

## MINUTES OF THE PROPERTY MAINTENANCE APPEALS BOARD HEARING

December 12, 2024 – 9:30 a.m.

### Joanne Collins Training Suite

#### I. Roll Call and Establishment of Quorum

The meeting was called to order at 9:32 a.m. by Chair Vanessa Claborn. Chair Claborn called the roll and a quorum was established. Members present were Vanessa Claborn, LaTonya Fisher, Deborah Washam and Erika Jensen. Kristen Doppelt absent.

Also present were Secretary to the Board, Candace Collier of Neighborhood Services Department, Recording Secretary, Kionna Jett of Neighborhood Services Department, Court Reporter Lori McIntosh, Bret Kasen city attorney, Andrew Bonkowski board attorney, Christin Prater Short-Term Rental Senior Administrative Assistant.

#### II. Approval of Minutes (November 14, 2024)

The minutes of the previous meeting on November 14, 2024, were approved. Procedures for the hearing were outlined, including the order of presenting evidence and the process for objections and cross-examinations.

- Court Reporter to swear everyone in.

#### Case PM023-012 Gary Hill 2504 West Paseo STR

- Exhibits presented by the city included denial letters, city ordinances, zoning maps, and affidavits.
- Gary Hill, present. Says he did not receive incentives. He objects to exhibit 1. The issue is there is another STR within 1000 feet.
- Mr. Hill stated that he received several denials but none of them “stuck.” He said this one stuck. Said it was a “witch hunt.”
- The city said one was sent out, but it was recent because it was incorrect. The city sent another one, a second one. NON-res str
- The second one was he was in a URL district. Unsure. They are non-residents with a STR.
- The third one was the one that said there is another one within 1000 feet.

- Mr. Hill would like to be able to submit the previous exhibits to the hearing. February is okay.

**Clayborn asked for a motion:** Washburn motioned, Fisher second.

All in favor all YE Clayborn, Fisher, Jesen, and Washum

**Case PM023-013: Gary Hill 2504 West Paseo STR**

- Exhibits included denial letters, city ordinances, and zoning maps.
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- He objects to 15 and 16. Pictures of his vehicle in Lee's summit.
- Said he has kids that he buys cars for and registers them in his name. It's cheaper for insurance purposes. Okay sir.
- This one is for resident app denial.
- Associated with Charlie's D's. One of the cards was registered to Charlie D's, and they think he is associated with that also. So what? Objections for dates prior to September 2023. Says he moved in after the application was filed.
- Clear report?
- He said he move in in September 2023 – October 2023 to 2504 W Paseo. Mr. Hill presents exhibit 1.
- Ms. Sharlonda asked to clarify how long the owner must live there.
- City said - Resident who lives at property for 270 days, said the city.

Clayborn asked for a motion. Washburn called a motion to affirm the denial. Jensen seconded the motion.

- Washum ye
- Clayborn ye
- Fisher ye
- Jensen ye
- All ye
- Denied.

**PM024-010 China Smith 7427 N Grandby Ave**

- Janet Woods testifying in PM024-010.

I was unable to reach her via phone, so I emailed her. She got the email.

The city presented exhibits 1 - 5 City said there were no personal belongings in the drawers or anything. How would you know this? They did an inspection of the inside of the property.

They have another address in Lee's Summit. I'm trying to figure out why this is relevant.

- Another person submitted affidavits. Who is this man? Is he a neighbor? He is a neighbor, and his wife has lived there for 34 years. Neighbors don't agree with the
- AirBNB in their neighborhood. HOA board member is wife of witness. Objections from neighbors about the AirBNB in their hood.
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- Janet Woods now testifying: She lives across the street from the property.
- June 2023 uhaul was there. They asked if they were moving in. Why is this your business? There was a party and stuff on the neighborhood page about all the cars and people in the hood. They were not happy about it.
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- August there was a meeting.
- Ms. Smith testifying. The HOA called to ask how they qualified to move into the neighborhood. Neighbors were very friendly, but they were very inquisitive about their income. Purposely picked a time when they would not be there. Ms. Woods went to all the neighbors to stop the AirBNB. There were racial slurs that they have been exposed to. Tuesday at 7pm is when they are not home, and the neighbors know it.
- Racial slurs spray painted on their house. She reported it but nothing was done. FB group that she is in, and the neighbors are older and new things are scary.
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- The neighborhood is divided, and she has been told that these things had been happening. They have gone to the HOA and accompanied with what they would like.
- She applied in June 2023 or July 2023. A month later they got calls that they had moved out. The rules changed in August. You reapply every year, not renew.
- Ms. Smith mentioned that she does not stay at the property with her sons during the times it is rented out.
- Neighborhood bylaws say there should be no commercial activity that would happen in their hood.
- Woods said she has not made any fb comments and did not spearhead this. This lady asked if Ms. Smith's kids attend school or go online since they are enrolled in the school. WHY IS THIS YOUR BUSINESS???
- **The motion was to overturn the city's decision.** She did not make any more bookings due to this process. She has lost money because of this; they are not going to give her any money.

You can operate while you are in this process. Ms. Smith did not know this.

- 5 min break.

**PM024-011 Andrea Wardell 515 Southwest Blvd.**

Next case, final:

Andrea Wardell present.

She asked if the other two str have had issues with another being too close? City said no. She did research and had questions about another property.

2030 Broadway grandfathered in 11/2023 expired.

She stated that she should have gone first since hers was shorter.

Denied appeal.

#### **Chair Claborn called for a motion to adjourn the meeting**

Fisher seconded

Washam ye

Jensen ye

Fisher ye

Claborn ye

#### **Conclusion**

- The board adjourned the meeting at 1:15 p.m.