



TONGANOXIE PLANNING COMMISSION

Agenda

March 2, 2017

7:00 p.m.

City Council Chambers

321 S. Delaware St.

- 1. CALL TO ORDER**
- 2. APPROVAL OF PC MINUTES** – February 2, 2017
- 3. NEW BUSINESS**
 - a.) Welcome new City Manager - George Brajkovic
 - b.) Review Planning Commission Applications
- 4. OLD BUSINESS**
 - a) Work Session – Review & Discuss Comprehensive Plan & Strategic Plan Updates
Graham Smith-Gould Evans Planning Consultant
- 5. OPEN AGENDA**
- 6. GENERAL INFORMATION**
 - a.) January Home Builders Association Permit Statistics
 - b.) January Market Share Report
- 7. ADJOURN**

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 2, 2017

Call to Order – The Planning Commission met on January 5, 2017. John Morgan called the meeting to order at 7:00 pm. Members present were Commissioners Grant Watson, Steve Gumm, Jacob Dale, John Morgan, Monica Gee, Steve Ashley & Patti Gabel. A quorum was met. Also present were Jamie Shockley, Interim City Manager, Chris Brewster, Gould Evans Planning Consultant, and Patty Hagg, Recording Secretary.

Approval of Planning Commission Minutes–Monica Gee moved to approve the BZA minutes from January 1, 2017. Jacob Dale seconded the motion. All Ayes. Motion carried (6-0-1) abstain-Steve Ashley.

Approval of Planning Commission Minutes–Monica Gee moved to approve the PC minutes from January 1, 2017. Grant Watson seconded the motion. All Ayes. Motion carried (6-0-1) abstain-Steve Ashley.

Approval of Planning Commission Work Session Minutes–Monica Gee moved to approve the work session minutes from January 1, 2017. Jacob Dale seconded the motion. All Ayes. Motion carried (4-0-3) abstain-Steve Ashley, Steve Gumm & Patty Gabel.

Old Business –Comprehensive Plan Work Session – Mr. Brewster updated the Planning Commission. He stated the maps and discussion notes should be ready by the February PC meeting and plans are to continue discussion at that time.

New Business – Review Sign Permit Application – Submitted by Leavenworth County Council on Aging Planning Consultant, Chris Brewster, reviewed the sign ordinance and the application that was submitted. He stated the property already has a monument sign, wall sign and a public safety sign. Another sign would not be permitted without a variance. He also stated that the Council on Aging does not have an office at the EMS building and the city ordinance prohibits off-site signage. Staff was directed to contact the Director at the Council on Aging and explain the regulations and variance application. No action was taken.

Open Agenda –

Commission Watson stated it was an honor to represent the community but he had to submit a resignation letter as he will be deployed for about a year. Staff will advertise the open city position.

Ms. Shockley updated the commissioners on the KCRVR project. She stated nothing has been submitted to her. Mr. Brewster stated he has been in contact with the developers and has advised them of the plans needed and deadlines to meet the April 6th PC Meeting.

Ms. Shockley also stated the new city manager George Brajkovic will start on March 1, 2017.

With no further business to discuss Grant Watson moved to adjourn. Seconded by Monica Gee. All ayes. Meeting adjourned at 7:25 p.m.

