

West, Daliah

From: Tonilynn Shoff <assistant@northbrighton.com>
Sent: Thursday, November 2, 2023 11:33 AM
To: Clerk
Cc: Elizabeth Tharp
Subject: Public Testimony for Ordinance No. 230941.
Attachments: Letter to City Plan Commission.pdf; Petition for City Plan Commission.pdf

Good Morning,

Attached is a letter signed by Board of Directors President & On-site Manager, the petition signed by members of North Brighton for better sound proofing barriers and request of change in hours of operation.

I will be attaching pictures in a following email.

On Behalf of North Brighton Townhouses, Inc.

Cooperatively yours,

Tonilynn Shoff

Tonilynn Shoff
Assistant Manager
Phone: 816-454-2500
Fax: 816-454-2459



5057 N E 37TH STREET • KANSAS CITY, MISSOURI 64117 • (816) 454-2500 • FAX (816) 454-2459

October 26, 2023

City Plan Commission
ATTN: Larisa Chambi
414 E 12th Street
Kansas City, MO 64113

RE: Case Nos. CD-CPC-2023-00151, letter to be addressed at hearing.

Dear City Plan Commission & Larisa Chambi,

This letter is being written to you on behalf of the Board of Directors and Members of North Brighton Townhouses, Inc. Our property is 56 acres with 382 townhomes residing on the property, established in 1968. We are writing to you with concerns regarding an application that will be presented to you on November 7, 2023, regarding Brighton Parking, Case Nos. CD-CPC-2023-00151. We would also like this letter to be addressed at the application hearing.

Attorney Patricia R. Jenson with Rouse Frets White Goss Gentile Rhodes, P.C. representing Precision Vehicle Holdings was kind enough to hold a zoom meeting on October 24, 2023, that we participated in. During this zoom meeting, some concerns were raised regarding the property located at the northeast corner of Highway 210 and N. Brighton Avenue. As you may recall, two (2) years ago, The City Plan Commission approved a Master Planned Development Plan for two industrial buildings for storage/distribution businesses. The new application that will be proposed to you on November 7, 2023, is for a parking facility for Ford Transit Vehicles.

North Brighton Townhouses, Inc. is the immediate neighbor to the north of said property. Two years ago, the previous plan removed all forty (40) year old trees and sound barriers bordering the property line. The removing of the trees not only removed any shade or buffering of noise from 210 Highway, but it also caused an excessive amount of dirt and dust. During the zoom meeting, Ms. Jensen provided a visual PowerPoint presentation, containing pictures of a sound barrier with trees, which do not exist at this time, all that remains is dirt and cliffs.

When we brought this to her attention, she stated a six (6) foot wood fence would be provided with landscaping. We do not believe a six (6) foot wood fence would help buffer any sounds. When we questioned the issue regarding the sound barrier, we were informed that the fence would block the visual of the parking lot and the landscaping would help buffer the sound.

In this meeting, we were also informed that this operation would be twenty-four hours, seven days a week. Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffering along with plants/trees of mature age to replace what was demolished previously.

We have included a petition regarding the change of operation of the industrial park with members' signatures, as well as present day pictures of the industrial property residing next to North Brighton Townhouses, Inc. Again, we would like this letter to be addressed at the application hearing on November 7, 2023. Thank you for your time and consideration.

On behalf of North Brighton Townhouses, Inc.

Cooperatively yours,



Elizabeth Tharp, On-site Manager
North Brighton Townhouses, Inc.
5057 NE 37th Street
Kansas City, MO 64117
Phone: 816-454-2500



Willia Bailey, President
North Brighton Townhouses, Inc.
5330 NE 36th Street
Kansas City, MO 64117

PETITION

Date: 10/27/2023

To the Council of the City of Kansas City – City Plan Commission

Petition Summary: Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffering along with plants/trees of mature age to replace what was demolished previously.

Action Petitioned for: We, the undersigned residents of the North Brighton Townhouses, Inc. petition the City Plan Commission and ask that the hours of operation coincide with the Kansas City Noise Ordinance, a noise buffering/sound proofing wall & mature trees planted.

The contact person for this petition is:

North Brighton Townhouses, Inc.

