

My name is Leigh, my last name is Phillips. I live at 1423 S Maywood Avenue, Independence, Missouri, 64052.

Good evening. Thank you, Mayor and distinguished Council Members, for your valuable time.

My husband and I have owned our home on Maywood Avenue since August, 2007 and we are both long time residents of Independence.

Tonight, I rise, representing myself, my husband and my affected neighbors, in opposition to the approval of Case #22-400-09. It is an application to use the property located at 1430 S Maywood Avenue as an Air B & B. This application was made by Ms. April Preston. My affected neighbors, families and friends have joined me tonight. I hold copies of 7 notarized protests from affected homeowners who oppose this Air B & B. The original protests were filed with City Hall on Thursday, September 22, 2022, and submitted to the Planning Commission on Tuesday, September 27, 2022.

Ladies and Gentlemen of the Council, **we oppose this Air B & B approval.** It brings uncertainty and mistrust as an influx of transient visitors constantly come and go. The traffic and parking is an issue when a renter arrives in one car, winds up inviting friends over or plans a gathering of 20 people for dinner and drinks. All in an instant, there are 4 to 5 cars parked facing south on Maywood and 2 on the opposite side of the street, facing north on Maywood. Noise, parties, drugs, and the fact that our kids bus stop is right there on the corner, are just some of our concerns. On any given day, the kids can hop on the bus in the morning while watching renters move out, and return that same afternoon to witness a new renter hauling in groceries and a high chair. Although this home currently has a full time renter in the upstairs apartment, and the management office is just down the street in Englewood, there is no way the management

company is open to 24 hour calls to handle things. There are just too many variables that could lead to unfortunate circumstances, and **we respectfully ask for your NO vote on this Air B & B application.**

We, as homeowners and neighbors, have worked together to remove street walkers, homeless squatters, drug dealers and sex offenders out of our neighborhood. Maywood Avenue is a community of trust and we all have very similar values. We watch each other's backs and are concerned for the safety of our properties, our lives, and our inalienable right to peace in our own homes. This Air B & B definitely disrupts our neighborhood's right to peace. **We respectfully ask for your NO vote on this Air B & B application.**

Distinguished members of this City Council, there is one other thing that bothers me and my affected neighbors. According to a City-Wide Housing Study done in January of this year, the City of Independence is short on long-term available housing and long on people looking to live here, long term. New jobs are on the horizon and the demand for housing is pointed out in this study. On page 19, it states that our city's job force is growing. This is amazing and positive news indeed! On that same page, it also states, and I quote, "As the more affordable suburb to major regional employment areas, Independence remains an attractive city to move to for those workers" end quote. The study also points out that short-term rental approvals should be limited so as not to deplete what little available housing remains in town. What that means to me as a lehman, is that we do not have enough housing for all these amazing mid to moderate income families coming in to take these crucial jobs. Which is it that the City wants? More available housing for long term citizens of Independence or outsiders coming in to take all the currently "good" or "easy to rehab" properties and turning them into revolving doors for short term strangers, while investors offer no true commitment to the neighborhood they are pilfering from?

In 2021, the Planning Committee recommended approval of 6 short term rental applications.

This removed 6 possibilities of long-term rental or purchasing opportunities. None were denied.

In 2022, after the Housing Study was completed, the Planning Committee has recommended approval for 8 short term rental applications so far. Here is the breakdown:

-a 3 bedroom, 1 bath on .28 acres in Sycamore Hills,

-a 2 bedroom, 1 bath on .42 acres off of Denton Road,

-a small apartment above a business on Independence Square,

-a 3 bedroom, 1 bath on a 10,800 square foot lot,

-a 2 bedroom, 2 bath,

-a 3 bedroom, 1 bath, and the final recommendation for approval is for the 4 bedroom, 3 bath located at 1430 S Maywood Avenue. Again, no application was denied. I looked up all of these houses on the internet, and viewed their pictures. These are nice houses, in fairly nice neighborhoods. More homes are now unavailable to the incoming new workforce. I would

make one observation, it appears that there are no limitations regarding approving short-term rentals, as the Housing Study suggests there should be.

In conclusion, Honorable Chair and members of the Council, on Maywood Avenue, and throughout our neighborhood, we prefer to have long-term families who want to be woven into the fabric of our already existing community. Incoming families want to move into certain and stable neighborhoods. I have presented you with 7 notarized protests from over 25% of the affected properties. Tonight, I, and my affected neighbors, have legally protested and spoken regarding Case # 22-400-09. We vote NO on the approval of the property at 1430 S Maywood Avenue to be used as a short-term rental, or Air B & B. We respectfully ask for your NO vote. Voting NO is not only a WIN for the City of Independence Housing Plan, but also a WIN for our community. Why not start here!? Vote NO to the Air B & B! Let's invest in and rebuild the Northwest side of Independence, with long term, family housing in mind. Thank you kindly for your time.

PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1430 ~~1430~~ S Maywood Ave hereby protest the major home business permit application of Independence, City Case number 22-400-09 April Preston

Name Property Address Date of Signing

1. Esther Wetzel 1509 S Maywood 9/21/22
Print Name
Esther Wetzel
Signature

2. _____
Print Name

Signature

3. _____
Print Name

Signature

CONTACT PERSON: Esther Wetzel PHONE: 816-969-9594

On this 21st day of September, 20 22, before me, the undersigned, a Notary Public, personally appeared Esther Anna Wetzel to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

Madison D. Wolfe
Notary Public

My Commission Expires
June 21, 2024

Madison D Wolfe
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON County
My Commission Expires: June 21, 2024
Commission # 20162122

PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1430 S Maywood Ave. hereby protest the major home business permit application of ATR B&B, City Case number 22-400-09 April Preston

Name Property Address Date of Signing

1. John Thomas 10206 E 13th St 9/21/22
Print Name
John W Thomas
Signature

2. _____
~~Print Name~~

~~Signature~~

3. _____
~~Print Name~~

~~Signature~~

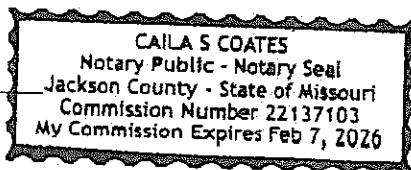
CONTACT PERSON: John Thomas PHONE: 816-560-3624

On this 21st day of September, 2022, before me, the undersigned, a Notary Public, personally appeared John Thomas to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

Cailla S. Coates
Notary Public

My Commission Expires
2/7/26



PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 430 ~~1506~~ MAYWOOD AVE hereby protest the major home business permit application of INDEPENDENCE, City Case number 22-400-09 April Preston

Name Property Address Date of Signing
1. ANITA JOAN REAGAN 1506 MAYWOOD AVE 9-19-2020
Print Name
Anita Joan Reagan
Signature

2. _____
Print Name

Signature

3. _____
Print Name

Signature

CONTACT PERSON: Anita Joan Reagan PHONE: (816) 254-3951

On this 19 day of September, 2022, before me, the undersigned, a Notary Public, personally appeared Anita Reagan to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

[Signature]
Notary Public

My Commission Expires
9-9-2025

CARSON BRUCKS
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: Sept. 09, 2025
12474410

PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1430 ~~1430~~ S. Maywood Ave hereby protest the major home business permit application of Independence, City Case number 22-400-09 April Preston

Name Property Address Date of Signing

1. GREG GREEN 1508 S MAYWOOD AVE 9/20/22
Print Name
Greg Green
Signature

2. _____
Print Name

Signature

3. _____
Print Name

Signature

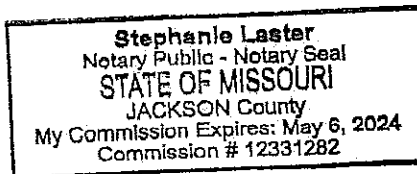
CONTACT PERSON: GREG GREEN PHONE: 816) 226-0327

On this 20th day of September, 2022, before me, the undersigned, a Notary Public, personally appeared Gregory G Green to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

Stephanie Lester
Notary Public

My Commission Expires 5-6-2024



PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1480 ~~1500~~ MAYWOOD AVE. hereby protest the major home business permit application of INDEPENDENCE, City Case number 22-400-09 April Preston

Name Property Address Date of Signing

1. ANITA JOAN REAGAN 1500 S Maywood Ave 9-19-2022
Print Name
Anita Joan Reagan
Signature

2. _____
Print Name

Signature

3. _____
Print Name

Signature

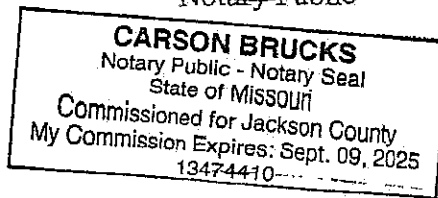
CONTACT PERSON: _____ PHONE: _____

On this 19 day of September, 2022, before me, the undersigned, a Notary Public, personally appeared Anita Reagan to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

[Signature]
Notary Public

My Commission Expires
9-9-2025



PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1430 S. Maywood Ave, Indy 461052 hereby protest the major home business permit application of April Preston, City Case number 22-400-09

Name Property Address Date of Signing

1. ERIC McCLELLAN 1501 S. CEDAR AVE 9/13/22
Print Name

[Signature]
Signature

2. _____
Print Name

Signature

3. _____
Print Name

Signature

CONTACT PERSON: Eric McClellan PHONE: 615-521-0766

On this 13th day of September, 2022, before me, the undersigned, a Notary Public, personally appeared Eric McClellan to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

[Signature]
Notary Public

My Commission Expires
10-30-2022

STEPHANIE GROSS
Notary Public, State of Kansas
My Appointment Expires
10-30-2022 5/19

PROTEST PETITION

We the undersigned, being property owners within 185 feet of subject property described as 1430 S Maywood Avenue 64052 hereby protest the major home business permit application of April Preston, City Case number 22-400-09

Name Property Address Date of Signing

1. David Phillips 1423 S. Maywood Ave 64052 9-16-22
Print Name
David Phillips
Signature

2. Leigh Phillips 1423 S. Maywood Ave 64052 9-16-22
Print Name
[Signature]
Signature

3. _____
Print Name

Signature

CONTACT PERSON: Leigh Phillips PHONE: 816.507.0459

On this 16 day of August, 2022, before me, the undersigned, a Notary Public, personally appeared David Phillips and Leigh Phillips to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed the official seal of my office the day and year first above written.

[Signature]
Notary Public

My Commission Expires
10/3/25

