

# NEIGHBORHOOD MEETING MINUTES

November 6<sup>th</sup>, 2025

RE: NEIGHBORHOOD MEETING

Preliminary Development Plan Application

(The Property located at the NW corner of the intersection of MO 150 Hwy and SW Ward Rd)

Dear Mr. Ready:

I, Patrick J. Joyce, certify that the meeting minutes recorded below were based on the neighborhood meeting on November 6<sup>th</sup>, 2025, for the above mentioned project:

- BEGINNING AT 6PM
  - Residents complained about the mailing system - some seemed to not understand who was invited via mail and who was not
- ARCHITECTURE
  - Thomas discussed material changes from previous plan and durability of material
  - Thomas discussed increase in parapet height
  - Thomas discussed roofing material and its durability
  - Resident expressed concern with not meeting the 20% minimum window coverage for elevations
    - Thomas discussed that the design meets the intent of the code and we are just shy of the requirement of 20% (17% provided). This requested modification is noted in the requested modifications letter.
  - Resident expressed concern with accessible units
    - Thomas discussed that 1/3rd of all units are accessible rather than 1/3rd of the buildings. Staff has expressed approval of this approach and understands that we are meeting the intent of the code.

- This requested modification is noted in the requested modifications letter
  - *It was after this point that the presentation nature of the meeting broke down due to resident interjections and became more of a free discussion.*
- PREVIOUS PUBLIC MEETINGS
  - Resident questioned why the project was previously shot down
    - Devon discussed the concerns of doubt that the incoming apartments lead to the commercial development to the south
    - Devon discussed the concerns with the parking and how we have addressed this
      - Milhaus will fund "no parking" signs to restrict parking to the homes in the surrounding area
- TAXES
  - Resident expressed concern that public funding will contribute to funding for the project
    - Devon discussed that funding will come from private and public sources, if the public incentives are approved
- PUBLIC NOTICES
  - Residents again mentioned displeasure with the timing of receiving notices - even though they were sent earlier than required by city code (10 days vs 7 days)
- TRAFFIC
  - Residents expressed concern with Ward and Arborwalk, Ward and Hook, and Ward and 150
    - Patrick addressed concerns with no traffic light being installed, noting that the traffic study does not warrant one
- LOCATION
  - Residents expressed concern with location and use of site
  - Residents expressed concern to the impact of their home prices
    - Devon discussed that home prices in the surrounding area have increased dramatically since apartments in the area have been constructed
- GRADING/EARTHWORK

- Resident expressed concern with the buildings being built at the higher part of the site. Resident asked for buildings to be lowered 12 feet
    - Patrick discussed the earthwork balance calculations and how this is not feasible from a constructability standpoint
- PROPERTY OWNERSHIP
  - Residents expressed concern for Milhaus selling the project off
    - Devon discussed that Milhaus' intention is to own and manage the projects as long as possible
- SECURITY
  - Residents expressed concern with security
    - Outdoor cameras will be installed for security
- MASTER PLAN 2003
  - Residents expressed concern over so-called outdated Master Plan 2003
- STORMWATER
  - Residents expressed concern over siltation of existing retention ponds and the accused reduction in volume
    - Patrick discussed that an increase in siltation does NOT affect the storage volume of a wet basin
- SUMMARY
  - A resident has directly requested that we make the following statement:
    - The general sentiment of the residents is that none of them want this development to proceed.

Sincerely,



Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates

**Kimley»Horn**