5057 NE 37th Street, KCMO 64117

816-454-2500

Name



Address

Phone




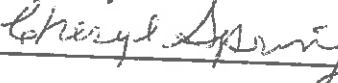

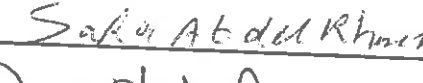

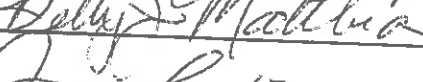
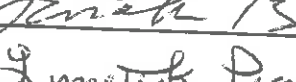





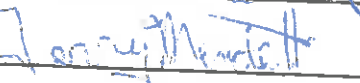


We note that any petition received maybe publicly available by the Council, unless we specifically advise otherwise.

	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1	Kathy Solightly	5218 NE 36 th	816-454-7195	Kathy Solightly
2	Patricia A. Rader	5123 NE 31 th St	816-582-8400	P. Rader
3	Karma Kern	4921 NE 38 th St ^B	816-730-4109	Karma Kern
4	Timothy CATES	5016 NE 31 th St APT A	816-812-8202	Timothy Cates
5	Abdijarah Osman	5030 NE 31 th St	816-209-5810	Osman
6	Cathy Menahan	5331 NE 36 th St	816-433-0091	Cathy Menahan
7	Janice M. Jones	5008 NE 37 th St ^{APT 7}	816-868-3129	Janice M. Jones

8	NEAL K. DAKE	5010 NE 37th ST APT A	(716) 561-1602	MU H Joko
9	Emmylou Guillory	4979 NE 37th St	816 745 9372	Emmylou Guillory
10	Jerrusha Keesee	5116 NE 37th St	816-878-2986	Jerrusha Keesee
11	LLEDA CAMMACK	5155 NE 37th St	816-452-5928	Allide Cammack
12	Leslie Osiek	5237 NE 37th St	816-838-1855	Leslie Osiek
13	Federico De La Rosa	5100 NE 36th St	816-659-2914 816-454-5344	Federico De La Rosa
14	Elena Arencibia	5177 NE 37th St	816-560-6480	Elena Arencibia
15	ALFREDO S. ARENCIBIA	5004B NE 37th St	816-803-0891	Alfredo Arencibia
16	Michael Stadler	4906 NE 37th St	816 479 9887	Michael Stadler
17	Kyle Thayer	5167 NE 37th St	816-675-8611	Kyle Thayer
18	Elizabeth Thayer	4900 NE 37th St	816 698 9634	Elizabeth Thayer
19	Jesse Lopez	4967 NE 37th St	816-599-7056	Jesse Lopez
20	Timothy J Forbes	5302 NE 36th St	816-454-0917	Timothy Forbes
21	Steven Crows	4915 NE 37th St	918-314-4700	Steven Crows
22	William B. Bailey	5330 NE 36th St	816-456-0534	William B. Bailey
23	Rosemarie Gilmore	5301 NE 36th St	816-706-7732	Rosemarie Gilmore
24	Lindsay Carpenter	5375 NE 37th St	816-419-1114	Lindsay Carpenter
25	JAMES FRANKLIN	5371 NE 37th St	816-419-3667	James Franklin
26	James Franklin	5047 NE 37th St	816-489-3246	James Franklin

	Print	Address	Phone	Sign
27	Deborah Wiegand	5212 NE 37 th W	KC MO 64117	816-868-8163
28	Florencia Alvaranga	4937 NE 37 th ST	KC MO, 64117	816-522-4005
29	Ayisha Almaharik	5019 NE 37 th ST	KC MO 64117	
30	Janina Arling	5124 NE 36 th ST	KC MO 64117	816-807-1992
31	NONA SARMAN	5311 NE 36 th ST	816-866-1811	Noni Sarman
32	ANTHONY GINTER	5069 NE 37 th ST	KC, 816-812-6361	
33	Sierra Stawicki	5065 NE 37 th ST	816-781-8668	Sierra Stawicki
34	Shonda Grether	5332 NE 36 th ST	816 876 5705	
35	Linda Mathys	5180 NE 37 th ST	816-294-3480	Linda Mathys
36	Nancy Mattys	5180 NE 37 th ST	816-294-8952	Nancy Mattys
37	Corinne Dunn Mark Dunn	5112 NE 37 th	816-517-5241	Corinne Dunn
38	Catherine Swinney	4911 NE 38 th Street	KC MO 64117	8165887411 Catherine Swinney
39	Judith A. James	4883 NE 37 th ST	816-621-1149	Judith A. James
40	Connie Kanatzer	4975 NE 37 th ST	816)615-1552	Connie Kanatzer
41	Alpha Jo Jett	5120 NE 36 th ST	816810-1351	Alpha Jo Jett
42	Margaret Morgan	5122 NE 36 th ST	816-459-9991	Margaret Morgan
43	Lisa Bastob	5343 NE 34 th ST	816-645-5698	Lisa A Bastob
44	Kuana McGinnis	5055 NE 37 th ST	816-807-5493	Kuana Mc Ginnis
45	Valerie Clark	5314 NE 36 th ST	8163527878	V Clark