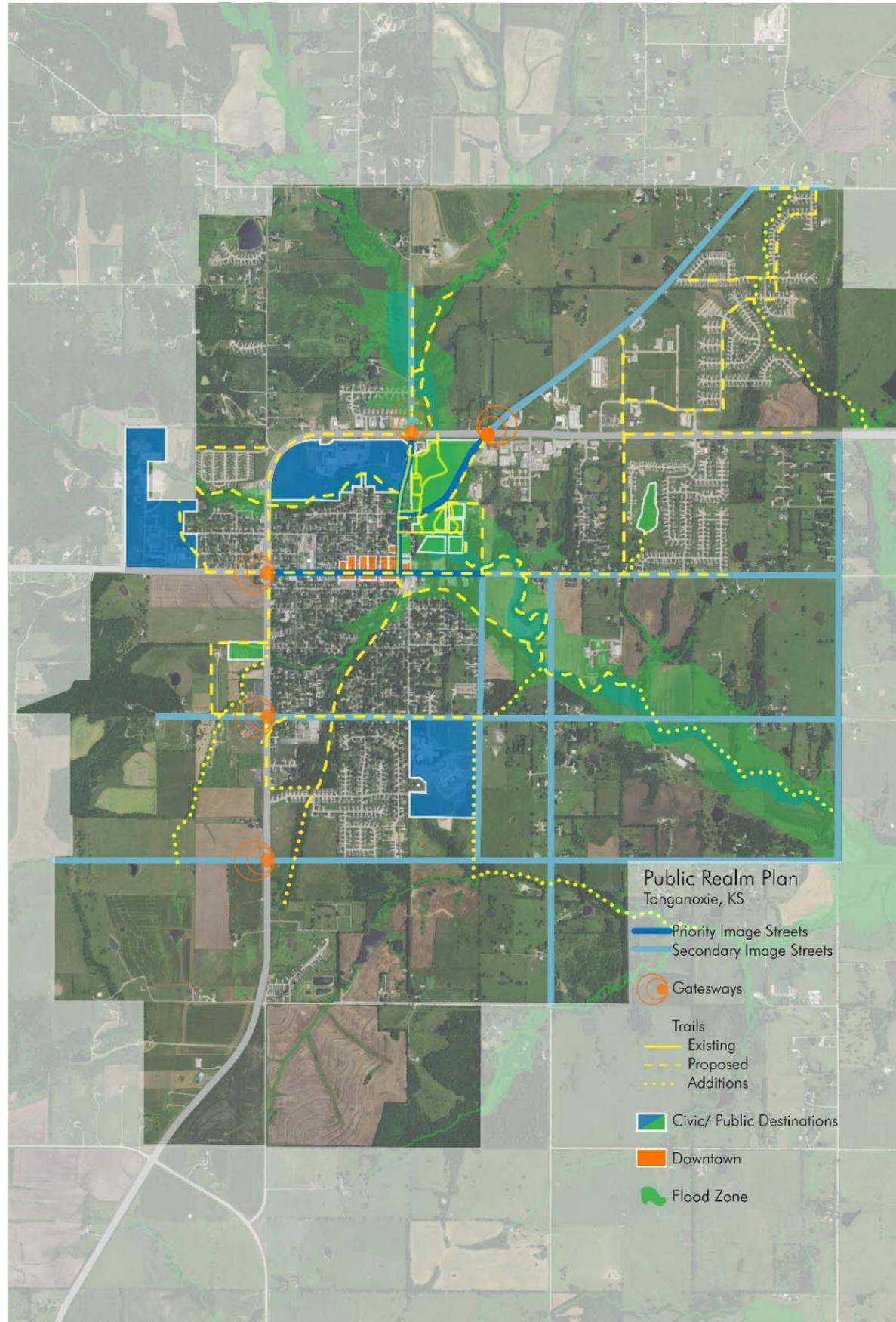
Minutes Approved: _____

Submitted by: Patty Hagg

MEETING AGENDA

<p><i>Project:</i> Tonganoxie Planning Commission – Work Session Follow-up</p> <p><i>Project No:</i> 0215-6850</p> <p><i>Agenda by:</i> G. Smith</p> <p><i>Distribution:</i> Planning Commission City Staff</p>	<p><i>Meeting Date:</i> March 2, 2017</p> <p><i>Location:</i> City Hall</p> <p><i>Attendees:</i> Planning Commission City Staff GE</p>
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Agenda:	Action By / Due Date:
<p>1. Workshop Summary</p> <ul style="list-style-type: none"> • Meeting Overview • Meeting Notes Review <p>2. Meeting Outcomes</p> <p>a. Need for a Public Framework Plan</p> <p>i. Identify important elements of Tonganoxie’s public realm including streets, public and civic spaces and parks and open space.</p> <ol style="list-style-type: none"> 1. Image Streets – streets that convey the image and values of the community 2. Street Character Definitions – Natural, Active, Community, Standard 3. Public / Civic Space – areas that provide services or community spaces for everyone 4. Parks & Open Spaces – gathering spaces that support community interaction and community building. <p>b. Neighborhood Area Planning</p> <p>i. Future Land Use</p> <ol style="list-style-type: none"> 1. More detailed / flexible Land Use Guidance 2. Greater mix of uses – importance of transitions / relationships <p>ii. Connectivity – <i>Map by Street Character, and Networks</i></p> <ol style="list-style-type: none"> 1. Network 2. Street Design <ol style="list-style-type: none"> a. Level of Service b. Character Streets c. Multi-modal - autos, bikes, pedestrians <ol style="list-style-type: none"> i. Complete Streets 3. Trail System <p>iii. Public / Civic Spaces – location of services and spaces to support community development and the relationship of spaces to their surroundings</p> <p>iv. Parks / Open Space – incorporation of spaces to support neighborhoods development and livability</p>	



PUBLIC REALM PLAN

IMAGE ELEMENTS

- Portray Values of Tonganoxie
- Streets
 - Higher Design Standard
 - Connect Community Destinations
 - Public / Civic
- Public / Civic Spaces
 - Parks
 - Public Buildings / Spaces
 - Natural Areas
- Gateways

