

My name is Leigh Phillips. I live at 1423 S Maywood Avenue.

Mr. Mayor, honored Council, I rise tonight unpretentiously, along with my affected neighbors, to make a statement of exception regarding the approval of the short-term rental permit for the property located at 1430 S Maywood Avenue.

First, we would like to clarify our position of exception. **We are not, nor have we ever been opposed to the 30 day minimum rental of the property.** Where we take exception is the rotating door of a short-term rental permit, which could amount to a conservative estimate of 15 different rentals in a single 30 day period.

Let's do the math. The current 30 day minimum rental of the property allows 12 different rentals in a one year period. In stark contrast, a short-term rental permit, using a conservative estimate, could result in 180 different rentals in that same one

estimate, could result in 180 different rentals in that same one year period and a possible increase in traffic of 2100%. The actual results could be considerably higher.

Our 2nd valid and legal protest confirms that we take great exception to a short-term rental permit for the property and the applicant has stated they will be renting it for 30 days minimum no matter the outcome.

There are safe and viable fall-back income options for the applicant, either continuing the 30 day minimum rental or long-term rental of the property. A denial of the short-term rental permit allows the affected homeowners the peace of mind that no more than 12 different rentals will be allowed in a one year period. We take exception to 180 different rentals in that same one year period, and that is the sole purpose of a short-term rental permit. We have tried to seek resolution. At the desk, we have provided copies of this speech and an email thread for your consideration.

We, in agreement with the Planning Commission, suggested the applicant not continue to seek short-term rental of the property, but our suggestion was refused.

Tonight, we want to publicly thank the Planning Commission for a unanimous, 6 to zero, NO vote on recommending approval at the meeting on April 11, 2023. Thank you, Commissioners, for listening to your citizen homeowners and upholding our 2nd valid and legal protest.

Why did the Planning Commission vote NO unanimously? We will share the transcript of Commissioner Preston's opening statement in full. For the record, Commissioner Preston, no relation to the applicant, is the Vice-Chair of the Planning Commission.

He said, "Madame Chair. I have been an incredible advocate, I might even say, for short-term rentals. I find that in appropriate

cases, they have been a positive impact on neighborhoods.

Where I have not supported short-term rentals is where the neighbors take exception. And I've been consistent about that. I honestly believe this would have a positive impact, but that's irrelevant what I think. The neighbors have the right to the psychological comfort of what they perceive as appropriate in their neighborhood. It breaks my heart, but I can't support this application because it would be inconsistent with the protocol as I've established in my own mind as to the quiet comfort that every resident is entitled to in their neighborhood." He continues with, "It doesn't matter what I think. It doesn't matter what the applicant thinks. The only thing that really matters when it comes to a neighborhood is what the people in that neighborhood find to be comforting and consistent with what they think brings them peace, the quiet enjoyment of their home, which extends to their neighborhood. Doesn't matter what I feel. Doesn't matter what I think will be the impact. The only thing that matters is what the people in that neighborhood think." Commissioner Preston

finishes by saying, "I hope that this applicant will take the high ground and make use of the long term rental, for the sake of the psychological comfort of the people in that neighborhood. I may be wrong in my thinking but I can't support the application."

Commissioner Nesbitt's comments were, "I agree with what Preston is saying. I feel that we don't live there, the neighbors live there, so I mean, I wouldn't like it right next to my house like they're saying, so that's the way I feel also."

Later in the discussion, Commissioner Preston said, "I would be totally uncomfortable saying no to this application if there were no other financial means for this property, but there's a safe fall-back position."

Mr. Mayor and distinguished Council members, in conclusion, I will repeat my opening statement. **We are not, nor have we ever been opposed to the 30 day minimum rental of the property.**

The affected neighbors would prefer that this property be restricted to a 30 day minimum rental and again, we ask that the short-term rental permit be denied. We received a 6 to zero NO vote from the Planning Commission, the affected homeowners have legally protested twice and we have offered a compromise that would benefit the applicant, the affected homeowners and the neighborhood as a whole. The applicant has refused our attempts to come to an amicable resolution. We ask this honored and thoughtful Council to hear its citizen homeowners and deny the short-term rental permit for the property. It is our hope and prayer tonight that this Council, like the Planning Commission, will uphold our valid and legal protest in resolution 23-743. We ask for your no vote on the appeal for a short-term rental permit. We are optimistic that your decision will be one that is both ethical and of good repute. Thank you kindly for your valuable time.

**From:** John Perkins <JPerkins@indepmo.org>  
**Sent:** Tuesday, May 2, 2023 2:18 PM  
**To:** Leigh Phillips <info@funraisingkc.com>  
**Cc:** April Preston <april@kansascitypropertiesolutions.com>  
**Subject:** 1430 Maywood

Good afternoon Mrs. Phillips,

I would like to set up a time to meet with you and Mrs. Preston to discuss the up coming appeal for the proposed STR located at 1430 Maywood. We will make ourselves available to fit your schedule for time and location.

