

OPEN HOUSE COMMENTS



Our Vision.
Our Goals.



OCTOBER 24, 2007

COMMUNITY PARTNERSHIPS & COLLABORATION

Summary

The comments received about this topic generally address three issues: a potential animal shelter, the 2-1-1 system, and transportation. Several comments supported the expansion of animal services in Platte County and called for the creation of a new animal shelter in the Northland. Support for the 2-1-1 system was expressed, and comments stressed the need for informing people about the system. Finally, the importance of transportation was also stressed, as several comments described the necessity of improvements for people who do not have access to a car.

Comments

- They are too far out for any of this so I have no opinion.
- Under vision, you need to add: and the people who live here.
- Consideration of the desperate need for an animal shelter to be built in a convenient location for Platte and Clay counties to utilize. Northland Animal Welfare Society (NAWS) is a non-profit group raising funds to help subsidize the cost of a future shelter, but we need help from commissioners in locating land. It must be convenient for a shelter to work otherwise people will continue to dump their animals. There are 42 rescue groups in the Northland and there is No shelter that will take all animals. Please add this important issue to your plans.
- I believe that Platte County should include the needs of homeless and abandoned animals in its long range planning. There is a desperate need for community shelter to service Platte and Clay counties, including land for such a shelter to be built on. This is a community health and safety issue, as well as an issue of compassion.
- (# 4) Great idea! (# 5) Great!
- Support 2-1-1 implementation. Communities need to improve the connection with faith communities. Try to incorporate more community activities centered & included with faith & family.
- Inform people the exact use of 2-1-1 over 9-1-1.
- Good concepts.
- Work with currently operating animal rescue group (FOPAS) to create a county/private/city animal shelter and dog park. To care for our pets in a humane manner reflects on the entire county and all of our officials.

- 2-1-1 for information, not emergency vision statement. “Education and healthcare services.”
- Like the 2-1-1 concept. Why wasn’t animal control on this? This is an important issue!
- Improving transportation includes bike and pedestrian access. We need shoulders on Route 45. Side paths are not safe – they are as dangerous as riding on the sidewalk, as every intersection is a danger point. Over 10% of Missourians don’t have access to a car.
- Not aware of 2-1-1 phone #, only 9-1-1 for emergencies & 4-1-1 for information.
- We need a no-kill animal shelter here in Platte County.
- Improve and promote transportation options.
- Transportation for access is essential! If people in need can’t get to the services, the services don’t get used.

ECONOMIC DEVELOPMENT & TOURISM

Summary

Most comments received in this focus area centered on economic development policy, not tourism. The goal about protecting “quality of life for existing residents and neighborhoods” was often cited as an important goal for the county. Most comments expressed the feeling that any future development should not detract from the community’s current quality of life. The comments conveyed a sense that moderated development, which should include new services and unique establishments, should be balanced with residents’ other interests.

Comments

- Protecting the quality of life for existing residents and neighborhoods, yes! However, this goal, # 5) should not be sacrificed in the pursuit of economic and residential development or any other goal.
- Protecting the quality of life for existing residents and neighborhoods is not being addressed. Economic development that takes away the quality of life needs to be seriously considered. For example; a high density development that is succeeded by low density neighborhoods. In all structure with narrow winding hilly streets that are to be used by new development. Traffic engineers that do traffic studies for developers do not consider the street condition only the volume!! And how much money can be made per acre not quality of life.
- Before you go rezoning the county land use plan, the people of Platte County need to give their input. I’m not talking about the developers and their cronies. I don’t consider working at convenience stores or restaurants as quality jobs. That is exactly what you get when you allow all these strip malls to be built. Have you visited Touleries on 64th Street lately? Lots of empty stores.
- Enforce your laws regarding private businesses in residential areas.
- Do not discourage development by creating difficult development regulations. Economic development inside city limits must be supported to continue funding of County programs.
- I do not want any commercial or resident developments at K & 45. Crooked Road cannot take the added traffic. Everyone that lives around there with acreage wants just that, not a neighbor in our back yard.
- That is imperative (#5). We have a paradise that we are willing to share so long as that doesn’t destroy the paradise. I also worry about duplication. As we destroy more land to create “bigger and better” perhaps we should consider when is something enough? Close enough, good enough – Do we need 3 grocery stores in a 3 mile radius? Do we need another convention center to compete with other counties? Or should be instead capitalize on our uniqueness?

