposed lots are obviously not as low as that. These lots would be 60 feet wide. So, this would meet the definition provided in the code. Staff recommends approval. I believe the applicant is here tonight. Mr. Clayton is also here if you have questions of him.

Chair Lee: Would the applicant like to speak?

[No comments from the applicant.]

Steve Clayton, appeared before the Planning Commission and made the following comments:

Mr. Clayton: I'd like to say a few words. You've already approved the one on Maple, one's already under construction and has the foundation in. I plan next week to turn in plans on the other lot. This lot, I have a contract to purchase from them. My intent originally was to put the same house that I'm putting on one of the lots on Maple, but now I have another lady who lives in Mission who wants to downsize, and what I intended to put there was bigger than she wants. So, her and I are meeting after the approval and stuff, and I think what she wants is comparable. You're probably talking about, that's a walk-out lot, you're probably looking at a 1,300 to 1,400 square foot ranch with a walk-out basement. It's actually the same house that I was planning to do, but the one I was planning to do was closer to 1,600 square feet. So, it would be a little bit smaller, but I think it would fit into the neighborhood great. I've gotten to know all of the neighbors. I mean, for some odd reason, I think they all love me. Because they all know what I'm doing to their property values. I'm over there quite often, talking to people who live right across the street, and other times talking to people who live to the north of me. Adele, she's getting ready to fix her place up and sell it. Her and I are working on cleaning up some trees. So, I do better the whole area, is what it comes down to. I just wanted you to know that, again. I think you all know I've done five or six here in Mission already. I intend to do more as long as you allow lot splits. Or reasonable tear-downs. I can't tear down something that costs too much. That's all I have. I would appreciate the approval.

Comm. Troppito: Where are you planning on putting ingress/egress on this split lot? Which streets?

Mr. Clayton: This lot split would be on Reeds. It's the next block west of where I am doing presently.

Comm. Troppito: Well, I realize that, but... Let me ask another way. Where do you anticipate the driveways to be?

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Mr. Clayton: The driveway would be on Reeds. Because that's an interior lot. The split that we're looking for is the northern portion of that corner lot.

Comm. Troppito: Thank you.

Mr. Bruce: A question for staff. After the lot split, the existing house will still be in compliance with all of the required offsets?

Mr. Scott: That's correct, yes.

Comm. Dukelow: Mr. Chairman, if there are no other comments or questions, I'd like to move that the Planning Commission recommend approval of Case No. 19-01, Lot Split of Lot 119 of Missionhill Acres.

Comm. Braden: Second

Chair Lee: Call the roll, please. [*Started roll call.*] I just realized that we didn't open the public hearing. Let's stop and go back.

[*The Chairman opened the public hearing; there being no one to be heard, the Chairman closed the public hearing.*]

The vote was taken (8-0). The **motion carried.**

Old Business

Trinity Lutheran Electronic Message Board Sign

Mr. Scott: I wanted to close the loop with you all. This is an item that came to you back in October. I talked with the administrator of the church again, and he agreed to follow your suggestion that you'll allow for a sign that was identical to the sign that was there before. So, I drafted a Memorandum of Understanding. I signed it, Mr. Conrad signed it representing the church, and we issued them a permit back in January. I'm surprised they haven't put it up already. I expect they will probably do it this summer, once the weather breaks. So, I just wanted to close that loop with you all, let you know if you drive by and see the sign, that's what's going on.

PC Comments/CIP Committee Update

National Planning Conference 2019

Comm. Christiansen: This was my first time there. It was a good experience. San Francisco is a neat town, but it is very expensive to live there. Everything that I went to was affordable housing. By their standards, everything in Mission, and possibly even the Kansas City area, is considered "affordable." Average apartment, for a single studio, 400 to 500 square feet, is around \$3,000 a month. When I told people what I pay for my mortgage, they freak out a little bit. And then, there was a whole bunch of other things that I sat in on, but the overall theme that I got from San Francisco is that affordable housing, and how they're trying to tackle it. And they just released a naval base for development, and I think they're in their 10th year of dealing with the Navy, and everybody wants a piece of this couple thousand acre property in an undeveloped area that's in the last area of undeveloped area in the Bay area. So, they're at 10 years and they haven't

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even released the property yet. So, when I talked about projects here that have been going on for years, they kind of laughed at us.

Comm. Dukelow: Yeah, affordable housing is a big issue. One of the first things that I did was one of the things that I repeatedly enjoyed, is the orientation tour. This was basically a bus ride around the city. It seemed like it was about four hours. And the people who were narrating it are planners. They have a huge planning department. I don't remember how many, I want to say it was, like, 13 or 14. I mean, you ask them a question, and they're like, "Oh, yeah, we regulate everything." However, I did ask about 5G, and they have not addressed that. At least the person there didn't know the answer. They said, "Well, surely we're thinking about it, or planning for it, but we don't have... I don't know the answer."

