



TONGANOXIE PLANNING COMMISSION

Agenda

July 5, 2018

7:00 p.m.

City Council Chambers

321 S. Delaware St.

*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – June 7, 2018
2. **OPEN AGENDA** – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.
3. **NEW BUSINESS**
 - a) Public Hearing – Text Amendments to Zoning Regulations Section 16 & Appendix A-Use Groups by Category to allow the use “Daycare: Child Care Center (or) Preschool”
 - b) Review & Recommendation-Final Plat-The Schoolyard-submitted by Tongie5 LLC
 - c) Review & Recommendation – Planning Commission Applicants for City Position and County Position – Term 2018-2021
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
 - a) Home Builders Association Permit Statistics - May
 - b) Market Research Statistics – May
6. **ADJOURN**

PLANNING COMMISSION MEETING DRAFT MINUTES

June 7, 2018

7:00 p.m. Regular Meeting



CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Chairman Morgan
- Roll Call: Planning Commissioners present were Chairman John Morgan, Jacob Dale, Steve Ashley, Kevin Harris, Patti Gabel and Zach Stoltenberg. Monica Gee was absent. Assistant City Manager Dan Porter, Chris Brewster with Gould Evans, and City Clerk Patricia Hagg were also in attendance.

1. APPROVAL OF PC MINUTES – MAY 3, 2018

- **Mr. Dale made a motion to approve the minutes from May 3, 2018 Planning Commission meeting.**
- **Mr. Stoltenberg seconded.**
- **Vote of 5 ayes, 1 abstain (Harris), motion carried.**

2. OPEN AGENDA

- Chairman Morgan introduced Kevin Harris, the new Planning Commissioner, he will be filling the unexpired term of Steve Gumm who resigned on 4/18/18. Mr. Harris's term as city representative will expire in May of 2020.
- No members of the public signed up for public comment.
- Chairman Morgan closed the open agenda portion of the agenda.

3. NEW BUSINESS

a) CONTINUATION OF PUBLIC HEARING – TEXT AMENDMENTS TO ZONING REGULATIONS SECTION 14 & APPENDIX A – USE GROUPS BY CATEGORY

Mr. Brewster presented a summary of the comments provided by the City Council when they considered the item. He stated the City Council was concerned about the time limits imposed with a special use permit and how that would affect financing for a business wanting to install storage units. He also reviewed staff report #2018-007A presented at the May 3, 2018 Planning Commission Meeting. He stated staff recommends approval in the General Business District as an Accessory Use with specific conditions as outlined in the special use permit application.

- The public comment portion of the agenda was opened and closed by Chairman Morgan without anyone providing comments.
- Mr. Stoltenberg summarized his discussion at the prior Planning Commission meeting on this topic. He noted his concern with allowing storage units in the General Business District (GBD) is that the GBD is the most visible types of property in the City's main corridors. He felt the need to protect the visual appearance along the corridor and the need to provide buffering for any residential areas. He felt that with a Special Use Permit surrounding property owners would be notified and with a Site Plan review required in the Special Use Permit

conditions the planning commissioners would be able to hold the business to a higher architectural standard in the General Business District than what would generally be allowed in the Light and Moderate Industrial areas.

- Mr. Ashley stated he has reviewed the Comprehensive Plan, Vision 2020 objectives and has concerns with the proximity of GBD property to residential properties and the impact on neighborhoods that this type of business would have.
- Mr. Stoltenberg noted the importance of a Public Hearing required with a Special Use Permit.
- Mr. Brewster described how some applications can be renewed as long as all conditions are still being met.
- Mr. Ashley noted difficulty in understanding what accessory uses are defined as.
- Mr. Brewster explained the recommendation of planning staff to define and interpret accessory uses as incidental or customarily found in connection with the main use. He noted that staff is back to the original recommendation which is special use permit and narrowing the definition of an accessory use.
- Mr. Stoltenberg noted that he believes it is important to maintain a special use permit for the reasons of adding the conditions for higher architectural standards, limiting size and number of units
- Mr. Ashley noted he doesn't want to expand the growth of light industrial zoning in the City.
- Mr. Stoltenberg commented that he doesn't believe it needs to be disallowed in GBD, but it needs the special use permit process in place to be considered whether it is appropriate for a specific property and location.
- Mr. Brewster described the criteria included in the ordinance and how special use permits are a case specific review, not a type of legal precedent.
- Mr. Stoltenberg said he supports the accessory use with restriction of special use permit.
- Mr. Brewster described a potential problem with the definition of accessory use. He stated a better term may be a secondary use to an existing business and provided an example of defining characteristics of secondary uses that could be outlined in a motion.
 - Stoltenberg made a motion to amend "GBD"- General Business District zoning with the addition of item 14-010j to allow self-storage as a secondary use, provided it is limited in extent, scale or prominence of site and building elements to an allowed principal use in the GBD through a special use permit and to update the use groups table to identify Self-Storage as an allowable secondary use with a Special Permit, by placing an X (s) in the table under GBD-General Business District.
 - Mr. Ashley seconded the motion.
 - All ayes, motion carried 6/0.

b) DISCUSSION – TEXT AMENDMENTS TO ZONING REGULATIONS SECTION 16 I-LT LIGHT INDUSTRIAL & APPENDIX A-USE GROUPS BY CATEGORY

- Mr. Brewster discussed a recent conversation with a proposed developer for an Early Education Center in the "I-LT" - Light Industrial District. He stated it is fairly common to see Early Education Center proposals in the industrial districts to allow for child care near work centers.
- He noted that this request will be similar to the Special Use Permit discussed earlier. Changes will need to be made to Chapter 16 I-LT-Light Industrial District and Use Groups by Category. He stated staff would have a report and a Public Hearing is requested for the July 5th Planning Commission meeting.
- Mr. Morgan raised that the July 5th meeting is the day after a holiday and asked if everyone would be present. The Planning Commissioners agreed a quorum will be present. The Public Hearing for text amendment changes will be scheduled and notice will be published in the Tonganoxie Mirror.

4. OLD BUSINESS

- No items.

5. GENERAL INFORMATION

a) HOMEBUILDERS ASSOCIATION PERMIT STATISTICS

b) MARKET RESEARCH STATISTICS

- No action was taken.

c) PLANNING COMMISSION OPEN POSITIONS

- Mr. Porter stated there is one city position and one county position open for appointment in 2018. The terms will expire in 2021. The positions will be advertised on the City's website. He welcomed Monica Gee and Steve Ashley to submit their applications via the City's website www.tonganoxie.org if they wished to be considered for reappointment.

6. ADJOURN

- Mr. Dale, made a motion to adjourn the meeting.
- Ms. Gabel seconded the motion.
- Vote of all ayes, motion carried 6/0.
- Meeting adjourned at 8:05 p.m.