- Don't tamper with the land, use plans.
- (# 5) very important.
- As we grow & attract new businesses, make sure they are varied as to what they offer. Upscale stores are fine as long as they are balanced with affordable retail also.
- Workforce development needs to move forward. Keep more people in Platte County instead of driving to Jackson, Johnson & Wyandotte Counties. Keep their income at home. More grocery options in Platte City with lower prices.
- As a resident of the County, I am more interested in maintaining a livable area than in drawing temporary & potentially criminal activity by building tourist attractions.
- Do not allow section 8 housing.
- I appreciate promoting economic development, i.e. shopping, eating, and other establishments but not to overkill. We don't need strip malls on every corner, so to speak, just to say we have them.
- Limit the use & abuse of TIF – cannot conceive of why project at 45 Hwy & Bell needs this kind of tax abatement. {I call it “corporate welfare”}
- Eco. Dev. Can work with environment. We need to have the 1st “Green Office Park” in the metro.
- If there were more bike paths and trails, tourists would come to use them. Discourage creation of new shopping areas and transportationally isolated suburban neighborhoods.
- Doubtful all can agree on common economic development goals other than in broad terms; county too diverse, a mix of urban, suburban, and rural areas to have common goals.
- We need a regional shopping center. Zona Rosa is for young folks. Need a nice place for older people to shop with quality stores.
- The policy must be reflected in the ordinances and building plans specs. The commission needs to support the board of zoning adjustment. Strengthen neighborhoods by limiting size of subdivisions. Those areas in excess of limit must become incorporated, saving money for County on mtce. Allowing for money for existing neighborhoods – infrastructure.
- Need for all levels of housing. What is a “quality job”? High paying? We need all levels of jobs so we have people to work in our restaurants, hotels, yard work, cleaning homes. Need quality people in all levels of employment.

ENVIRONMENT & SUSTAINABILITY

Summary

A few of the comments received about this focus area touched on the vagueness of the goals and the murky definition of sustainability. Nearly all comments were supportive of environmentally friendly policies. The comments addressed many issues, including development buffer zones, waterways, and alternative transportation. Funding for environmental initiatives was also a topic, as a few comments seemed to support some sort of county funding for them, though another comment specifically stated that no new tax was needed.

Comments

- The County is not taking a proactive approach in coordinating with Platte County Regional sewer district. For example, a buffer zone is required for a development. The existing buffer zone is full of old growth trees – (20 years old to 75 years old) the sewer district decides that the buffer zone is a good place to put a sewer line. This situation is happening right now and my shade trees will be destroyed because a sewer line is 5 feet from the trees. This does nothing for the environment or my home value.
- Increase size of buffers from existing low density subdivisions to high density subdivisions.
- A creek runs through our land – Brush Creek. I would hope care is taken in planning to protect the surrounding areas. There is rumor now that trees are being cut down to make way for sewers but no one has contacted us for permission. Sewers in the creek for the benefit of a school & no way to access it, not too smart.
- I’m not sure what any of these mean, but why can’t we hold and escrow from developers to ensure the viability of their developments? For decades mining operations have been required to reserve funds for land reclamation. If developers had to do that we’d have fewer vacant shopping malls, etc.
- What is a climate protection plan?
- (# 3) “The people” should have a big say in this area.
- “Green” is important, but no more tax.
- I support use of our taxes to maintain the environment but not to build mass transit that won’t be used and not by promoting tourism. Maintaining the environment can be done best by limiting development.
- Offer recycling just like Metro North has, but in Platte County.
- Keep the green! Platte County’s most beautiful asset is its countryside. My hope is that it not become like Johnson County, KS which has destroyed its

beauty. Massive subdivisions and sprawl have caused excessive noise, huge traffic problems, increases in taxes, and destruction of the environment. I know I'm from that area and that's one reason I left.