In the past I have found it to be productive and fruitful for the two parties to sit down and talk about the issues and work towards a solution.

I look forward to hearing from,

John Perkins

City Council, District 1

111 E. Maple

Independence, MO 64050

jperkins@indepmo.org

Office: (816)325-7022

Cell: (816)482-6827

On Thu, May 4, 2023, 8:08 AM Leigh Phillips <info@funraisingkc.com> wrote:

Thank you for your request to meet.

Mr. Perkins, for someone who holds your position, this email from you on your friend's behalf and not your constituent's behalf, appears to us as unethical and nothing more than another intimidation tactic on your part. We know that we had requested that you specifically not contact us any further on this matter, and a formal complaint was made with Mayor Rowland in 2022. We are disappointed that you would disrespect us this much and try again.

Both you and Mrs. Preston have forced this and neither of you appear to be genuinely concerned about our neighborhood or the future of the City of Independence, as a whole.

On April 11, 2023, our 2<sup>nd</sup> legal and valid protest received a 6 to zero No vote from the Planning Commission. Unanimous against recommending approval.

You are our Representative Mr. Perkins, yet you contact us representing a person/entity/corporation that does not live here. We have been perfectly clear that we do not want a short-term rental, Air B & B or mini-hotel at this property, from day one.

Both you and Mrs. Preston have chosen not to heed the suggestion of the Commission by taking the high ground. It was suggested that Mrs. Preston stick with the back-up choice of long-term rental income of the property. Instead, Mrs. Preston and you have maliciously chosen to continue your psychological injury to us through an appeal of the unanimous No vote of the Commission, a phone call and text from Mrs. Preston and now this email, within the last five (5) days.

We will accept a withdrawal of Mrs. Preston's current application (for the 2<sup>nd</sup> time) and that there be no more attempts for short-term rental on this property in the future.

Should you and Mrs. Preston agree, we will expect two (2) separate formal, certified, return receipt requested, mailed letters, arriving no later than May 11, 2023.

We will accept one from you, Mr. Perkins on City of Independence letterhead and one from Mrs. Preston on Kansas City Property Solutions letterhead. You can send them to Leigh Phillips at 1423 S Maywood Avenue, Independence, MO 64052.

These letters must be signed by you and Mrs. Preston, and state that there has been a withdrawal of the 2<sup>nd</sup> application for short-term rental for the property located at 1430 S Maywood Avenue, Independence, MO 64052 and that there will be no future attempts for a short-term rental situation. Again, we will expect receipt of these letters no later than May 11, 2023.

Otherwise, we feel there is nothing to "discuss".

Sincerely,

The affected neighbors of case #23-400-02 for a short-term rental use permit of the property located at 1430 S Maywood Avenue, Independence, MO 64052.



**From:** April Preston <april@kansascitypropertysolutions.com>

**Sent:** Thursday, May 4, 2023 9:37:33 AM

**To:** Leigh Phillips <info@funraisingkc.com>

**Cc:** John Perkins <JPerkins@indepmo.org>; Rory Rowland <rrowland@indepmo.org>; Brice A. Stewart <bstewart@indepmo.org>; Michael D. Steinmeyer <msteinmeyer@indepmo.org>; Daniel S. Hobart <dhobart@indepmo.org>; Jared Fears <jfears@indepmo.org>; Bridget McCandless <bmcandless@indepmo.org>

**Subject:** Re: 1430 Maywood

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Very sorry you feel this way, Mr Perkins works endlessly for the community, and I am part of that community as well. And I try to give back, I volunteer with him on the CID for Englewood, and am on the Englewood Business Association and the Beautification Committee and the 353 Tax Abatement Board, trust me, we care! On a high level!

I purchased this home because the owner wanted it preserved as a part of history not only of his cool story of 2 mothers with the same name Ora, but as he had kept it pretty much the same for over 30 years and loved the fact that I would maintain this and share it with others to enjoy as much as I did when he showed it to me. And yes, I have done work to it, lots if money spent so far, more to go!

His son and 2 grandchildren have asked to come stay in the house a week or so this summer...and because you have convinced yourself I'm running a sex offender mini motel they can't stay. Not cool! They can't take off a month to fit the criteria to stay in their own Grandma's house and I told them that was why I was buying it!