Respectfully submitted,



Dan Porter, Assistant City Manager



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2018-008A

Date of Report: July 5, 2018

Applicant Name: George Brajkovic

Property Owner Name: NA

Subject Property Address: NA

Application:

Zoning District: I-LT – Light Industrial District

Type of Approval Desired: Amendment to the ILT district to allow Day Care

Date of Application: June 8, 2018

Date of Meeting: July 5, 2018

Surrounding Property – Zoning and Use:

Not applicable – the amendment would pertain to all I-LT zoned property within the community.

Staff Recommendation:

Recommend approval of the proposed language additions and Use Groups table edits.

ANALYSIS:

The Zoning Regulations specify “Daycare: Child Care Center (or) Preschool” as a permitted use and describes the use as care for 13 or more children for more than 3 hours. (Lesser intense categories of this use include home-based and licensed or group daycare, intended for care of children in the home.) Child Care Centers are allowed by Special Use permit in residential districts and in the Historic Business District, and permitted by right in the Limited Business, General Business, Business Park, and PUD-Commercial Districts. It is not allowed at all in the Industrial Districts (I-LT, I-MD, and I-H).

The City recently received a request for an existing Child Care Center to relocate to a building located in the I-LT district. Staff determined that it was likely not appropriate to rezone that particular property for this one request, but rather reconsidered whether Child Care Centers should be located in the I-LT district throughout the City. This was brought to the Planning Commission as a discussion item in June

2018, and the Planning Commission directed staff to proceed with a zoning text amendment to add Child Care Centers to the allowed uses in I-LT.

It is clear that Child Care Center anticipates a higher intensity commercial use, both in terms of scale and intensity of the operation and the site design and building that likely accompanies such use. Additionally, not enabling this use in industrial districts may be either to preserve these districts for industrial functions or to not place child care facilities near uses that may be more intense in nature.

However, the intent of the I-LT district states: "This area is designed to accommodate a wide range of low level industrial activities as well as to protect and buffer nearby commercial and residential districts from more intense industrial uses. Uses in this district will be held to a higher aesthetic standard than other industrial zones."

Additional the I-LT allows other similar civic, institutional or service uses such as public safety facilities, athletic facilities (indoor and outdoor, recreation/entertainment II, restaurants, and retail sales and services I. Child Care Centers are of a similar nature and scope as these uses, and appear to be compatible with both the intent and the mix of uses permitted in the I-LT district.

Additionally from a planning and policy standpoint, it is appropriate to place child care uses in close proximity to significant employment uses, either as an accessory use or as the principle use of property as it benefits employers and employees through potential convenience. Further, the existing zoning map for Tonganoxie has many I-LT districts that are also located in close proximity to neighborhoods, due to the light nature of the industrial uses and employment-focused intent of the district. Adding Child Care Centers can add a further level of convenience to residences as well due to the relationship of compatible neighborhood-serving uses.

Staff Recommendations:

Staff recommends the following amendments to the Light Industrial District (I-LT) and the Use Groups Table of the Tonganoxie Zoning Ordinance:

1. The amendment of item 16-012.A to read:

"Uses shall focus upon administrative facilities, research institutions, light manufacturing activities, warehousing and wholesaling of goods, tradesman's workshops, and other service uses that support the employment and light manufacturing business in this district."
2. Update the Use Groups Table to identify Daycare: Child Care Center (or) Preschool as an allowable use by placing a "X in the table under I-LT.



Chris Brewster
Contract City Planner

Light Industrial – Development Standards

16-010 PURPOSE

This area is designed to accommodate a wide range of low level industrial activities as well as to protect and buffer nearby commercial and residential districts from more intense industrial uses. Uses in this district will be held to a higher aesthetic standard than other industrial zones.

16-011 DEVELOPMENT STANDARDS

- A. No land use shall be allowed that produces vibration, concussion, impact, shock, dust, fly-ash, odor, noxious gases, temperature differential or glare at any point on the lot line in excess of limits normally encountered in surrounding, non-industrial districts.
- B. No land use shall be allowed that produces a noise level at the lot line that is greater than that produced by the average traffic in the area.
- C. Exterior mechanical equipment and refuse handling shall be at the rear of the site and well screened from both the right-of-way and any adjacent residential areas (Amended by Ordinance # 1184 5/9/05).
- D. All outside storage of equipment or materials must be well screened from view from either residential areas or rights-of-way.
- E. Only one main structure allowed per site. Exception--individual storage units when no administrative functions are on the site.
- F. No use of a site shall commence prior to the construction of a main structure.
- G. Accessory structures shall be compatible with the main structure both in design and materials.
- H. A minimum 20' landscaped strip shall be maintained along all rights-of-way.
- I. The use of trailers or other non-permanent structures for storage or other purposes is prohibited in this district.
- J. A buffer area shall be provided along side and rear property lines common to or across an alley from residentially zoned property. Please refer to Section 24, Landscaping and Screening, for details.

16-012 ALLOWED USES

- A. Uses shall focus upon administrative facilities, research institutions, light manufacturing activities, warehousing and wholesaling of goods; tradesman's workshops.
- B. Businesses requiring large equipment display yards.
- C. Accessory uses as necessary to the efficient operation of the main use on the site.
- D. Please refer to Appendix A for a list of suggested, permitted uses.

Use Groups Table – Child Care Center

Appendix A
Use Groups By Category Amended Ord. 1443

CATEGORY	DEFINITION	USES	R-R	R-E	R-3F	R-I	R-MF1	R-MF2	R-MF3	MHP	PUD-R	HBD	LBD	GBD	PUD-C	BP	ILT	IMD	IH	Com. Plan
Aviation	Facilities for the landing and takeoff of flying vehicles, including loading and unloading areas	Airport; Airfield; Hangars; Flying School; Heliport; Helistop	X																	
Community or Social Services/Groups	Public, non-profit, or charitable uses, generally providing a local service to a specified group or the community at large	Lodge/Club/Fraternal Hall; Art Gallery; Museum; Library; Cultural Facility; Senior Citizens Center; Community Center; Social Services Center	X	X	X	X	X	X			X	X	X	X	X					X
Daycare: Child Care Center (or) Preschool	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	13 or more children for more than three hours and less than 24 hours. See Section 22-030 for additional requirements	X (S)		X (S)	X (S)	X (S)	X (S)	X (S)	X (S)	X			X (S)						
Daycare: Home Based	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	Up to 2 children unrelated to the provider for not more than 20 hours a week	X	X	X	X	X	X	X	X	X									X

Planning Commission – City Position Applications

Robert Bieniecki

Cynthia Stewart Grant

Crystal Henson



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Robert Bieniecki
Upload File(s) - Letter of Interest and Resume	
grp_q8Pclz	300 W. Washington Street Tonganoxie KS 66086
Email	rbieniecki@yahoo.com
Phone Number	9136808549
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Douglas County, Kansas Criminal Justice Coordinator. Support a fifteen member council of criminal justice stakeholders to solve problems
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	Previously served on the planning commission and am very interested in planning for the future of Tonganoxie.
What other Tonganoxie boards and committees have you served on?	Planning Commission
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	Previous Tonganoxie Planning Commission member. Executive level management experience.
Select your highest education completed.	Bachelors Degree
Other information or comments	I appreciate your consideration.