- I cannot find info on recycling efforts in the County! What about our endemic wildlife? Platte co. is one of the last bastions of natural are in the region. Hope we don't lose that!
- Protect the Missouri River bottoms from development. Promote trails & eco-tourism with our bottoms.
- To be environmentally friendly, you must promote alternative transportation besides cars. Sidewalks, bike lanes, shoulders on roads, bike racks. It's hard to be green when a bunch of the population commutes into the city to work. How about taxing gas purchases to fund green policies: More river front access along the levees.
- Very ambitious goals; at what cost? Seems more fitting for M.A.R.C. on regional basis.
- We need a bus line that runs through Parkville, MO to attract students to Park College & to the shops.
- Leave more natural settings, not so much housing developments.
- Environmental commission needs to have representation from incorporated areas. What is a county sustainability plan? Green master plan is urgently needed if Platte County is to be vital. People will understand & appreciate sustainability when they see it working.
- Sustainability is becoming an overused term with many meanings. May be better to describe it more specifically.
- The word sustain is being used too often without a very precise meaning.
- I think these (the goals) should be incorporated into growth and planning.

GROWTH & PLANNING

Summary

Curbing new development was a common theme in comments about the preliminary growth and planning goals. Many participants want the county to preserve open spaces and the rural setting that dominates parts of Platte County, and they also were insistent that an abundance of commercial options exist that make new commercial development unnecessary. Comments also alluded to infill development needing to be more compatible with surrounding land uses.

Comments

- Be sure to have input from the community when developing the land use plan and land use map. This goal, # 3, should not be used to sacrifice the existing neighborhoods in the blind name of growth. Infill development in particular should be scrutinized for compatibility with existing neighborhoods, and avoid any potential degradation of quality of life of those living within these existing neighborhoods. Abundant greenspace improves quality of life and needs to be protected. Buffer areas in proposed and future developments need to be deeded areas to the county instead of simple easements.
- Encourage growth patterns based on available infrastructure, physical, and geographical considerations and abundant greenspace. Look at infill development in southern Platte County. This type of growth pattern is not being proposed at all. (i.e.) Brentwood development.
- Coordinate planning efforts between cities, county and home owners. You want to encourage communication, then re-evaluate how you notify homeowners during a rezoning meeting. In some instances, 1000 feet only includes a very limited number of homes, yet the rezoning influences thousands.
- Your land use plan map should be more specific as to what level of zoning is recommended per geographical area. Your in fill development should be patterned after existing zoning setbacks etc. of surrounding properties. Major subdivisions should be accessed directly off major roads, not in the middle of existing neighborhoods.
- Keep the beauty of character of the county intact. Keep a healthy balance in the zoning (there is room for the rural areas along with future development). Keep in mind the wildlife & green areas, our children need the serenity of both. Don't let tax dollars be your driving force, we are not on this earth forever, we need to leave our land a beautiful place for our children. The present retail on 45 hwy is not at full capacity, we certainly don't need anymore. The roads should be addressed before development, some roads are still two lane with no shoulders. Use your heads & your hearts along with your ears (listening to the people in the county).

- Preservation of open space is an appropriate goal. Requiring developments to have too much open space will conflict with the economic development goals by stopping growth.
- I am sick of all the new developments that are \$300,000.00 & up. They are vacant – get it? No one can afford that!!! All the office space being built & half of the old vacant (I don't get it!) Taxes need to go down, NOT up to pay for all these ideas that the committee comes up with. I don't want another Johnson County here. I want the acreage in the woods with deer & wild turkey in my back yard.
- Consider requiring developers to put escrow aside to avoid future defunct areas. The impact of development on the roadways cannot be overstated. You have to tell developers no sometimes.
- Preserve the character of the county. Don't tamper with the land use plan. Coordination is very important. The appearance is that the Metro North area is being slowly dismantled & the commerce is being moved to the Zona Rosa area. How ridiculous. What the zoning and subdivision tools? We have ENOUGH strip malls.
- Zoning should not be based on a newly required parcel of land. Careful thought should be given to the existing surrounding land use. Just because a developer wants to do office buildings, does not mean it will fit in the neighborhood.
- Add an animal shelter to your plan.
- Look at communities who have already gone through growth & done it well as models.
- It is difficult for the private landowner to maintain and foster open space with property taxes increase 20%-30% due to some moron down the road who paid \$30,000.00 an acre.
- I would prefer that we place an emphasis on limiting development in the southern Platte County area to maintain the current livability status. Development of the I-435 corridor and addition of multiple additional strip malls and shopping centers is not a desirable goal.
- Keep the urban, urban and the country, country. Don't overdo the subdivision sprawl. The cookie cutter concept ruined JoCo. I would hate to see that happen here.
- Please be cautious about land use in unincorporated areas, e.g. Sand & Gravel Co. that wants to put an operation near Moors Ferry Road in the bottoms, it won't sustain the traffic.
- Work with developers to understand new land and urban planning ideas.