Another misconception is that you are thinking I am moving a tenant in for years. Under my normal rental license on Maywood I can still rent a month at a time. Which is what I am doing now. So you will still have different people in and out every couple or few months. But this also can leave a month or so where it's vacant, which we both know isn't safe for the home or neighborhood. Even with an alarm and noise monitoring device...what are you thinking is going to happen? It hasn't happened in many years of running other lovely bnbs, I have a great track record, and that is public and should be worth something! Superhost and over 1000 reviews is not easy to get and maintain. That's why Mr Perkins is also listening to me, I also have a voice and a right to make a living and have community and neighborhood rights. And my very public reviews and more say I am not just a liar.

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I am never want to unfurnish it, remove all the original Ms Sarvers art work from the walls to let a regular tenant move in, that was not what the owner wanted, we want or what is the best use for this home. It has original amazing things in here and I would have to sell everything!

Sharing it with others in its retro Grandma style is what should be done, and for unknown (still) reasons other then your non-factual scare tactics...why shouldn't it be shared?!!! I have yet to hear this from you, and your refusal to talk with us shows you don't even know.

The guests and neighbors all love the Englewood neighborhood now that Stonehouse has been there 2 years operating as an Airbnb, and I want them to love the Maywood neighborhood too and this is a perfect and amazing representation of that.

What are you? Are you a representation of an angry, mean and judgemental neighborhood that allows trashy rentals, pit bulls and starving chained dogs (roght by Maywood when I bought it) and walkers that go by the bus stop every day on the way to the registered sex offenders house down the street? That is the opposite of what we all want!

Let's work together to bring Maywood OUT of that, my house is one of the nicest in the neighborhood and it can be a shining beacon of pride for everyone, you can have family and guests stay, the original family can visit during summers, and guests like are there now (current family is the second stay from Utah, this time for 4 months.)

And have they been an issue? They are so nice and if you look up the profile for Maywood on Airbnb they even said they like the neighborhood! Let's keep it moving that direction! I am not trying to steal, cheat, run a hotel or allow anyone here that is not an appreciative and supportive, friendly visitor, family or relative. It's brings joy to an area if done right and that's what I want to do!

I want people to be happy, have something to work towards, preserve, be proud of, and the Era of the 50s/60s is that, the perfect American Dream example. Let's keep it alive, let's share it.

I am a local, very community oriented person and I bought Maywood with a goal. Just because you don't agree with it doesn't mean you shouldn't give me a chance, as you know anything can be changed, shut down, turned in, and you have my cell number to call day or night if there is any issues. You said you have never even stayed at a short term rental, try it! On me, pick one and I will pay for you to stay there and have a little vacation. I mean it.

Don't be an angry squeaky wheel, that is not solving anything with facts, its temporarily stopping it because people don't want to deal with you. Why live that way, be the supporting neighbors that you are asking others to be, see more then one side of it. Let's work with facts and be the opposite if the judemental, steering, hatefullness that has filled the world.

I have to pay the mortgage and make a living, I am not independently wealthy or even sometimes have enough to pay what I need to when it's due, but I made a decision 10 years ago to leave the corporate world and try to have a job that helps the average person...like me. And I enjoy what I do most of the time, I make a house a home.

I do appreciate your drive and honesty I think we could be friends actually and work on something together that needs a change, or help, or just a voice. But this isn't it, it's a little cute house with a LOT of love behind it, and it won't cause you or anyone any trouble, you have my word! And if anything pops up you don't like, call or text me and I will have it solved in a wink, it's what I do. I deal with tenants, owners, investors and more all day, and I am a people pleaser, I will find a way to convince you to like me and give me and Maywood a chance!

Thanks for listening,

Stubborn in Maywood, and just want to be friends!

On Thu, May 4, 2023, 10:10 AM John Perkins <JPerkins@indepmo.org> wrote:

Good morning Mrs. Phillips.

Thank you for your response. Per your email I will cease communication with you.

However, for the record I have not been notified by you or Mayor Rowland to cease communication on this matter. I also have not been notified of any formal complaint regarding how I represent over 30,000 individuals in the first district.

Thank you,  
John Perkins

April Preston <april@kansascitypropertyolutions.com>

To:

John Perkins <JPerkins@indepmo.org>

Cc:

Leigh Phillips;

Rory Rowland <rrowland@indepmo.org>;

Brice A. Stewart <bstewart@indepmo.org>;

Michael D. Steinmeyer <msteinmeyer@indepmo.org>;

Daniel S. Hobart <dhobart@indepmo.org>;

Jared Fears <jfears@indepmo.org>;

Bridget McCandless <bmccandless@indepmo.org>

Thu 5/4/2023 7:30 PM

Just made my evening drive by Maywood and caught the tenants next door to it throwing rocks at their own rental home. And parking in the yard. How is this OK but my quiet home with the little family staying and the new flowers planted not?

Long term rentals are not better then STRs, period. I have both, it's a fact.

(M)