Robert Bieniecki
300 W. Washington Street
Tonganoxie, KS, 66086
913-680-8549

June 28th, 2018

George Brajkovic
City Manager
526 E. 4th Street
Tonganoxie, KS 66086

Dear Mr. Brajkovic

I am very interested in serving on the City of Tonganoxie's Planning Commission. I previously served on the commission until approximate three years ago and vacated my seat in good standing.

I have lived in Tonganoxie since 2014. My wife Debbie and I raised our kids here and we enjoy this community and expect to live here in the years ahead.

Please find my resume below.

I appreciate your consideration and thank you in advance for your time.

Sincerely,

Robert G. Bieniecki

Robert G. Bieniecki
913-680-8549
rbieniecki@yahoo.com
300 West Washington Street
Tonganoxie, Kansas 66086

Objective: To serve on the City of Tonganoxie's Planning Commission

Professional Work History Summary

Douglas County, Kansas Criminal Justice Coordinator

- August, 2016 to Present
 - Staff for the Douglas County Criminal Justice Coordinating Council
 - Lead Council Stakeholders to collaborate in solving criminal justice issues in Douglas County
 - Developed and implemented programs to reduce jail population

Platinum Real Estate

- December, 2015 to Present
 - Real Estate Sales Agent/Part Time

Johnson County, Kansas Sheriff's Office (Retired)

- February, 1995 to April, 2015
 - Captain Detention Division, Department Incident Commander
 - Lieutenant Personnel, Road Patrol, Detention, Administration
 - Sergeant in Detention, Administration
 - Deputy for Road Patrol, Personnel, Training, Detention

Douglas County, Kansas Emergency Management

- July, 1993 to February, 1995
 - Assistant Emergency Management Coordinator

United States Navy/Reserve (Retired)

- Naval Reserve - September 1992 to January, 2004
 - Chief Petty Officer/ P-3 Flight Engineer

- Active Duty - August, 1982 to September, 1992
 - U.S. Navy Flight Demonstration Squadron "Blue Angels"
 - Aviation Maintenance/Management/ P-3 Flight Engineer

Work Experience

* As the Criminal Justice Coordinator, researched, developed and implemented a successful Pretrial Release program and a House Arrest program.

* As Captain, was responsible for an 816 bed detention center; to include 100 commissioned deputies, 25 civilian correctional specialists, and 13 civilian employees.

* Duties under my command included Re-entry Program management/Second Chance Act Grant oversight, Criminal Justice Advisory Council Liaison, Classifications and Training Commander.

Was also responsible for the Mental Health Special Management Team and contract manager for medical and mental health services.

* Liaison for the Sheriff's Office regarding the Justice Reinvestment Initiative Grant. Assisted with integrating COSNOS (software) with justice information data bases resulting in a dashboard for staff to research information from a centralized location.

*As a Lieutenant was assigned as the Personnel Division Commander. Responsible for all employee benefits, recruiting, retention and hiring practices for the Sheriff's Office. Advised and consulted with peers and senior leadership on a broad range of topics including vacancy/fill data and hiring trends. Also conducted data collection and analysis for applicable reports.

* As a Sergeant, assigned as the Accreditation Manager. Personally researched American Correctional Association Accreditation. Drafted and implemented policy, collaborated and coordinated change which resulted in the first accreditation award in history for the Johnson County Sheriff's Office.

* Evaluated existing Detention work activities to identify more efficient and effective methods for retrieving information by developing an electronic report writing and storage data base for internal reporting. Resulted in a 50% more efficient process for retrieving historical reports.

* Created an electronic grievance tracking system for the Detention Bureau to track inmate grievance complaints, resulting in a 30% faster response time for appeals to grievance decisions due to more efficient methods of recording grievances and outcomes; 40% reduction in overdue responses to grievances.

*Conducted studies on various operational and administrative procedures in order to identify and devise new organizational structures by working as the Department's Succession Planning Team Leader. Resulting in the development of the first Leadership Academy for the Sheriff's Office.

*Served as the chairman or committee member on several Sheriff's Office initiatives and other special projects. These include; Succession Planning Committee, Promotion Process Improvement Committee, Accreditation Project Manager and the Overtime Reduction Committee.

*Represented the Sheriff as a member of the National Sheriff's Office Detention/Corrections Committee.

*Researched Trauma Informed Care and was personally responsible for training and implementation within the entire Sheriff's Office.

*As the Training Commander for Detention, through networking, I ensured we maintained the maximum amount of classroom seats for Crisis Intervention Training and assigned staff accordingly.

* Conducted divisional and department professional standards discipline hearings to ensure compliance with rules and governing regulations, with consideration given to the ensuing grievance and appeal processes.

* Provided oversight for civilian vendor contracts to include selection, monitoring and contract management compliance.

Education

FBI National Academy class #249, Criminal Justice Graduate Certificate
Bachelor of General Studies Degree concentration in Justice Studies, Fort Hays State University
Associate in General Studies Degree, Kansas City Kansas Community College
Command Institute for Law Enforcement Executives, FBI LEEDA
U.S. Navy Schools; Navy Leader Development Program, Aviation Maintenance Management,
Flight Engineer, Aircrewman Candidate School

Professional & Civic Associations (Past and Present)

FBI National Academy Alumni, National Sheriff's Association, FBI Law Enforcement Executive Development Association, American Jail Association, American Correctional Association, Kansas Correctional Association, Society for Human Resource Managers, American Probation and Parole Association, National association for Pretrial Services Agencies Planning, International Community Corrections Association, National Association of Counties, International Association of City and County Managers, Commission for the City of Tonganoxie, KS, Correctional Accreditation Manager's Association, Veterans of Foreign Wars, Blue Angels Alumni Association



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Cynthia Stewart Grant
grp_q8Pclz	1182 S Delaware Street Tonganoxie KS 66086
Email	cindy_stewart@kw.com
Phone Number	816-547-0278
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Keller Williams Realtor licensed in Kansas and Missouri
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I am interested in the restoration, potential redevelopment, and planned sustainable growth of this community. I would serve as an informed resident and small business owner.
What other Tonganoxie boards and committees have you served on?	Briefly represented the library on the Infrastructure Committee in 2015.
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	I have taken 4 courses at KU in the (MPA) Master of Public Administration program: 1) Budgeting & Resource Development 2) Infrastructure 3) Policy Analysis & Evaluation 4) Human Resource Management
Select your highest education completed.	Graduate Degree
Other information or comments	



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Crystal Henson
Upload File(s) - Letter of Interest and Resume	
grp_q8Pclz	411 E. 1st Street Tonganoxie KS 66086
Email	Crystal.Henson73@gmail.com
Phone Number	9132082741
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Riling, Burkhead & Nitcher, PC I am a staff attorney.
Upload File(s)	https://seam.ly/l45hIOac
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I want to serve the people of a community that I have grown to love in a place that I call home. We are told to use our talents to better the world. As an attorney, I believe my talents could be used to assist in building a better community for all of the citizen that currently live in Tonganoxie and for future generations.
What other Tonganoxie boards and committees have you served on?	I have served on no other boards for the City or County.
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	I have a great deal of experience working with city ordinances, reading and interpreting the law and working with people. I am committed to my City. I am an active volunteer and hold an officer position with chapter 9271 VFW auxiliary.
Select your highest education completed.	Graduate Degree
Other information or comments	Thank you for your time and consideration.