TRAIL SYSTEM

- Bike / Pedestrian Connections
- Natural Areas
- Development Amenity



STREETS & CONNECTIVITY

LEVEL OF SERVICE

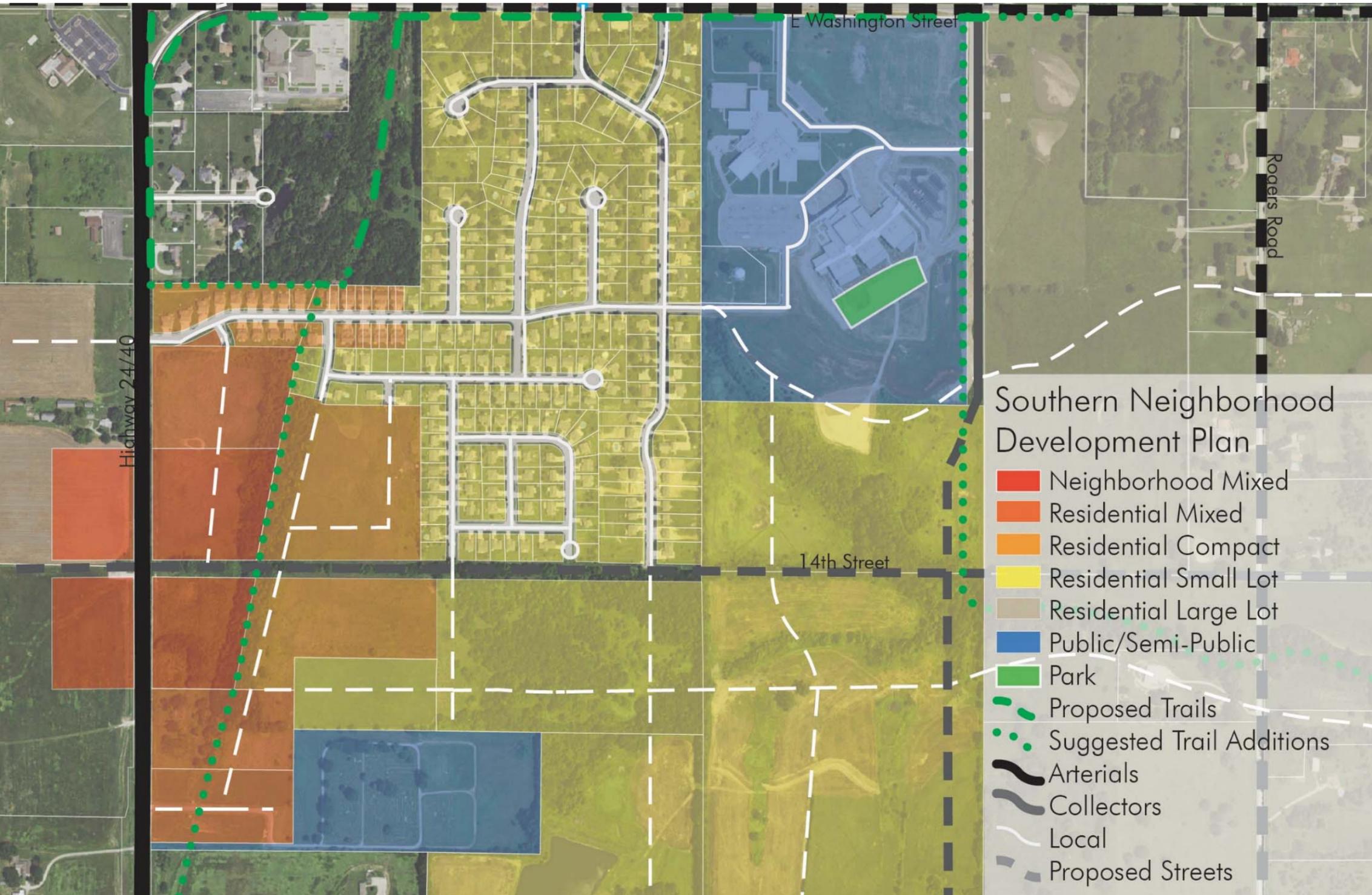
- Highway
- Arterial
- Collector
- Local

CHARACTER

- Contextual Design
 - Natural
 - Standard
 - Activity
 - Neighborhood

COMPLETE STREETS

- Bike / Pedestrian Enhancements
- Connected Network



NEIGHBORHOOD PLAN

FUTURE LAND USE

- Detailed Guidance
- Greater Use Flexibility
- Focus on Relationships

CONNECTIVITY

- Street Network
- Street Design
 - Character
 - Multi-modal / Complete Streets
- Trail Network