- How about zoning to discourage suburban sprawl? Don't let KCMO annex anything else. Good public meeting today.
- Encourage growth within cities and assist cities in annexation to accommodate growth. Otherwise county ends up providing "City Services" to suburban and rural areas making it difficult for small towns to grow.
- Let's not develop every inch of space we have. Let's be very active in attracting quality businesses, and planning & zoning each area wisely.
- Not destroying valuable farm land for industry. Leaving beautiful country side.
- Once land use plan and land use map are updated, insist the land use plan be adhered to.
- Government must be willing to listen to advice of planning commissions and citizens.
- Continuation of health ordinance ensuring CAFO's are a safe distance from homes & water supply.
- The current land use was not voted on by the public. I realize there were public meetings and the plans were discussed. The family farm use that have been in existence for 20 years is now in danger of being dictated by people that have no intent in keeping the land in the family. I understand that property purchased since the plan was put into effect should be governed by the absent ruler. Property purchased before the current plan should be used on the land use plan.

PARKS & RECREATION

Summary

Comments received about the preliminary parks and recreation goals were generally positive, and several applauded the current parks programs and services. Trail expansion was a common theme, as was the addition of new parkland. Participants supported the creation of new parks throughout the county. Several other comments alluded to the need for a dog park. Finally, funding was mentioned in a couple of comments – one person was “very supportive” of continuing the tax while another respondent asked that user fees be used to fund new facilities.

Comments

- We do not have enough parks. Parks and other open greenspace attract people to the area. This could be a draw for business as well. Our neighborhoods are generally without adequate parks. Parks should not be located in low laying unbuildable areas where water runoff streams are located. Parks should be made with pride and meant to be used. We need parks added to our county. Currently, we have to drive to English Landing Park, which is the only adequate park around and it 3 ½ miles away. There are no sidewalks or adequate shoulders at times so we cannot ride our bikes there – we must drive.
- As a young citizen, a group without much representation, I would like to suggest that you clear more trails in places that have natural trail starts already present. For an idea, behind my neighborhood lies a thinly – moderately wooded area, white tailed deer are present & have incidentally crated several deer trails through the most even & efficiently coverable ground. I would like to see similar trails simply made distinct, perhaps covered in dirt & marked & maintained in an attractive manner. I have run on trails lightened to this idea & as long as they are kept debris free, they make fantastic natural trails. The trail exists in Line Creek Valley.
- More soccer fields are needed. I have kids who play soccer and finding a place to practice is a big problem for coaches.
- How many more parks does Platte County need? Does anyone oversee whether current parks are being fully utilized? Instead of creating new ones, revitalize older parks. How about a place for ATV's and motorcycles? Paid for by the users themselves.
- Safe, plenty of them, placed wisely.
- I am very supportive of a parks & rec. sales tax renewal.
- Please allow per use fees for the new community centers. Our taxes were used to build these centers. We shouldn't have to join the YMCA to get some use.

We used to be able to go to the Parkville swimming pool & pay per use. Now we have no place to swim without spending a lot of money on yearly fees.