RILING, BURKHEAD & NITCHER

Chartered

JOHN W. NITCHER
MICHAEL E. RILING
LORI L. HEASTY
CHRISTOPHER S. PEOPLES
BOBBIE LEE RILING

J. MICHAEL GREAR
CRYSTAL L. HENSON
SAMARA L. MILLER

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EDWARD T. RILING (1875-1946)
JOHN J. RILING (1885-1971)
GEORGE K. MELVIN (1898-1982)
JAMES L. POSTMA (1916-1998)
EUGENE C. RILING (1929-2002)
M. DEAN BURKHEAD (1931-2011)

STEPHEN J. HOUSE*
OF COUNSEL
*Located in Wichita Office

June 29, 2018

City of Tonganoxie
526 E. 4th Street
Tonganoxie, KS 66086

Dear Ladies and Gentlemen:

It is with deepest pride that I send this letter of interest to you. While I understand that the deadline for submission has passed, I hope you will still consider my application for this very important position.

Tonganoxie is such a warm and inviting community. The people have a deep devotion and sense of pride. It has been a truly remarkable journey, for me, to witness what it means to live in this "bedroom community" nestled between Kansas City, Topeka and Lawrence. The people are simply amazing. The people here work hard and never tire of doing good in an effort to make life better for those around them. It is truly a blessing to be counted amongst your ranks.

My interest in the planning commission is to continue my own personal goal to grow and do good works. Assisting with the planning commission seemed like a natural fit, as I have spent many years researching and working with laws in both Kansas and Missouri. In my 10-years with Legal Aid, I learned a great many skills that I believe are crucial for a good planning commissioner. These skills include: being an active listener; being fair and open-minded; being able to communicate with a diverse group of individuals all with different wants, needs and expectation; being able to navigate the complex system that is our justice system; and the ability to use my knowledge, expertise and analytical skills to appropriately evaluate a situation to reach the appropriate conclusion for the situation at hand.

Again, I am truly humbled by what this community has to offer. If I can, in some small way, give back to this City through this position, I would be greatly honored. Thank you so much for your time and consideration. Please let me know if you need additional information or references. I look forward to your reply.

Sincerely,

Crystal L. Henson

Crystal L. Henson

Planning Commission – County Position Applications

Howard Brewington

Monica Gee



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Howard K. Brewington
Upload File(s) - Letter of Interest and Resume	
grp_q8Pclz	20260 Parallel Road Tonganoxie KS 66086
Email	howard.k.brewington3.civ@mail.mil
Phone Number	9134163451
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	No
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Deputy G-3/5/7 for Combined Arms Center (CAC), Fort Leavenworth, KS. Participates fully in the management and leadership of the directorate in support of CAC's core mission areas. Coordinates the internal operations and resourcing of the Office of the G-3/5/7, oversees the development and management of the G-3/5/7 operating budget, and ensures the efficient and effective management of the Office. Responsible for directing and controlling the functions and activities of the directorate to ensure the Directorate's efficient and effective performance.
What Board/Committee would you like to serve on?	Planning Commission Recreation Commission
Why do you wish to serve on this board?	I have lived in the community since 2013 and would like to be more involved. I routinely attend and participate in the local government meetings and would like to take a more active role. I believe I have the background and skill set to make a positive contribution on the planning commission or recreation commission.
What other Tonganoxie boards and committees have you served on?	Volunteer for the Tonganoxie Sesquicentennial
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	In charge of numerous Army long-term planning teams; participated in town meetings (TYSON) / conversations (RV Park) and county planning sessions (HWY Planning), t-ball and soccer coach for the recreation committee; fair superintendent for wood working; 4H volunteer and supporter
Select your highest education completed.	Graduate Degree

Other information or comments

Home: (913) - 416-3451

Work: (913) - 684-0019

Howard K Brewington
20260 Parallel Road
Tonganoxie, KS 66086
USA

Email: howard.k.brewington3.civ@mail.mil
Home: (913) – 416-3451
Work: (913) - 684-0019

Summary of Qualifications: Thirty-one years of experience in operations, training, training management, organizational development and design, personnel management, performance management and assessment, and organizational growth. Proven ability to analyze complex problems then develop and implement permanent solutions based on established procedures or policies. Proven ability to develop a vision and to translate that vision into reality. Demonstrated capability to develop and assess work processes. Articulate in written and verbal communications. Skilled at designing, developing and delivering training solutions. Able to function in high-stress environments and sustain a high level of performance. Effective motivator of people on all levels in the achievement of individual and organizational goals.

Work Experience and Accomplishments

Combined Arms Center (05/29/2016-Present) – Deputy G-3/5/7 (Deputy Chief of Operations Fort Leavenworth, Kansas)

Fort Leavenworth, Kansas United States
Supervisor: COL Paul Reese - 913-684-0014; Contact: Yes
Pay Grade: GS-0301-15

Serves as the Deputy G-3/5/7 for Combined Arms Center and acts on behalf of the G-3/5/7 when absent or unavailable. Participates fully in the management and leadership of the directorate in support of CAC's core mission areas. Employee is delegated full responsibility and authority to apply programmatic decisions, manage work program, and synchronize activities necessary for accomplishing the CAC G-3/5/7 mission. As the Deputy, coordinates the internal operations and resourcing of the Office of the G-3/5/7, oversees the development and management of the G-3/5/7 operating budget, and ensures the efficient and effective management of the Office. Incumbent is responsible for directing and controlling the functions and activities of the directorate to ensure the Directorate's efficient and effective performance.

Responsible for the supervision and leadership of assigned civilian, military, and contractor personnel. Provides supervision and oversight for G-3/5/7 divisions that are responsible for CAC-wide staff management and the development and integration of Training and Doctrine Command's Core Functions of Army Leader Development and Education, Doctrine, Institutional and Collective Training, Functional Training, Training Support, Lessons Learned and Mission Command. Additionally, serves as a primary staff officer for coordination with TRADOC, HQDA and Centers of Excellence on all training matters. Supports the G-3's oversight development and publication of all mission command doctrine and integration of leader development across the Army.

Responsible for the day-to-day operations of staff that makes up the CAC G-3/5/7 organization, and for execution of the mission, responsibilities, actions, projects, and taskers and the commands performance management system. Exercises initiative and independent judgment, and is authorized to make decisions, enter into agreements, and execute commitments involving operations and policy matters. Responsible for continuous team building with HQDA G-3/5/7, TRADOC G-3/5/7, within the G-3/5/7, and with CAC subordinate organizations.