PUBLIC / CIVIC SPACE

- Gathering Spaces
- Support Services

PARKS / OPEN SPACE

- Neighborhood Support
- Recreation / Natural Areas



JANUARY 2017

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD									
CASS COUNTY							LEAVENWORTH COUNTY															
Archie	0	0	0	0	0	0	Basehor	3	0	3	3	0	3									
Belton	9	0	9	9	0	9	Lansing	0	0	0	0	0	0									
Cass County	0	0	0	0	0	0	Leavenworth County	4	0	4	4	0	4									
Cleveland	1	0	1	1	0	1	Leavenworth	0	0	0	0	0	0									
Drexel	0	0	0	0	0	0	Tonganoxie	10	0	10	10	0	10									
Garden City	0	0	0	0	0	0		17	0	17	17	0	17									
Harrisonville	0	0	0	0	0	0	WYANDOTTE COUNTY															
Lake Winnebago	1	0	1	1	0	1	Bonner Springs	0	0	0	0	0	0									
Lee's Summit	1	0	1	1	0	1	Edwardsville	0	0	0	0	0	0									
Peculiar	2	0	2	2	0	2	KCK/Wyandotte Co	37	0	37	37	0	37									
Pleasant Hill	2	0	2	2	0	2		37	0	37	37	0	37									
Raymore	6	0	6	6	0	6	MIAMI COUNTY															
Village of Loch Lloyd	2	0	2	2	0	2	Louisburg	1	0	1	1	0	1									
	24	0	24	24	0	24	Miami County	1	0	1	1	0	1									
CLAY COUNTY							Osawatomie	0	0	0	0	0	0									
Clay County	4	0	4	4	0	4	Paola	0	0	0	0	0	0									
Excelsior Springs	1	0	1	1	0	1	Spring Hill	0	0	0	0	0	0									
Gladstone	0	0	0	0	0	0		2	0	2	2	0	2									
Kansas City	52	0	52	52	0	52	Totals	448	10	458	448	10	458									
Kearney	3	0	3	3	0	3	Comparison of Single Family Building Units for Greater Kansas City															
Lawson	0	0	0	0	0	0	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)															
Liberty	0	0	0	0	0	0	Month/Year	2010	2011	2012	2013	2014	2015	2016	2017							
North Kansas City	0	0	0	0	0	0	January	137	90	188	273	287	240	274	448							
Pleasant Valley	0	0	0	0	0	0	February	145	121	182	224	216	260	408								
Smithville	11	0	11	11	0	11	March	252	180	270	335	362	393	542								
	71	0	71	71	0	71	April	228	210	277	444	439	437	523								
JACKSON COUNTY							May	213	230	294	337	385	395	503								
Blue Springs	20	0	20	20	0	20	June	239	262	268	333	364	438	578								
Buckner	0	0	0	0	0	0	July	180	204	288	409	375	399	494								
Grain Valley	15	0	15	15	0	15	August	243	205	260	354	352	425	530								
Grandview	0	0	0	0	0	0	September	173	202	379	384	383	462	418								
Greenwood	2	0	2	2	0	2	October	279	205	331	369	468	459	462								
Independence	5	0	5	5	0	5	November	173	185	283	340	312	360	412								
Jackson County	9	0	9	9	0	9	December	209	207	279	288	328	432	345								
Kansas City	11	0	11	11	0	11	Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,489	448							
Lake Lotawana	0	0	0	0	0	0	Comparison of Permits By Units Issued Year to Date															
Lee's Summit	49	0	49	49	0	49	2010 - 2017															
Oak Grove	3	0	3	3	0	3		S-F Units	M-F Units	Total Units												
Raytown	0	0	0	0	0	0	2010	137	0	137												
Sugar Creek	0	0	0	0	0	0	2011	90	0	90												
	114	0	114	114	0	114	2012	188	539	727												
PLATTE COUNTY							2013	273	0	273												
Edgerton	0	0	0	0	0	0	2014	287	539	826												
Kansas City	10	0	10	10	0	10	2015	240	214	454												
Parkville	6	0	6	6	0	6	2016	274	85	359												
Platte City	0	0	0	0	0	0	2017	448	10	458												
Platte County	22	0	22	22	0	22	^The 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															
Riverside	0	0	0	0	0	0	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 2017 Home Builders Assoc of Greater Kansas City. All rights reserved.															
Weatherby Lake	3	0	3	3	0	3																
Weston	0	0	0	0	0	0																
	41	0	41	41	0	41																
JOHNSON COUNTY																						
De Soto	2	0	2	2	0	2																
Edgerton	0	0	0	0	0	0																
Fairway	1	0	1	1	0	1																
Gardner	5	0	5	5	0	5																
Johnson County	5	0	5	5	0	5																
Leawood	3	0	3	3	0	3																
Lenexa	13	0	13	13	0	13																
Merriam	0	0	0	0	0	0																
Mission Hills	0	0	0	0	0	0																
Olathe	61	10	71	61	10	71																
Overland Park	30	0	30	30	0	30																
Prairie Village	3	0	3	3	0	3																
Shawnee	11	0	11	11	0	11																
Spring Hill	8	0	8	8	0	8																
Westwood	0	0	0	0	0	0																
	142	10	152	142	10	152																