- Complete the combination of both bicycle trail and walking trail. Extend the river front trail further west.
- Sounds good! Keep the green – save the trees!
- Sounds good to me. What about a dog park in the area? And where are the plans for a county wide animal shelter?
- We need to find land and create a county animal shelter/dog park. There is a tremendous need to care for our homeless and abandoned dogs & cats, now it is done on a some what haphazard basis. A dog park would enhance the reputation of Platte county as well as adding to the quality of life for all residents. FOPAS is now searching for land to build a permanent shelter. The county should be a part of that effort.
- I am a volunteer with Friends of Parkville Animal Shelter (FOPAS) and have been for more than 5 years. We are the only no-kill facility (located temporarily at 1356 NW 9 Hwy) in Platte County. We are conducting a capital campaign to build a new facility, as our current location is slated to be razed in the next couple of years to accommodate Parkville's growth and development plan. We get many requests from people for a dog park (off-leash) similar to those in other areas of greater Kansas City. We would like to see a cohesive effort to meet both needs. We currently adopt out over 400 animals each year, the bulk originating in Platte County.
- Dog park!
- More trails along rivers and stream ways. Use KCMO's new setback ordinance to get access to stream ways. Patrol Platte Purchase Park for deer poachers, finish trail in the park. Build an off-leash dog park. Use the park by the airport (Amity Road & 152 Hwy) for something constructive besides 4-wheelers.
- Parks & Rec are doing a GREAT JOB!! Keep it up!!
- We need to continue our trail system for biking & walking.
- Want natural land.
- Great job!
- Don't be an island, be a destination. We need to connect to Clay then Jackson county by building trails & connections to downtown KCMO & continue west preserving Missouri riverfront to Weston & make a connection to Leavenworth.

PUBLIC SAFETY & EMERGENCY PREPAREDNESS

Summary

Two main themes are present in the comments about the county's preliminary public safety goals: the importance of public safety and the need for a new animal shelter. A number of comments said that the county needs to build or secure a new place for unwanted animals. Many participants also expressed the importance of the county's public safety and emergency preparedness operations – they were cited as a major factor in making Platte County a desirable place to live. Funding for these services was also an issue in the comments, with several participants supporting increased law enforcement funding.

Comments

- Please add an animal shelter. Wayside waifs is in Belton and much too far away. We need this.
- Build an animal shelter in Platte County.
- Instead of spending more money for parks, how about a nice animal shelter? How would you like to live on the railroad tracks? I realize the Parkville animal shelter has moved, but heard it was only temporary.
- More taxes??? Again???
- Barry Road is a nightmare. It frightens me to see what's happening to 45. We have only two east/west corridors and there is no way around that if there is an accident. MODOT isn't going to give us a real through-way. Platte County can't change that. Therefore it is important to prevent any further left-right turns from 45 highway.
- The unincorporated areas of Platte County need better police protection.
- Implement an emergency preparedness program for the Northland that can respond quickly. The closest group to our knowledge is Independence then Topeka. There needs to be a group organized that can respond within 30 minutes of a disaster.
- I would also like to know more about Platte County's plans for emergency response efforts for animals in the case of disaster.
- We must constantly improve & grow our law enforcement, fire, and ambulance departments to keep up with community growth. It is not fair to our persons doing the jobs nor those in need of their assistance to ask them to do today's job with the same resources as yesterday. Fund our emergency depts.!

- Public safety needs to be made a priority! With the explosive growth of Platte County, it is imperative that our emergency services be improved & created in order to stay ahead of the deterioration that is inevitable because of the growth. I want to live in a safe community and am supportive of additional taxes to fund necessary improvements.
- Law enforcement is a critical element needed to keep Platte County a desirable place to live. As areas are developed, causing higher population densities, problems are going to be imported along with the additional people. The sheriff's department funding level must be increased. We need to back up the deputies who are sticking their necks out to protect us. We cannot allow funding to stagnate, leading to outdated equipment and poor pay levels.
- We are in unincorporated southern Platte County. Our only protection is the Platte County Sheriff's Department. We receive little care today due to the thin resources available. Traffic on the road in from to our house (which we have to cross to get our mail) typically speeds at 55-60 mph (we had a traffic study done) in a 45 mph zone. There apparently aren't resources to monitor this situation. As this area develops the need for protection against crime will increase.
- Animal recycling. Consolidate ambulance districts & emergency services. Consolidate water & sewer districts.
- The county should partner with the cities in Platte County to provide adequate no-kill animal shelter. Even partnering with Clay County which needs the same would be a win-win situation for people and animals alike.
- Animal shelter? We live in unincorporated P.C. & we get an average of 2-3 "dumped" pets a month – so far, we have had luck finding homes for most, but this county needs a shelter!!!
- Consolidate – fire & ambulance district.
- How about a social service network that helps prevent some emergency problems. Prevention saves money. Law enforcement needs training on handling of mentally ill people – crisis response situation. Animal control and animal shelter.
- Great idea (# 3); benefit of economics of scale.
- Surveys throughout the county in the 90's demonstrated "Public Safety" as the top priority of participating residents. It needs to continue to be high on the priority of the commission to provide good salaries to attract good law enforcement.
- While maintaining constitutional rights.
- Animal control is needed in Dearborn and New Market.