Mission Command Center of Excellence (07/01/2013 – 05/28/2016) – Supervisory Operations Officer

Fort Leavenworth, Kansas United States

Supervisor: Mr Tom Jordan - 913-684-5105; Contact: Yes

Pay Grade: GS-0301-14

Served as the Operations Officer responsible for planning, managing, coordinating and executing the mission, functions and activities of the Mission Command Center of Excellence (MCCoE) to include management of the TRADOC core functions of Leader Development, Lessons Learned, and Doctrine, as well as CAC's Force Modernization Proponent areas. Personally performs or directs activities that involve formulating operational strategies for current operations, determining critical information requirements, synchronizing and reporting organizational status, and the development, consolidation, and analysis of performance based management activities using the Army's Strategic Management System (SMS) software. Provides expert advice on policy matters and capabilities in executing current and future operations activities or requirements. Represents the Director and Deputy Director in meetings, conferences, and special working groups with senior leadership at higher echelons, counterparts at subordinate organizations, and management officials at other high level organizations.

- Led, managed, and provided daily technical direction, oversight and guidance to a work force consisting of military and DA civilians by reviewing their work in the MCCoE's major functional areas and recommending revisions or approval.
- Developed, planned, and conducted the day-to-day business of the MCCoE, a subordinate organization of CAC, to include OPORD production, tasking management, and calendar management.
- Produced over 500 taskings and orders in support of current operations. Maintained a 96% on time rate.
- Produced a CG, TRADOC-approved information paper for the CSA on assisting captains with the exercise of mission command at home station.
- Led MCCoE's use of the Army's Strategic Management System (SMS) software for performance management.

Mission Command Center of Excellence (05/22/2011 – 07/01/2013) – Senior Military Analyst

Fort Leavenworth, Kansas United States

Supervisor: Mr Dick Pedersen - 913-684-6371; Contact: Yes

Pay Grade: GS-0301-14

Served as a Senior Military Analyst (Training and Leader Development) in the Mission Command Branch of the Mission Command Center of Excellence (MC CoE). Acted as the principal Mission Command advisor for facilitating the development, integration, and synchronization of Training, Leader Development, and Education requirements and capabilities into the Mission Command Doctrine, Organization, Training, Material, Leader Development, Personnel and Facility (DOTMLPF) portfolio. Also focused on Doctrine development across the Mission Command community of practice (CoP). Facilitated and synchronized leader development efforts that resulted in leaders with competencies that enable an agile and adaptive force; facilitated and synchronized training development efforts that resulted in training environments (Live / Virtual / Constructive / JIIM (L/V/C/J)) and venues which enabled leaders to hone their leader competencies; facilitated development of mission command tenets / principles / competencies for inclusion into Leader Development and Education (LD&E) curriculum (OES, WOES, NCOES, and CES), doctrine, and training; and worked closely with the training community of practice (CoP) to integrate the "art" of mission command into Army training venues to ensure the educational curriculum was reinforced across Army training. Coordinated and synchronized Leader Development, Training and Doctrine studies across the CoP which included organizations internal to TRADOC (MC CoE sub-organizations, CAC subordinate organizations, Army Capability and Integration Center (ARCIC), and Warfighting Function Centers of Excellence (Maneuver; Fires; Maneuver Support; Intelligence; Signal; Aviation; and Sustainment)) as well as organizations external to TRADOC (HQDA/ARSTAF, Assistant Secretary of the Army for Acquisition, Logistics, and Technology (ASAALT) Program Executive Offices (PEOs) and Program Managers (PMs), Army Cyber Command (ARCYBER), Joint Forces Command (JFCOM), Operating Forces, other services (Marines, Navy, and Air Force), other governmental agencies, civilian agencies, multinational, industry, and academia.

- Led the CAC team that developed the operational and organizational concept for the Army of 2020 to include briefing a GO conference that included CG, FORSCOM, three Corps Commanders, and ten AC and NG Division Commanders.
- Currently serving as the content manager for the Army of 2020 accelerated conversion ATN site. Site is organized by warfighting function and contains educational products and information to assist Army 2020 converting units.
- In support of Capability Needs Analysis 2016-20, coordinated and executed all "L" domain requirements including reviewing, modifying, and/or validating the 51 "L" domain solutions developed by CAC LD&E and each proponent, center, and school. Aligned the fielded and programmed solutions to each warfighting function and organization based assessment critical task, condition, and standard so the proponent, centers, and schools could assess and identify their respective capability gaps.

Combined Arms Center G-3/5/7 (04/12/2010 – 05/22/2011) - Military Analyst/Operations Officer

Fort Leavenworth, Kansas United States

Supervisor: LTC Lora Rimmer

Pay Grade: GS-0301-13

Served as a military analyst in the Combined Arms Center (CAC)'s G-3/5 /7 Office. Responsible for providing oversight of designated CAC core missions/functions. Areas of focus included facilitating the development, integration, and synchronization of Training, Leader Development,

and Education requirements and capabilities. Also focused on Doctrine development (FM 3-0 and FM 7-0). Served as the CAC-G37 representative for the Training and Education Capability Based Assessments (CBA) work group as well as the Leader Development (Leader Training/Education) representative in the Capability Needs Analysis (CNA) process. Led and directed Action Officer Working Group (AOWGs) and other internal and external ad hoc group collaboration activities in the determination and development of Doctrine, Training, Leader Development, and Education requirements and capabilities. AOWGs were focused on CAC's Campaign of Learning/Army Warfighting Challenges (AWFCs), training brain development, and Connecting Soldiers to Digital Applications (CSDA). Performed a variety of analytical and staff actions, and coordinated with HQ TRADOC, CAC Major Subordinate Organizations, TRADOC Centers and Schools, and other agencies as required to provide thorough and complete staff actions to the CAC G3 for information or decision.

- Managed CAC's Unit Training and Individual Training and Education AWFCs and represented CAC in all associated forums.
- Maintained the running estimates, developed Interim Solution Strategies, and Integrated Learning Plans for the AWFCs
- Conducted AWFC briefings to Director, ARCIC and CG TRADOC in their respective capability development decision forums.
- Designated the primary CAC Action Officer for the Training Brain Tiger Team and Connecting Soldiers to Digital Applications (CSDA). Was recognized as CG CAC's "go to" analyst when he needed clear, concise, and honest answers to his questions related to both initiatives.