Boards and Committees Application

Submitted On: Feb 15, 2017 @ 4:36PM

Name (First and Last)	Cynthia Stewart Grant
Full Address	1182 Delaware Drive Tonganoxie KS 66086
Email	cindygrant@live.com
Phone Number	8165470278
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.	Currently bi-vocational. I'm self-employed as a land lord and work at the KU Hatch Digital & Print Resource Library as a Graduate Curatorial Assistant. I have a Masters in Library & Information Science from MU. I assist the director of the Hatch with cataloging and collection maintenance for the School of Architecture, Design and Planing. I'm enrolled in KU's Masters of Public Administration program and likely transferring all 12 of my credits to the Masters of Urban Planning program beginning summer 2017 with graduation expected in 2018/2019.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I am a resident and raising my child here. I enjoy giving back to my community and think this would be excellent experience for my degree path. Also, I've already completed coursework in City Infrastructure, Resource Management & Budgeting, and Policy Analysis and Evaluation. The information I've learned would be useful in this role in support of the planning commission.
What other Tonganoxie boards and committees have you served on?	None
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.	My most recent semester included coursework directly associated with urban planning: City Infrastructure, Resource Management & Budgeting, and Policy Analysis and Evaluation.
Select your highest education completed.	Graduate Degree
Other information or comments	I can provide a resume of past work and professional references, if needed.

Boards and Committees Application

Submitted On: Feb 10, 2017 @ 10:02AM

Name (First and Last)	Crystal Henson
Full Address	411 E. 1st Street Tonganoxie, KS Tonganoxie KS 66086
Email	Crystal.Henson73@gmail.com
Phone Number	9134177127
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.	Law Office of Cecil D. Williams, PC 1150 Grand Boulevard, Suite 250 Kansas City, MO 64106 Attorney at Law Criminal Defense Attorney practicing in many of the local municipalities.
What Board/Committee would you like to serve on?	Planning Commission Infrastructure Committee Library Board City Council
Why do you wish to serve on this board?	I married and moved to this community a little over a year ago. I have seen and heard about some of the initiatives to grow the community. I believe that I could bring good ideas to the table and a fresh perspective. Further, I am of the belief that there is no greater joy in life than being of service to others. Serving on a board is the best way that I can help my brothers and sisters in my community.
What other Tonganoxie boards and committees have you served on?	To this date, I have not served on any committees. However, I am an active member of the VFW Auxiliary.
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 been volunteering since a very early age. I clocked over 400 hours of community service hours in high school as a "candy striper" and my enthusiasm for giving back continued. I worked for Legal Aid of Western Missouri for 10 years, as a court-appointed attorney. I continue to do volunteer work through my involvement with local chapter of the VFW. In terms of specific job related experience with planning committees, I have no direct experience. However, I am adept at legal research and writing. I am extremely familiar with how city ordinances are structured and enforced.
Select your highest education completed.	Graduate Degree

Other information or comments

It would be an honor to be of service to this community.

seamless **docs**

Boards and Committees Application

Submitted On: Feb 15, 2017 @ 1:58PM

Name (First and Last)	David Clark
Full Address	1179 S Delaware Dr Tonganoxie, KS Tonganoxie KS 66086
Email	clardave01@gmail.com
Phone Number	847-406-8427
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.	Retired, former banker (17 years), and manager on information processing company
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	Been a citizen of Tonganoxie for 3 years. Have grown to like and enjoy the city and wanted to get more involved in the future of the city.
What other Tonganoxie boards and committees have you served on?	None
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.	Active in my church as chair of finance as a member of the Trustees. Have a business/hobby workshop in my home.
Select your highest education completed.	Some College
Other information or comments	Look forward to an opportunity to serve the City of Tonganoxie.