- I realize it costs money to enhance police & EMS service. The balance of their plan is not effective without a safe secure environment. We need to place more importance on the county emergence services. Fire, EMS, and police protection should be financed/funded at the top of the list.
- How about protecting constitutional rights too?

TRANSPORTATION & INFRASTRUCTURE

Summary

Although this focus area covers both transportation and infrastructure, most of the comments addressed transportation issues. Many comments emphasized the importance of a regionally integrated transportation system and of keeping roads and bridges in good shape. A few participants expressed their support for the goal of consolidating sewer, water, and road districts. The comments on infrastructure emphasized the need to maintain current infrastructure to foster economic growth.

Comments

- Improvement: YES!
- 1st line of mass transit systems starts at KCI to downtown. Why? Look at the successful cities in the world.
- How are you improving roads for safer driving when the expansion of Highway 45 between K and 435 isn't within regulations? For those homeowners on septic, I have this advice: leave them alone and worry about how to spend our taxes more responsibly.
- Platte County should respect the property rights regarding private roads. All roads are not public.
- N. Crooked Road has a one-lane bridge; young people evidently don't understand what the "One Lane Bridge" sign means. Now when I see an oncoming vehicle, I just stop. Every home is not suited to sewers, ours isn't & we're fine with it. Five acres of rolling hills & trees is better than sewers.
- Continued support of infrastructure inside city limits is very important as it fosters economic growth. This incorporated growth is critical as the majority of county programs are funded by taxes within city limits.
- 45 Highway needs to be taken care of properly. We don't need sewers at our expense when you tear down our trees.
- Regional transit is a must. Don't worry about future transportation corridors. Protect, update, and maintain the current roads first.
- Road & bridge improvement priority. Intrigued by great snow removal on highways just north of Buchanan County vs. Platte County. What are we doing differently?
- (# 4) I'm not sure what this means but it can't result in an increase to already high sewer bonds & charges.

- We need to make sure our bridges are safe but I guess that's obvious now because of what happened in Minneapolis. Just keep it on a front burner.
- Good!
- A regional transit system is essential to the growth of Platte County and the continuation of the quality of life we all enjoy.
- I agree with all points.
- Roads need to take account all users including pedestrians and bicyclists. Roads need to encourage multimodal safety and access. This goes with your green and sustainability goals. Bridges need to be safe for bicycles and pedestrians.
- Great idea (# 4); will be very hard to do.
- You might want to check out what Charlotte North Carolina has done with building a transit system. Very impressive.
- Roads need improvement. Brush cut & maintained.
- Assure infrastructure maintenance. Work with State of Missouri to change road district system in the counties. Requires statute change.
- Key issue – great goals!

GENERAL COMMENTS

Summary

Meeting participants were also able to submit general comments about the entire project; those are included below. Several of the comments were appreciative and praiseful of the project and the opportunity to participate in this planning effort. Other comments addressed the affiliation of the Citizen Planning Team in relation to these preliminary goals. Finally, some participants commented that the goals are too vague.

Comments

- Good job! Thank you for putting so much effort into this!
- The Platte County commissioners should conduct town hall meetings like the Mayor of Kansas City. The commissioners should be more involved in protecting private property.
- Who are the members of the planning committee and their affiliation to these proposals? All of these proposals are just peachy depending who you are, to me, they are all suspect! The politicians, bankers, developers, and lawyers are all drunk with power and spending. I would like to see my taxes go down. Not up like a bottle rocket. There is too much development now that's why half of the new properties are empty. "Lower taxes are what we need."
- Most of this is so esoteric that it could mean anything to anyone. What does this mean to me? I can't tell from this.
- List all the members of the CPT group and their affiliations. The growth of the county needs to be controlled. The commercial development has run amok. This county is going to be empty store fronts. They are just eyesores. Don't develop what the population can't support. The initial requests for volunteers seemed to be underutilized. The CPT and focus groups were heavily weighted with people who have an economic interest in development. The ordinary citizens were under-represented. Of utmost importance is, what will this cost? Simplify the bureaucracies! Do we need so many ambulance, fire, police & road districts? The duplication of effort is overwhelming. Get volunteers involved.
- I would appreciate being contacted with your comments of these issues!
- Please phone out notifications of those types of meetings – either thru news or postcards.
- Thanks for giving us the opportunity to make our concerns known and to keep us informed as to what the county is doing.
- Great plan – obviously well thought out. Thank you.

