

April 9, 2018

AG to RLL Zoning #PL2017-234 5261 NE Maybrook Road/ Collins

Dear City Council Members-

I would like to introduce myself and give you a little background information about my family. My name is Stephanie Mullins; I have been married to Derek Collins for almost 17 years. We have 3 children, McCallister 12, Bennett 10 and Dru 6. My husband and I grew up in Eastern Jackson County and went to high school in the area. We have been residents in Lee's Summit for over 16 years. We continued to live in Lee's Summit as I completed my education and decided that Lee's Summit was the place that we wanted to raise our family.

I am a local small business owner in Lee's Summit off of Ralph Powell Road and have been treating the community for over 7 years. I started my business here in 2011 after the birth of my third son. My parents also live in Lees Summit and have been residents for around 15 years. The location of my business, my current residence and my parents are all located in the 64064 zip code. The land that we recently purchased is within 64064 zip code as it is our desire to keep our children in the same schools, close to family and my business.

I am composing this letter in response to the denial of rezoning of 5261 Maybrook Road , land that we purchased in order to hopefully to build a home on. The previous owner had a baseball field and an LLC associated with the property, Horn Baseball LLC. The land was purchased by Mr Horn to build a baseball field not build a single family residence. Many teams in the community practiced there, scrimmaged and used the facilities. A neighbor has voiced her concerns and her frustration over the baseball field and presented this to the city council. All of her complaints were from the previous owner and how the property was used. No complaints have been filed since we took ownership.

We have NO plans to have a baseball business. We purchased the land to build a single family home and raise our family. There is very little acreage available in 64064 that will allow my boys to stay in their current schools. The reason for the purchase was not for the field but for the location to family, schools, my business and acreage.

When we took over the land last summer several coaches contacted us to continue to use the baseball field as they had in the past. We did not give anyone permission to use the field. This frustrated many coaches but we wanted to abide by the rules set forth by the city and wanted people to know that the field was no longer available to use. We had posted no trespassing signs in multiple locations and actually had someone steal hundreds of dollars' worth of equipment off the field. Since we do not live there currently it is hard to know who is using the field without our permission. Our plan is to ultimately eliminate the baseball field in due time, not create a business.

The current neighbor that presented at the planning commission and city council meeting has stated that she has had to police the area. She has taken photographs, said that she would set up a camera, purchase a drone if need be to police the area to send documentation to the city. As a parent

this is very concerning to me as all of my children are minors. I do not wish for them to be photographed, videoed or watched as they play on private property. They are little boys who enjoy the outdoors, not little boys training for the MLB. We have never violated the special use permit that was transferred over to us when we became the property owners.

We have spoken to the other neighbors and no one has expressed any concerns over us building a home or using the baseball field for family and friends. The only issue that one neighbor mentioned was when the baseball field was being used by teams (this is the previous owner) they would park along Maybrook. Since we are not allowing outside teams to practice this will not be an issue. As mentioned in the previous presentation the proposed driveway would be able to hold 16-18 cars so there will never be a need to park on Maybrook.

The Septic system was also an issue that was a concern for the neighbor as well as the council. The septic system planning was pursued as the current neighbor will not allow an easement (approximately 5 feet) in order for us to connect to the public sewer system. I have researched extensively and although a highly debated subject, septic systems today are much safer than older septic systems. I welcome you to contact Robert Allen (builder), who has been putting in septic systems in Lee's Summit for over 30 years with no problems. He has explained to us the several safe guards in place to alert you if something is wrong with your system. The council asked who would be responsible if there were problems with the septic system. It would be our responsibility and we would want to have the system maintained to ensure it is working properly as this would be our family home.

With that being said, we have had a conversation with another neighbor and he is willing to allow us to pursue an easement to access the public sewer on his land. This would eliminate the issue of the septic system. We have plans to meet with that neighbor, a builder and an engineer to discuss this possibility. We would prefer to have public sewer if at all possible.

Everyone has the right to due process to voice their concerns and my husband and I respect that. We want to be good neighbors and it is not our goal to create an environment that needs to be policed and documented. We just want to build a home and raise our children in Lee's Summit. Again we do NOT want a commercial baseball field or create a training facility. That was never our intent nor will it be. I am asking the council to please reconsider your position and allow our family to build a single family home. My hope is that with this new information you will allow the land to be rezoned from AG to RLL.

Thank you for your time.

With Gratitude,

Stephanie Mullins and Derek Collins