**Capability Development Integration Directorate (CDID) (12/22/2008 - 04/12/10) -
Supervisory Operations Officer**

Fort Leavenworth, Kansas United States

Supervisor: Mr Tom Jordan - 913-684-5105; Contact: Yes

Pay Grade: YC - 0301 - 2

Served as an advisor and consultant to the Director, Deputy Directors, and Division Chiefs on matters pertaining to CDID operations. Planned and executed complex analytical assessments regarding the art of command enabled by the science of control that supported the development and integration of DOTMLPF capabilities from concept development to implementation. Analyzed a wide variety of issues, particularly those requiring review and coordination across the CDID and its six Divisions as they conducted capability development for the CDID proponent areas of command and control (Mission/Battle Command), airspace command and control, combined arms operations at EAB (Div, Corps, ASCC), computer network operations, electronic warfare, cyberspace, information operations, personnel recovery, site exploitation, and mission command battle lab experimentation.

- Led, managed, and provided daily technical direction, oversight and guidance to a work force consisting of military, DA civilians, and contractors by reviewing their work in the force management proponent areas and by recommending revisions or approval.
- Developed, planned and conducted the day-to-day business of the CAC-CDID, a subordinate organization of CAC, to include OPORD production, tasking management, and calendar management.

- Produced over 400 taskings/orders in support of current operations. NSPS goal was 95% on time rate for taskings and actual on time rate was 97%.

Center for Army Leadership (05/27/2008 - 12/21/2008) - Program Manager, Multi-Source Assessment and Feedback Program (MSAF)

Fort Leavenworth, Kansas United States

Supervisor: Dr Jon Fallesen - 913-758-3160; Contact: Yes

Pay Grade: YC - 0301 - 2

Served as the first program manager and led the program coordination and coaching functions of the Army's premier leadership assessment and feedback program. Facilitated and synchronized leader development efforts that resulted in leaders with competencies that enable an agile and adaptive force.

- Led, managed, and provided daily technical direction, oversight, and guidance to a work force consisting of military, DA civilians, and contractors.
- Developed contractual documents including performance work statements and quality assurance surveillance plans for coaching, coordination, information technology/help desk and other related MSAF functions.
- Aligned plans with budgets and resources to ensure cost-effective program execution.
- Coordinated program participation with individuals, operational (MTOE) units and sustaining base force organizations (TDA), to include conducting the first ever BCT, Functional Brigade, and Training Support Brigade MSAF events before there was regulatory requirement to conduct events.
- NSPS goal was 50% increase in program participation. Actual participation increase was 62%.

CAC Force Management Directorate (FMD) (03/22/2007 - 05/26/2008) - Chief, Requirements and Proponency Branch

Fort Leavenworth, Kansas United States

Supervisor: Mr. Tom Jordan - 913-684-5105; Contact: Yes

Pay Grade: LTC

Planned, prepared, and executed assigned Force Management initiatives within the Directorate. Assisted with collecting, analyzing, and resolving Doctrine, Organization, Training, Materiel, Leadership and Education, Personnel, Facilities, and Mission/Battle Command (DOTMLPF-BC) issues. Performed a variety of analytical and staff actions, and coordinated staff actions with the Joint Community, Department of the Army, TRADOC Staff, TRADOC Centers and Schools, CAC Major Subordinate Organizations, and other agencies to provide the Director completed staff actions. Developed written analyses, information papers, and decision papers, and presented information and decision briefings as required to Civilian and Military Senior Leaders.

- Led the TRADOC team that developed the operational concept and organizational design for the Future Theater Military Advisory and Assistance Group (TMAAG-F).
- Personally conducted Multiple TMAAG-F briefings to senior leaders to include DAMO-FM, DIR, Futures Center (now ARCIC), CG, CAC, CG TRADOC, and the CSA, who ultimately chose not to resource the design.

Iraqi Assistance Group, MNC-I (02/09/2006 - 03/21/2007) - Team Chief, Brigade Military Transition Team (MTT)

Mosul, Iraq

Supervisor: COL Bill Balogh

Pay Grade: LTC

Led a 43-person team that advised, trained, assessed, and validated an Iraqi Army Brigade consisting of three Light Infantry Battalions and 2500 Iraqi soldiers conducting combat operations.

- Trained, advised, coached, and mentored the Brigade Commander and Staff on tasks associated with planning, preparing, executing, and sustaining counter-insurgency operations, which enabled the brigade to transition to Iraqi Army Lead in East Mosul, Iraq.
- Developed and conducted information briefings to Senior DoD Representatives, Army Senior Leaders, and Iraqi Senior Leaders.
- Trained the Iraqi Brigade staff and members of my team on the military decision making process (MDMP). Used MDMP to make informed recommendations to the Division MTT Leader and the Iraqi Brigade Commander on conducting combat operations, training, leader development and education and materiel readiness.
- Gained expert knowledge of the Train, Advise, Assist (TAA) Mission, Security Force Assistance, Foreign Security Force Development, and techniques to develop rapport and trust with foreign army senior leaders and soldiers.
- Recognized as one of the top 3 of 45 Brigade Transition Team Leaders.

CAC Modular Force Initiatives Group (05/17/2005 - 02/08/2006) - Chief of Operations

Fort Leavenworth, Kansas United States

Supervisor: COL Dave Hampton

Pay Grade: LTC

Served as the principal TRADOC point of contact for all units converting to the Modular Force. Supervised, mentored, and led three subordinate team chiefs.

- Developed the Modular Force Integration Council process to track and resolve Modular Force conversion related issues.
- Coordinated with various Army Commands to collect, track, and resolve Modular Force conversion related issues across all aspects of Doctrine, Organization, Training, Materiel, Leadership and Education, Personnel, Facilities, and Battle Command (DOTMLPF-BC)
- Led Modular Force Education Team visits to converting units and observed their Combat Training Center Rotations to capture design implications and needed organization design changes/modifications prior to deployment.
- Developed and conducted information briefings to Senior DoD Representatives, Army Senior Leaders, TRADOC Senior Leaders, and CAC Leadership.

CAC Modular Force Initiatives Group (05/17/2004 - 05/16/2005) - Chief, Infantry Brigade and Division Team

Fort Leavenworth, Kansas United States

Supervisor: COL Dave Hampton

Pay Grade: LTC

Served as the principal TRADOC point of contact for all Infantry units converting to the Modular Force design.

- Coordinated with Forces Command and all Infantry units converting to the modular force to collect, track, and resolve Modular Force conversion related issues across all aspects of Doctrine, Organization, Training, Materiel, Leadership and Education, Personnel, Facilities, and Battle Command (DOTMLPF-BC).
- Conducted multiple Modular Force conversion briefings to Active and National Guard Infantry units
- Developed and conducted information briefings for Senior Department of Defense Representatives, Army Senior Leaders, TRADOC Senior Leaders, and CAC Leadership.

Office of the Program Manager (OPM)-Saudi Arabia National Guard (SANG) Modernization Program (05/17/2003 - 05/16/2004) - Executive Officer

Riyadh, [Not Applicable] Saudi Arabia

Supervisor: BG Clinton Anderson

Pay Grade: LTC

Assisted in the oversight of all aspects of planning, training, advising, materiel fielding, facilities and range construction, medical, maintenance, and supply of the eight billion dollar SANG modernization program. Performed a variety of analytical and staff actions, and coordinated staff actions with Army Materiel Command, United States Army Security Assistance Command, and other agencies to provide the PM completed staff actions.

