



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, JUNE 5, 2024 at 6:30 p.m.

**MISSION CITY HALL
6090 Woodson Street**

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. This meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>. Please contact the Administrative Offices, 913-676-8350, with any questions or concerns.

PUBLIC COMMENTS

PLANNING COMMISSION ACTION ITEMS

(items will be included on the next legislative agenda for Council action)

1. Preliminary Development Plan for Mission Beverly Multi-Family Housing Development – 6000, 6005, 6025, 6040 and 6045 Martway; 5935 and 5945 Beverly; and 5960 Dearborn (PC Case 24-07) ([page 4](#))
[4-29-24 Planning Commission Minutes](#) [Staff Report and Packet Documents](#)

Preliminary development plan (PDP) for the construction of a two-building, multi-family housing development located on either side of Martway between Dearborn and Beverly. Building “A” will be a four-story, apartment building with 204 units, 1,500 sq ft of retail, and an integrated parking structure located on the north side of Martway. Building “B” will be a three-story, apartment building with 57 units and surface parking located on the south side of Martway. The PDP was considered by the Planning Commission at their regular meeting on April 29, 2024 and recommended to the City Council for approval (7-0).

2. Special Use Permit for Greentec Auto – 6800 W. 61st Street (PC Case 24-09) ([page 10](#))
[4-29-24 Planning Commission Minutes](#)

Special Use Permit (SUP) for Greentec Auto to operate a hybrid electric vehicle battery reprocess operation. Special use permit will be for an initial three-year period. The SUP was considered by the Planning Commission at their regular meeting on April 29, 2024 and recommended to the City Council for approval (7-0).

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

3. Gun Violence Awareness Proclamation
4. PRIDE Month Proclamation

ACTION ITEMS

5. Acceptance of the May 1, 2024 Community Development Committee Minutes – Robyn Fulks ([page 31](#))

Draft minutes of the May 1, 2024 Community Development Committee meeting are included for review and acceptance.

6. Stormwater Master Plan Planning Assistance Cost Share Program – Stephanie Boyce ([page 40](#))

Staff has identified a critical need for a Stormwater Master Plan to address all aspects of stormwater management in Mission. This comprehensive approach will quantify the work needed to maintain the existing system, address legacy deficiencies through capital investments, and develop a system to prioritize these efforts. The City will contract with the USACE through the Planning Assistance to States (PAS) study program which offers a 50/50 cost share. The Master Plan is estimated at \$355,000, with the net cost to Mission totaling \$177,500 funded by the Stormwater Utility Fund.

7. Cooperative Agreement with Bike Share KC for maintenance and operation of E-bikes – Stephanie Boyce ([page 56](#))

This is a joint application and grant award with Roeland Park where Mission is the lead agency and project sponsor. A portion of the grant award includes the costs of operation and maintenance over a five-year period. These costs will be paid quarterly to Bike Share KC through a cooperative agreement. As the lead agency and project sponsor, Mission will pay all costs up front and enter into an interlocal agreement with Roeland Park for reimbursement. The grant will supplement operations costs of just under \$208,000 for Mission over the five years.

8. Traffic Signal Buyout at Roe Avenue and Johnson Drive – Brent Morton ([page 58](#))

The existing traffic signal at the Johnson Dr. and Roe Ave. intersection is owned and maintained by Evergy and the City pays a monthly fee for traffic signal operation. The City has determined that it makes sense financially to buy out the unexpired life of signals from Evergy and install City-owned signal on major roadway construction projects. This practice benefits the City financially in the long term and provides the ability to control or modify the signal as needed in the future. Since Roe Ave. is the City's 2024 CARS project, the County funding can be applied to a portion of the construction costs which helps offset the initial cost of installation.

9. Powell Community Center (PCC) South Bathrooms Remodel – Penn Almoney ([page 60](#))

The two south bathrooms in the PCC are original to the facility construction 1999. Counters, stall dividers, flooring and wall tile need to be replaced with materials that can withstand daily impacts and maintenance needs. Staff solicited quotes from eight contractors and received four bids. Staff recommends approval of a contract with MAC General Contracting in an amount not to exceed \$62,000. This project was approved in

the 2024 Parks + Recreation CIP and will be paid from Parks + Recreation Sales Tax funds.

10. PCC Indoor Track Replacement – Penn Almonev ([page 69](#))

The 2024 Parks & Recreation CIP included plans to resurface the indoor track which was installed in 1999 and 2004. The project scope involves surface removal, surface leveling where needed and rubber surface installation. Staff is recommending approval of a contract with Regents Flooring for an amount not to exceed \$134,135. Funds will be provided from the Parks + Recreation Sales Tax Fund.

11. Rock Creek Trail Fence Painting– Penn Almonev ([page 74](#))

The fence along the Rock Creek Trail is damaged and needs repairs and repainting. repaired. Staff solicited bids for the fence project and the proposal from CertaPro Painters has been determined to be the lowest and most responsive bid. Staff recommends approval of a contract with CertaPro Painters for \$23,145.56 to be paid from Parks + Recreation Sales Tax funds.

12. Request For a Waiver to Park a Recreational Vehicle on Residential Property Located at 6681 Woodson Drive – Brian Scott ([page 81](#))

The owners of the property located 6681 Woodson Drive have owned a Sprinter camper van for several years. The van is approximately 23 feet long and 10,000 lb gross vehicle weight. This situation recently came to the attention of Staff when a resident noted that this a violation of City code. The owners, Mark and Connie Wehmeyer are requesting a one-year waiver from Section 320.020 of the Mission Municipal Code to allow time to plan for what to do with the vehicle.

DISCUSSION ITEMS

OTHER

1. Department Updates - Laura Smith

Mary Ryherd, Chairperson
Josepha Haden Chomphosy , Vice-Chairperson
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