- As I mentioned in the park section, we provide a service vital to the county and those residents. As Platte County grows, this will increase the needs of companion animals. We need the community to be proud of how we treat the defenseless animals who came into our care through no fault of their own.
- Thank you for asking!
- I like the green sustainability issues, but it needs to be more concrete. More multimodal transit – there are also bikes and pedestrians on the roads. Overall, looks like a good plan.
- Platte County needs to leave settings alone. Natural beauty, rolling hills, timber, etc.
- Good start. Define sustainability.
- The plan seems too general and wordy.
- I believe the vision and goal of the commissioners can be accomplished because we do have clean air, clean water, good roads & parks. As long as we leave these natural resources and we don't pollute with CAPOS and other industries which may pollute, the goals will be accomplished.

APRIL 22, 2008

GENERAL COMMENTS

Summary

Fifteen of the meeting's 31 attendees submitted general comments about the project and the focus area. The majority of the comments indicated preferences to limit growth in the county and to preserve the area's natural landscape. Attendees also cited the community survey as an important factor in county decisions. The importance of public safety and the availability of reasonably priced parks and recreation amenities also elicited comments from the meeting participants. Each comment represents the thoughts of one resident and may not be representative of the views of the entire population.

Comments

- Platte County should be more open when residents request information. Platte County should make more amendments to the land use that protects property owners – cut back on TIF.
- As one of the large majority who said “we don't need further development” in a recent Platte County survey, I felt the need to clarify. We have enough retail; we have enough restaurants; we have enough entertainment. We don't live here because we want higher density development of any kind, we live here because it is rural (used to be). People aren't moving from highly developed areas of the city because they desire to make Platte County a copy of what they left behind. You are misreading the voice of those surveyed.
- PLEASE FOLLOW THE SURVEY – No more growth. You have the information in front of you that the people of Platte County want. Please follow it. We have to be careful to not be another Johnson County. We don't need lots of empty vacant lots sitting around our county. Get our roads up to the standards stated in the roads master plan we all voted on, & then “GROWTH.” The rural land use plan need to stay as is until the above infrastructure is met. Zoning needs to stay as it is now with growth in the areas closest to interstates. Force the developers to develop the infrastructure as the cities move out into the rural areas like clay county did on 291 & I-35.
- Parks & Rec.: RECREATIONAL. All programs need to be kept affordable, competitive leagues are person choice; uniforms, game balls, equipment, etc., should be provided in rec. leagues. Parks fields need to be available to play on – not players/parents resp. to pay for fields out of sign-up fees.
- It is much appreciated that the county has continued to work with the townships to create a livable county. Please keep it up. Hopefully the KCI area will be

looked upon as a good neighbor, a provider of quality jobs, good tax base, and an uncongested way of travel.

- Keep rural areas rural; avoid leap frog zoning; get land use plan & zoning in sync; high density developments need to remain in appropriate areas. Traffic & safety issues should be in front with any proposed development!! Regardless of MoDot approval. Mixed income housing can be scary, keep in mind area, renters come and go, increase in crime. Why has no watershed study been done in Todd Creek area? Does a new position really need to be created for sustainability responsibilities???
- I understand the county needs growth and development, but out in the North county around 92 east. We moved to the county to get away from the hustle and enormous growth of the city. Therefore, I don't think 92 Hwy can handle and enormous subdivision of 680 homes @ Winnan & 92 – traffic & safety. Changing the RMD to PUD which would mean anything goes, would bring way to many apartments, etc. The sewer system, water & electric, etc. will be a burden. Sewers especially Todd Creek, sewer already smells up the neighborhood on Todd Creek Road. Please reconsider their development on 92 & Winnan. The safety of our families and friends and anyone going east to west & back, will be in jeopardy.
- I want to see more parks and walking trails! I love what we already have, but to have some of the trails connected would be awesome! I think as fast as Platte County is growing we need to fund our law enforcement departments, to a level where we can feel safe and know that we call 911 if necessary, there won't be a shortage. We need to make sure we have the law enforcement to ensure a safe community. If that's part of our attraction, we should protect that before it's too late.
- The survey has yielded many positive items. In some cases, action steps could be more definitive and in some cases weak or appear non-supportive of focus. For example, in public safety, it appears studying in more important than acting funding to minimum standards is regressive versus pro-active. It appears action steps are moving away from community security versus enhancing or advancing which is the citizens committee's focus vision. I think roads & bridges should have priority over parks & similar items. Especially with a focus on advancing commerce and new residential areas. Again with focus on growth. Why is the county satisfied with minimum safety? I think there should be more focus on commerce since the county has placed its infrastructure financing on sales tax. If shift is residential, then property tax will become funding mechanism to maintain a pro-growth environment.
- Thank you for making the planning process so accessible to the citizens. Many opportunities to be heard. It's good that Platte has planning and zoning in place. So many small communities in some counties without P & Z have problems with development around their perimeter. A transit system will become increasingly important to all aspects of this plan, growth, economic development, recreation, etc. It's good that we're including that as a priority.