Boards and Committees Application

Submitted On: Feb 7, 2017 @ 10:01AM

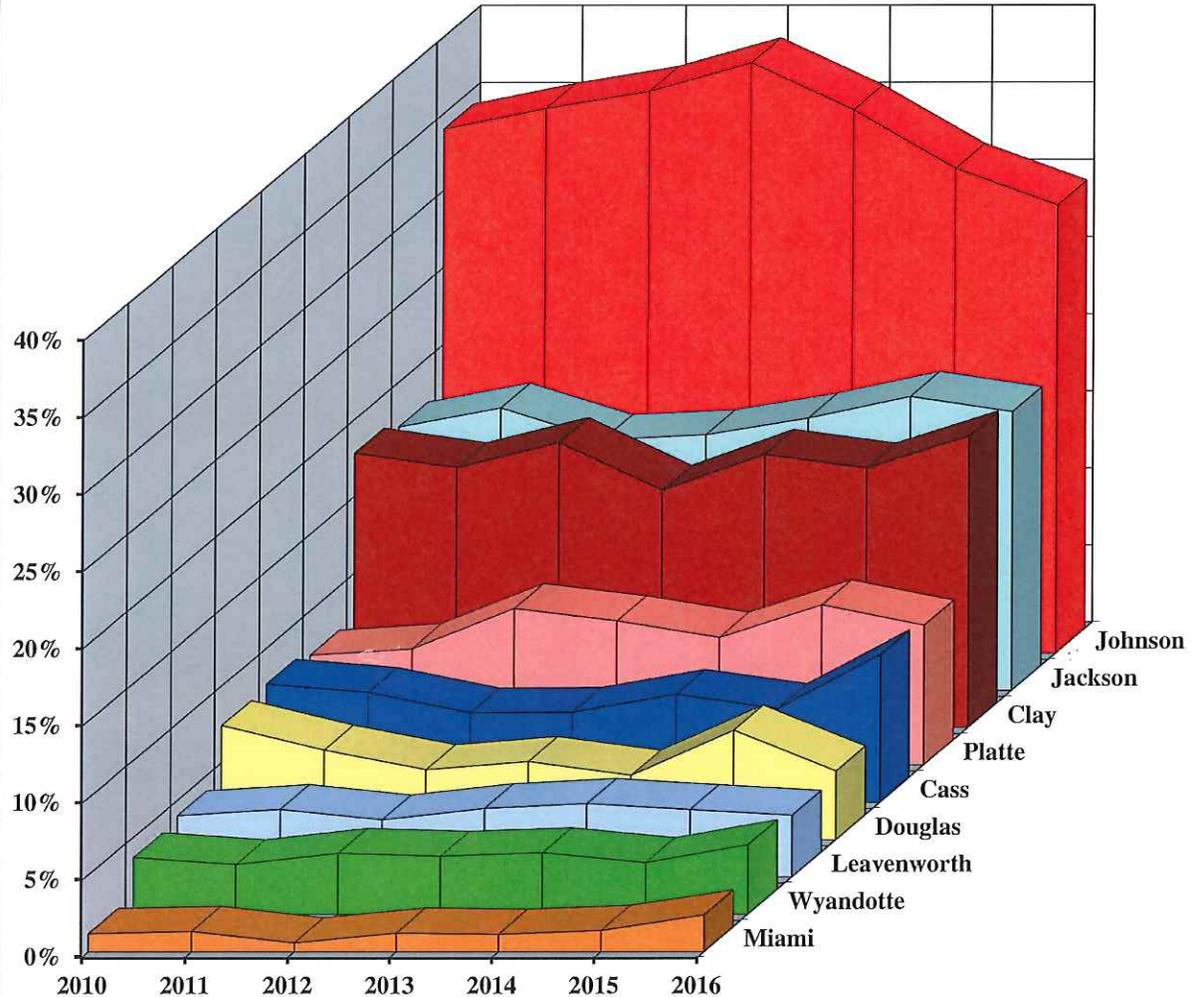
Name (First and Last):	Eric Wylie
Full Address:	816 Church Street N/A Tonganoxie KS 66086
Email:	eric.wylie@gmail.com
Phone Number:	785-393-7809
Are you a registered voter?:	Yes
Do you live within the city limits of Tonganoxie?:	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.:	I am currently the Engineering Manager for FreeState Electric Cooperative (formerly Leavenworth-Jefferson Electric Cooperative) which provides electrical service for parts of the City of Tonganoxie. My employees and I are responsible for the design and planning of the power distribution system. This includes construction standards, policies, and procedures. We administer value added member services such as water heater sales, water heater rebates, home energy audits, etc.

<p>What Board/Committee would you like to serve on?:</p>	<p>Planning Commission</p>
<p>Why do you wish to serve on this board?:</p>	<p>I enjoy our community, and I think it would be privilege to serve our community. Maybe my utility background would benefit the Planning Commission. I am responsible for the construction standards and policies within the Engineering Department.</p>
<p>What other Tonganoxie boards and committees have you served on?:</p>	<p>I have not previously served on any boards or committiees</p>
<p>Is this an application for a reappointment to a board you currently serve on?:</p>	<p>No</p>
<p>Describe any work or volunteer experience that is related to the function of this board or committee.:</p>	<p>I do not really have any volunteer obligations at this time. I currently serve as an AWANA T&T Boys leader at Westhaven Baptist Church. My wife and I have led the Dave Ramsey Financial Peace University Class. In the past, I have served as the secretary/treasure of an amateur radio club</p>
<p>Select your highest education completed.:</p>	<p>Bachelors Degree</p>
<p>Other information or comments:</p>	<p>~Resident of Tonganoxie for 3 years ~11 years experience in Design, Planning, and Operation of Electric Utilities ~3.5 years Senior Management Experience at an Electric Utility</p>