	Print	Address	Phone	Sign
46	John W Darling	5124 N. E K.C. MO	516-809-4247	John W Darling
47	Samantha Runyon	4929 NE 37 th St ^{KC MO} 64117	913-433-4244	Samantha Runyon
48	Brenda DaMitz	5041 N. E 37 th St. K.C. MO. 64117	816-878-1789	Brenda DaMitz
49	Susan Friend	5128 NE 36 th St	816-520-3906	Sue Friend
50	V Logan	5206 NE 36 th St	913-671-8001	V Logan
51	Ahmed Yusuf	4887 NE 37 th St	816-4336895	Ahmed Yusuf
52	PATRICIA RENNECKE	5165 NE 37 th ST.	816-454-7008	Patricia Rennecke
53	Walter Salmeron	4949 NE 37 th St	(816) 519-4605	Walter Salmeron
54	Ben Blavin	5325 NE 37 th St	713-244-9732	Ben Blavin
55	Scott Watkins	5059 NE 37 th St.	816-324-3571	Scott Watkins
56	Calli Wyness	5157 NE 31 th St	816-516-7096	CALLI WYNES
57	Mindy Saucedo	5151 NE 37 th St	816-805-8768	Mindy Saucedo
58	BOB SAUCEDA	5151 NE 37 th St	816-359-9974	Bob Saucedo
59	DENISE CILIBERTI	4966 NE 37 th St	816-405-6035	Denise Ciliberti
60	Denise Miller	5349 N. E 37 th Street	816-896-8109	Denise Miller
61	ANTONIA GABRIEL	5301 N. E 37 th St	(816) 716-7776	Antonia Gabriel
62	Abdelhamid Abdelhamid	5000 N. E 77 th St	(816)-316-9280	Abdelhamid Abdelhamid
63	Joannette Mormino	5307 NE 36 th St	816-996-1178	Joannette Mormino
64	David Smith	5055 NE 37 th St	816-805-1149	David Smith

	Print	Address	Phone	Sign
65	Daniyan Best	5172 NE 37 th St	816-365-3651	
66	Michelle Wilson	5022 NE 37 th Apt B	(816) 206-0701	
67	Tammy Gillispie	5168 NE 37 th St.	816-820-9913	
68	Cheryl Spring	5203 NE 37 th	816-452-1220	
69	Ellen Abdelhamed	5018 A NE 37 th St	816-277-4207	
70	Saka Abdel Rahman	5355 NE 32 th St	816-268-1951	
71	Jodi GEMAS	5305 NE 36 th St	816-377-4281	
72	Betty MALTBLIA	5239 NE 37 th St	816-360-1559	
73	Mohamud Farah	4902 NE 37 th St	816-682-7617	
74	LYNETTE PECORARO	516 N 33 rd St	816-877-6665	
75	Gordon Clark	5149 NE 37 th St	(816) 739-7340	
76	Heather Taylor	5201 NE 37 th St	816-582-7505	
77	Michael Foster	5160 NE 37 th St	816-589-2282	
78	Cynthia Link	5120 NE 37 th St	816-565-3144	
79	ARWARD L. JESSON	5046 NE 37 th St	816-663-3334	
80	Terry Meredith	5204 NE 36 th St	816-797-6044	
81	Makenzie	5210 36 St	913 605 6765	
82				
83				