- Served as the executive assistant to the Program Manager (PM) and managed the day to day activities of the Command Group.
- Prepared and conducted executive-level briefings for Congressional Delegations, Senior Department of Defense personnel, Senior Department of State personnel, and Senior Army leadership.
- Coordinated activities with the U.S. Embassy, and other agencies in the Kingdom of Saudi Arabia.

1st Cavalry Division (05/17/2002 - 05/16/2003) - Assistant Chief of Staff, G-3, Chief of Training

Fort Hood, Texas United States

Supervisor: COL Paul E. Funk

Pay Grade: MAJ

Conducted staff coordination and supervised training for a division composed of seven brigade level and three separate battalion level commands and 17,000 Soldiers. Supervised a staff of 12 officers, NCOs, and Soldiers.

- Developed the division's training plan for deployment to Operation Iraqi Freedom.
- Facilitated and synchronized training development efforts that resulted in training environments (Live/Virtual/Constructive/JIIM (L/V/C/J)) and venues which enabled leaders to hone their leader competencies.
- Developed, coordinated, and published the division long range training calendar, annual training guidance, and quarterly training guidance.
- Managed the allocation of land/training areas, ranges, training support aids/devices, and school quotas within the division through four gunnery densities and training cycles.
- Maintained and revised division training regulations, associated policy letters, and briefings. Coordinated all training deployments for the division.

1st Battalion, 9th Cavalry Regiment, 1st CAV DIV (06/03/2000 - 05/16/2002) - Battalion Executive Officer

Fort Hood, Texas United States

Supervisor: COL Roger McDonald III

Pay Grade: MAJ

Chief of Staff and second in command of a 760-man Mechanized Infantry Battalion with equipment valued in excess of \$80,000,000. Directed the activities of 17 staff officers and five company executive officers. Coordinated and managed all battalion staff activities. Supervised the Battalion maintenance management and materiel readiness programs; supply and logistical support programs; administrative support programs; intelligence collection and analysis programs; Health Service Support programs; and Risk Management programs.

- Recognized as one of the top two majors in the brigade

Education

College/University

Kansas State University (08/19/1999 - 05/12/2000)

Manhattan, Kansas

United States

Degree: Master of Science - Major: Adult, Occupational, and Continuing Education

GPA: 4.00 Semester Hours: 36

College/University

United States Military Academy (07/01/1983 - 05/27/1987)

West Point, New York

United States

Degree: Bachelor of Science - Major: Military History Studies

GPA: 2.89 Semester Hours: 154

Additional Information

Security Clearance: Top Secret/SCI. 17 January 2017

Continuing Education for Senior Leaders 25 May 2018

Supervisor Development Course 20 March 2014

Equivalency credit for CES Advanced Course 9 October 2008

Contracting Officer's Representative Training 21 August 2008

Command and General Staff Officer Course completed 02 June 2000.

Combined Arms and Services Staff School completed 16 December 1993

Infantry Office Advanced Course 09 April 1992



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Monica Gee
Upload File(s) - Letter of Interest and Resume	
grp_q8Pclz	17685 214th St Tonganoxie KS 66086
Email	haggee222@gmail.com
Phone Number	9134160255
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	No
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Wizard of Paws Pet Grooming owner/operator I own/ groom and manage a small pet grooming business where I do all work involved in my business
Upload File(s)	
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	To continue to lend my sensible input to P&Z for the betterment of my community.
What other Tonganoxie boards and committees have you served on?	President Tonganoxie Business Association, President Tonganoxie Friends of Police, Board member Grow Leavenworth County
Is this an application for a reappointment to a board you currently serve on?	Yes
Describe any work or volunteer experience that is related to the function of this board or committee.	My volunteer experience on the current P&Z and training related to P&Z
Select your highest education completed.	Bachelors Degree
Other information or comments	

June 15, 2018

Dear Planning Staff, City Staff & City Council,

I am submitting this letter as a request to continue my position on Planning and Zoning Commission. The planning and zoning commission has provided me with a way to give back to my community with pride and knowledge. My continued dedication to educating myself through all training and material provided is a testament to my willingness to serve. I have great attendance to meetings, training and special meetings.

Sincerely,

Monica Gee



MAY 2018

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	0	0	0
Belton	3	0	3	36	0	36
Cass County	8	0	8	33	0	33
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	2	0	2	6	0	6
Lake Winnebago	0	0	0	1	0	1
Lee's Summit	4	0	4	20	0	20
Peculiar	4	0	4	31	0	31
Pleasant Hill	1	0	1	10	0	10
Raymore	31	0	31	49	16	65
Village of Loch Lloyd	1	0	1	8	0	8
	54	0	54	194	16	210
CLAY COUNTY						
Clay County	3	0	3	15	0	15
Excelsior Springs	0	0	0	8	0	8
Gladstone	0	0	0	9	0	9
Kansas City	59	0	59	246	0	246
Kearney	9	0	9	58	0	58
Lawson	0	0	0	0	0	0
Liberty	7	0	7	23	0	23
North Kansas City	1	0	1	1	0	1
Pleasant Valley	0	0	0	0	0	0
Smithville	5	0	5	69	0	69
	84	0	84	429	0	429
JACKSON COUNTY						
Blue Springs	38	0	38	233	5	238
Buckner	0	0	0	0	0	0
Grain Valley	0	0	0	32	0	32
Grandview	5	0	5	12	0	12
Greenwood	0	0	0	0	0	0
Independence	7	0	7	73	0	73
Jackson County	7	0	7	33	0	33
Kansas City	14	32	46	37	218	255
Lake Lotawana	3	0	3	6	0	6
Lee's Summit	31	0	31	153	0	153
Oak Grove	2	0	2	11	0	11
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	107	32	139	590	223	813
PLATTE COUNTY						
Kansas City	18	0	18	98	0	98
Parkville	18	0	18	43	0	43
Platte City	1	0	1	1	0	1
Platte County	24	0	24	88	0	88
Riverside	1	0	1	19	0	19
Weatherby Lake	2	0	2	6	0	6
Weston	0	0	0	0	0	0
	64	0	64	255	0	255
JOHNSON COUNTY						
De Soto	9	0	9	13	0	13
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	3	0	3
Gardner	21	0	21	54	0	54
Johnson County	5	0	5	16	0	16
Leawood	3	0	3	20	0	20
Lenexa	45	0	45	156	0	156
Merriam	0	0	0	0	0	0
Mission Hills	3	0	3	4	0	4
Olathe	79	10	89	250	10	260
Overland Park	43	249	292	164	249	413
Prairie Village	4	0	4	24	0	24
Roeland Park	0	0	0	0	0	0
Shawnee	7	0	7	46	0	46
Spring Hill	15	0	15	77	0	77
Westwood	1	0	1	3	0	3
	235	259	494	830	259	1089