Kansas City Metro, KS & MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2010	2011	2012	2013	2014	2015	2016
Johnson	33.99%	35.32%	36.43%	38.29%	35.23%	31.43%	29.04%
Jackson	17.09%	18.33%	16.28%	16.58%	17.66%	19.06%	18.06%
Clay	17.82%	16.88%	18.51%	15.40%	17.73%	16.84%	18.92%
Platte	7.14%	7.55%	10.15%	9.34%	8.27%	10.37%	9.05%
Cass	7.68%	7.15%	5.81%	5.85%	7.02%	6.09%	9.57%
Douglas	7.41%	5.81%	4.55%	5.07%	4.18%	7.10%	4.45%
Leavenworth	3.99%	4.40%	3.73%	4.46%	4.77%	4.38%	4.01%
Wyandotte	3.69%	3.23%	3.96%	3.77%	4.00%	3.35%	4.52%
Miami	1.19%	1.33%	0.59%	1.23%	1.14%	1.39%	2.38%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Yearend 2016

Boards and Committees Application

Submitted On: Feb 24, 2017 @ 3:41PM

Name (First and Last)	Melynda Harbour
Full Address	2129 Willow Bend Dr 2129 Willow Bend Dr Tonganoxie KS 66086
Email	Britsba@nsn.com
Phone Number	9132082777
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.	Edgar Law Firm Legal Assistant Bookkeeping, preparing files, preparing legal documents
What Board/Committee would you like to serve on?	Planning Commission Library Board
Why do you wish to serve on this board?	I would like to be more involved with the community. I would like to help with the continuing growth of Tonganoxie.
What other Tonganoxie boards and committees have you served on?	None
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 had volunteered for the photos with Santa but the event was canceled due to weather.
Select your highest education completed.	Bachelors Degree
Other information or comments	

Boards and Committees Application

Submitted On: Feb 14, 2017 @ 12:37PM

Name (First and Last)	Michael Towle
Full Address	2622 E. Stone Creek Ave. Ave Tonganoxie KS 66086
Email	michaelntowle@gmail.com
Phone Number	816-914-2914
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.	I am the controller for Edgehill Venture Partners, a well-known private equity firm in the Kansas City area. I handle all the company's accounting and budgeting, I monitor and enforce financial policies and procedures, and I present financial statements to the board of directors. In addition, I handle all accounting procedures, financial reviews, and other financial aspects for the various portfolio companies that our invested in or owned by Edgehill Venture Partners. Every day I am communicating with individuals in all aspects of the business to ensure every part is running and performing the best that it can.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	Although I am new to this city, I wish to serve on this board because I want to be involved in helping make the city of Tonganoxie be the best that it can be. I have realized, as I have become more settled in Tonganoxie, that it is a place where I want to continue to grow my family and raise my children. I am a "go getter" and want to share my strengths to be able to give back to the community. I believe the best way to do that is to be on the front lines of trying to help the community grow. I have noticed there are a lot of people in the community that have very high aspirations for our great town and I believe that with my help we can continue to aim for the best for Tonganoxie and assist with enhancing the town's character. I am interested in lending my voice and thoughts on what Tonganoxie can do to further develop while preserving the character of the town. And lastly, I am interested in getting to know and learning from the officials currently running the city to understand what all goes into planning, zoning, and other various tasks assigned to this group, and to learn about the challenges and local issues that Tonganoxie is currently facing.
What other Tonganoxie boards and committees have you served on?	I have not served on any boards or committees for Tonganoxie.
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.	Through my career as a controller, my job is to work with different sets of teams on varying levels of projects to achieve common goals. Working on Tonganoxie's planning commission board, I understand that to accomplish the tasks ahead of us, it is important to work as a team to achieve the greatest end results. Also, while in college I spent a significant amount of time volunteering in the community on various developments giving my time to assist with anything that was needed. In addition, I worked for a the Fulton YMCA, a non-profit organization, so I have an understanding of what it takes to listen to the community to understand their wants and needs and respond accordingly. Tasks I was involved in included an annex gym for the county penitentiary, community gardens for residents, and accessing funding through grants to build a playground for the community.
Select your highest education completed.	Graduate Degree
Other information or comments	If you have any questions please feel free to reach me anytime on my cell, (816)914-2914. Thanks, Mike

Boards and Committees Application

Submitted On: Feb 24, 2017 @ 4:14PM

Name (First and Last)	Steve Christensen
Full Address	1021 Starla Ct. Tonganoxie Tonganoxie KS 66086
Email	Stevenc@firststateks.com
Phone Number	9136207631
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.	First State Bank and Trust in Tonganoxie. I am a Senior Vice President, and the Senior Commercial Lender at the bank. I make all types of business loans, including commercial real estate and development loans. I also supervise the Commercial Loan Department in Tonganoxie, and there are 3 employees plus myself in our department.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I have lived in Tonganoxie for 12 1/2 years now, and the town is growing. I would like to use my expertise with real estate, development, and finance to help ensure we make the best decisions for our residents, and the City.
What other Tonganoxie boards and committees have you served on?	I am the Tonganoxie Chamber of Commerce President, and I am a board member of Leavenworth County Development Corporation.
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.	My work with the Chamber of Commerce is related, as I am involved with trying to recruit new businesses and industry to Tonganoxie.
Select your highest education completed.	Bachelors Degree
Other information or comments	I am also a graduate of the Graduate School of Banking at the University of Wisconsin. That was a three year course of study. I have also been a banker for 33 years.

