

MEETING NOTES

Project : PRYOR & M150		Meeting Date: 6-8-2023	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson: Matt Tapp	
Meeting Location: Aldersgate United Methodist Church, 350 M-150, Lee's Summit, MO		Meeting Number: 1	
PRESENT:	Architect :	Other:	Other:
Engineer	<input type="checkbox"/> Jason Osborne	GRIFFIN RILEY	_____
<input type="checkbox"/> David Rinne	<input type="checkbox"/> _____	<input type="checkbox"/> Matt Tapp	<input type="checkbox"/> _____
<input type="checkbox"/> Jacob Brouillette	<input type="checkbox"/> _____	<input type="checkbox"/> Jake Loveless	<input type="checkbox"/> _____
		<input type="checkbox"/> _____	
<p>Notice to all present: The following is a brief outline of the discussion and is not a verbatim record of the statements. Items have been grouped by general category and are not in order discussed. If any of the following items are incorrect or fail to record discussion at the meeting, please contact preparer immediately.</p>			
Prepared By: David Rinne		Issue Date: 6-13-2023	
Item	Discussion Topics		
1	<p>Meeting Started 7p.m.</p> <p>Introduction: Matt Tapp</p> <ul style="list-style-type: none"> - Matt Tapp introduced the project team then proceeded with a description of Griffin Riley and their past projects. Matt then proceeded to describe the proposed project. 		

Item	Discussion Topics
2	<ul style="list-style-type: none"> - Neighbor concerns: <ul style="list-style-type: none"> o Trash compactor and garage locations will impact pool with odors and noise <ul style="list-style-type: none"> ▪ Response: Garages were oriented to face away from the subdivision to reduce impact. Alternative sites for the trash compactor will be considered. o Osage drainage swale has been an issue since Osage was built. There is flooding downstream and the Napa Valley trail has erosion issues due to upstream development. <ul style="list-style-type: none"> ▪ Response: Has the city been informed of this? (residents were unsure). Is there flooding in the yards? (responses were unclear – seemed to be confined to potential trail damage only). ▪ Response: Our proposed site isn't changing the existing swale from Osage nor are we changing anything regarding the runoff from that site. Our drainage study will indicate how the site and detention will be designed to meet current city standards. Detention is being provided to handle the increased runoff from our proposed development to meet current city guidelines. We will walk the trail to the east to look for damage due to existing conditions and will make the city aware of the current situation. o Traffic is a problem on Pryor Road now. The proposed development will make this worse. Osage Drive needs to be extended east sooner rather than later. Need longer turn lanes on Pryor Road. <ul style="list-style-type: none"> ▪ Response: We've completed a traffic study and recognize the current issue at M150 and Pryor. We are working with MoDOT to see if signal timing can be adjusted to help. In addition, an eastbound right turn lane on M150 at our northern connection is being proposed as well as a southbound left turn lane on Pryor at our main entrance. Improvements to the east side of Pryor Road are also proposed adding curb and gutter as well as a sidewalk. Pryor Road is proposed to be two lanes plus the aforementioned turn lanes. Amy indicated that she believed the existing sensor for the traffic signal was problematic and could be improved. ▪ Napa Valley HOA thought the city should install speed bumps because of the through traffic they have from Stoneybrook unfinished road. ▪ Stoneybrook Road should be finished to eliminate some of the through traffic in Napa Valley and it should be a left/right turn. o What commercial uses are proposed? <ul style="list-style-type: none"> ▪ Response: No tenants are identified yet however the hope is for typical small retail uses along with restaurants. o Will existing trees along south property line be saved? <ul style="list-style-type: none"> ▪ Response: Design is preliminary at this stage but no existing trees on the south side of the Osage ditch are proposed to be removed. Additional trees are proposed on the north side of the ditch.
3	Meeting Adjourned at 8:10 p.m.
	END OF MINUTES



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