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	11	0	11	54	0	54
Lansing	0	0	0	0	0	0
Leavenworth County	13	0	13	31	0	31
Leavenworth	0	0	0	0	0	0
Tonganoxie	2	0	2	18	0	18
	26	0	26	103	0	103
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	3	0	3
Edwardsville	0	0	0	1	0	1
KCKS/Wyandotte Co	12	0	12	75	0	75
	12	0	12	79	0	79
MIAMI COUNTY						
Louisburg	0	0	0	3	0	3
Miami County	3	0	3	26	0	26
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	1	0	1
Spring Hill	9	0	9	17	0	17
	12	0	12	47	0	47
Totals	594	291	885	2527	498	3025

Comparison of Single Family

Building Units for Greater Kansas City

(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2011	2012	2013	2014	2015	2016	2017	2018
January	90	188	273	287	240	274	457	425
February	121	182	224	216	260	408	477	461
March	180	270	335	362	393	542	571	546
April	210	277	444	439	437	523	562	501
May	230	294	337	385	395	503	504	594
June	262	268	333	364	438	578	567	
July	204	288	409	375	399	494	512	
August	205	260	354	352	425	536	480	
September	202	379	384	383	462	424	514	
October	205	331	369	468	459	466	583	
November	185	283	340	312	360	417	502	
December	207	279	288	328	432	352	468	
Annual Total	2,301	3,299	4,090	4,271	4,700	5,517	6,197	2,527

Comparison of Permits By Units Issued Year to Date

2011 - 2018

	S-F Units	M-F Units	Total Units
2011	831	272	1103
2012	1211	121	1332
2013	1613	1450	3063
2014	1689	1604	3293
2015	1724	1269	2993
2016	2250	1555	3805
2017	2571	1049	3620
2018	2527	498	3025

^AThe Single Family number is units and includes both attached and detached units.

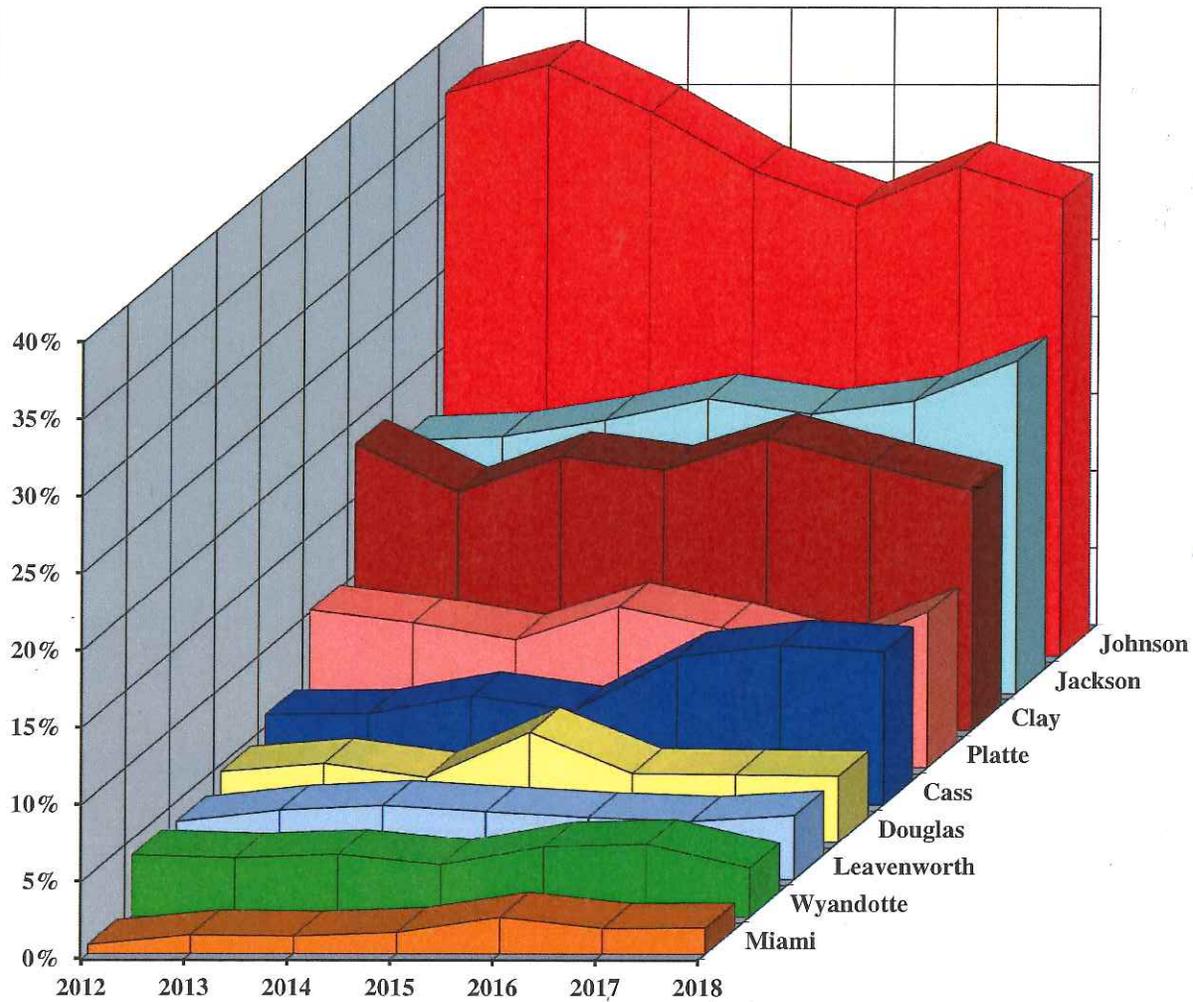
[%]Multi-Family units are in buildings with 5 or more units.

Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2018 Home Builders Assoc of Greater Kansas City. All rights reserved.

Kansas City Metro, KS & MO (9 Counties)

Market Share by County (Based on Building Permits Issued)



County	2012	2013	2014	2015	2016	2017	2018
Johnson	36.43%	38.29%	35.23%	31.43%	29.04%	31.69%	29.62%
Jackson	16.28%	16.58%	17.66%	19.06%	18.06%	18.93%	21.54%
Clay	18.51%	15.40%	17.73%	16.84%	18.92%	17.17%	15.54%
Platte	10.15%	9.34%	8.27%	10.37%	9.05%	7.38%	10.06%
Cass	5.81%	5.85%	7.02%	6.09%	9.57%	10.33%	9.92%
Douglas	4.55%	5.07%	4.18%	7.10%	4.45%	4.38%	4.30%
Leavenworth	3.73%	4.46%	4.77%	4.38%	4.01%	3.78%	4.16%
Wyandotte	3.96%	3.77%	4.00%	3.35%	4.52%	4.68%	3.16%
Miami	0.59%	1.23%	1.14%	1.39%	2.38%	1.67%	1.70%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

May 2018