Boards and Committees Application

Submitted On: Feb 8, 2017 @ 10:44AM

Name (First and Last)	Zachary Stoltenberg
Full Address	430 W. Washington Street - Tonganoxie KS 66086
Email	zach.stoltenberg@gmail.com
Phone Number	(785) 550-4919
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.	<p>I am presently working with Tevis Architects in Lenexa. As a practicing Architectural Designer over the last 15 years I have a very diverse project background and strong client experience. I have done everything from big box retail, mixed-use and multi-family high rise, and educational facilities to high end custom residential, historic preservation and adaptive re-use, tenant finish work, Libraries and almost everything in between. I have a creative design approach and project conception which have been valuable assets in our office. Within the boundaries of extremely tight budgets and stringent program requirements, I have always been able to maintain an excellence in design in my projects. My previous recognized design work includes the 2009 Home of the Year for Kansas City Home and Garden Magazine and several nominated public housing projects. I feel like my greatest strength is in my client relationships, I enjoy helping to translate my clients' visions into reality, walking them through the design process with an equal emphasis on the overall sense of space as well as the smaller details that make the end solution personalized specifically and perfectly for our client's needs. I have deep experience with sustainable design solutions helping our clients to enjoy a finished building that is not only beautiful and functional, but one that is affordable to maintain and operate as well. My clients enjoy my patience and openness, ultimately people working with people are what create a successful project and I enjoy being a part of that process.</p>
What Board/Committee would you like to serve on?	Planning Commission Library Board

<p>Why do you wish to serve on this board?</p>	<p>I grew up in a small town in Western Nebraska, My Wife grew up in a small town in Western Kansas. When our post college careers kept us in the Kansas City area we had yet to leave Lawrence, but it wasn't what we wanted. We wanted to raise our family in a small town like we had growing up. We wanted our kids to go to great schools, we wanted to be a part of a community where neighbors were close, where the gym is full for a winter basketball game, and where the biggest disagreement is who has the best burger in town. We chose Tonganoxie after more than a year of looking at different opportunities. Over the last 5 years we have grown to love this town and are confident that this is and will continue to be a great place to raise a family. Over the last 5 years I have become more and more active and involved in what is going on in our community. Occasionally my background has given me the opportunity to help in events and projects going on in our community and what better way to invest in where you live!? I am also concerned that over those last 5 years there have been opportunities lost when it comes to development and growth in our town and that makes me just as concerned. I believe that not all development is good, some developments are great, and that some proposed development could be made better with cooperation and coordination through the city. Having been through the development process professionally I have seen it work and I have seen when it is dysfunctional and doesn't. I want to be a part of the solution to making it work and I know I can bring valuable experience to the committee. I want to help make Tonganoxie even better not just for now but with an eye ahead 5 years, 25 years, and 50 years down the road. This is where my family has put down roots, it's where I want to retire, and I want to make sure that the Tonganoxie that will be here when I retire is still a place that people chose. Just like my wife and I did. We have many strengths as a community and we have much to offer and we can protect and grow those strengths through responsible development.</p>
<p>What other Tonganoxie boards and committees have you served on?</p>	<p>I serve on national committees with NCARB (the national council of architectural registration boards) as well as the AIA Kansas City, locally I am a board member and leader for our cub scout pack 3075 and served on the remodel committee for the work recently performed at Tonganoxie Christian Church.</p>
<p>Is this an application for a reappointment to a board you currently serve on?</p>	<p>No</p>
<p>Describe any work or volunteer experience that is related to the function of this board or committee.</p>	<p>As an architectural designer nearly all of my work and experience relates to what the Planning Commission does. I have active projects in 5 counties surrounding St. Louis, 4 counties surrounding the KC Metro Area and 1 in Lawrence in the last 30 days that have all required P&Z Reviews, cooperation and coordination with planning officials, navigation of development requirements, and production and presentation of development documents. I know how to read plans as they relate back to a project and have been a part of creating development documents and guidelines as a part of master plans for several large commercial ventures. Ultimately though, find my strongest talents in my ability to work successfully with all parties involved to bring a valuable development to fruition.</p>
<p>Select your highest education completed.</p>	<p>Graduate Degree</p>
<p>Other information or comments</p>	<p>I look forward to the opportunity to give back to Tonganoxie through serving as part of the Planning Commission. -Zach</p>