They have an incentive, and I'm not sure exactly the details of it, but it's for rent control. I think it's an incentive they offer to developers, if so many of the properties in their development are rent controlled, then they get, you know, maybe they'll get an additional story, or expedited permitting, or something like that. Again, affordable housing is a really, really big issue there. It's very, very dense, and I don't know the square footage, but they did tell me that in 2015, they had 850,000 people. And it's not a very big... It's a peninsula. San Francisco proper is...

Comm. Christiansen: I think it's 7 by 7 miles.

Comm. Dukelow: Yeah, that's pretty dense. The other thing they talked about a lot was, they called it POPOS. These are privately-owned public open spaces that are in, for example, an office building, or any kind of a development. And I'm not sure what the threshold is for which the developer is required to provide that, but it may be a rooftop space, or a garden space, an outdoor courtyard - something in the property that is accessible and useable by the public. Thinking about that, and all the homeless population there, it makes me wonder how... I'm curious how that works, in reality, if it ever becomes a problem. But, yeah, it's a very busy place. I mean, the main street, you can't even drive a car, a private car isn't supposed to drive on that road. Public transit is very pervasive, very busy. You hear all languages. When you do the bus tour, you know, please sit down, be quiet, don't do this, don't do that. You get it in, like, five languages. So, it's a very dense and very busy place. I had a great time, but honestly, it's exhausting.

Comm. Christiansen: One thing to add to that. They have a mandatory 20 percent of any development for residential use has to be affordable housing. So, of 100 units, they're required by law to have 20 that are affordable. Of course, (inaudible) determine the market value of housing. And they determine the property values. And they don't have to do the 20 percent, but then they have to donate that equivalent of square footage within a mile of their development.

Mr. Bruce: What would be the market rate on those 20 percent? You said the city (inaudible) is 3,000?

Comm. Christiansen: Yeah, so, it just depends on the development, you know, condos are in the multi-million-dollar range. But they will provide that affordable one, maybe 2,000

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to 3,000 a month for a two- or one-bedroom. It varies on what the property is and what they're trying to sell.

Mr. Taylor: They weren't calculating based on the percentage of market rate? Any idea what "affordable" is?

Comm. Christiansen: San Francisco government determines what "affordable" is, and you have to provide 20 percent before development. And also, you're not allowed to build more than one floor and/or area.

Comm. Dukelow: Another thing that I enjoyed was a tour of the Net Zero Energy training center. It's a place where electricians - primarily - can do an apprenticeship, and they're learning about synchronizing Smart building controls for natural ventilation. And lighting, of course, which is not anything new. But, they're also learning about installation and operation of affordable tanks and solar water heating systems and different renewable energy features on buildings, and how to manage all of them. I thought that was interesting.

Comm. Troppito: Just a comment. I wonder if the Sustainability Commission would be interested in hearing that part of your report.

Comm. Dukelow: I will share my brochure with Josh.

Staff Updates

Mr. Scott introduced Jim Brown, the new building official, who has worked in this area for 30 years in various cities. He now lives in Overland Park and looks forward to serving the City of Mission.

Mr. Scott then stated that Audrey McClanahan has been hired as an office assistant and will be starting later this month. Also, a new code enforcement officer has been hired and will start the first week in May.

Comm. Troppito asked about the status of hiring a City Planner. Mr. Scott said that funding for a city planner has been proposed for the 2020 Budget.

Mr. Scott then updated the commissioners in terms of 5G communications and the status of where the City is at in terms of regulation. He has talked with Attorney Pete Heaven, and Mr. Heaven drafted an email outlining the definition of 5G and how it may affect the city. That email has been provided to commissioners.

Comm. Troppito thanked Mr. Scott for looking into this issue and noted that there is substantial opposition to this by citizen groups. There are claims on social media that it could have adverse health effects. He stated Council should consider adoption of a policy in support of HR530, which would restore local zoning control regarding this issue. He asked that a copy of HR530 be made a part of these minutes (attached). Comm. Troppito stated that in addition to contacting our Senators and Representatives, Council should contact our representatives at the State level to encourage their support of similar state legislation.

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ADJOURNMENT

With no other agenda items, **Comm. Dukelow moved and Comm. Taylor seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 7:30 P.M.

Mike Lee, Chair

ATTEST:

Martha Sumrall, City Clerk