- The Horizon Development in Riverside should be promoted as a hub for some sort of mass transit in Platte County. We need a big dog park.
- Community Centers are great, but for them to be a true community center, I don't think they should require membership. Daily use fees would make it truly available to everyone. They need more activities for kids to old for child watch & not yet teens. In Platte City, there are many times when the gym & pool are in use for classes, so unavailable for other patrons. Need a gym that is open & a larger pool. Growth & Planning – We need to minimize redundancy of commercial stores, control commercial development, & control housing development. Preserve the rural feel of rural areas. Maintain the beautiful contour of the land instead of always flattening the land & bulldozing trees. We should avoid becoming like Johnson County. We do we always want more stores, more people, and more businesses? We need to do all we can to slow some of this growth before everything is paved & there is not country to be seen. Anything to promote reduce, reuse, recycle – this includes buildings – work to avoid having buildings left empty when businesses move out. Maybe even have plans for old buildings when businesses build a new one. (i.e. Country Mart) Public Safety – Goal a-v- funding for 1st class safety, not minimum. Utilities – make high speed internet available throughout the county, not just in town or high density areas.
- Mixed use areas are not economically sound. With transportation available today compared to the time the small cities, towns were established, it makes no sense to establish mixed use area. Grocery stores are not very profitable unless it is a large chain. Look at Camden Point, Dearborn, Farley, Waldron, Ridgely. Those small towns have been unable to sustain retail businesses because people can drive to areas with more stores. The county needs to look at roads and the impact housing developments will have on roads. MoDot does not always factor in the impact. Hwy 92 does not have 4 ft. shoulders in very many places east of Platte City to Smithville. There are still farmers who use it to move their machinery and people forget to slow down for that and with additional traffic, hwy 92 will become more dangerous. The county needs to allocate more money than minimums for safety of the county. As the county grows and becomes more diverse, the greater the need for more safety officers. People moving to the country are not always of the same safety mindset as the people already there. Instead of higher density housing, more green spaces should be encouraged as well as green spaces connecting so wildlife is not a hazard to vehicles and walkers and bicyclists can use spaces without endangering their lives.
- My comment is directed to the subdivision planning of Tomahawke Ridge. I'm totally against this plan for the following reasoning. 1) The environment in which the lands now lie is homesteads of 5- 10- acre tracts. To put 666 homes is like dropping a "World's of Fun" Amusement park. 2) We have not the roads to provide school busing. 3) Our schools are stuffed now. Not enough one on one teaching going on now. Our children are not getting what they need now. 4) Tomahawke is really not needed. Who needs this? 5) Who will have money to buy gas to school, work, etc. Let a lower 160,000 to 360,000, what high & low housing. 6) This will destroy the environments land & looks. 7) Safety – the

roads are terrible from Platte City 92 hwy to Winn Hoover – Interurban, etc. 8) Growing & Planning put this sub somewhere needed that it will fit in not in a beautiful rural area. 9) Smithville people and all surrounding areas will also suffer from safety road, ambulances, school buses, food trucks, etc. (moving goods between towns, etc.) 10) Tourism – Tomahawke Ridge low income? 11) Overall, I think and feel visions & goals are & should be in the future for our children. This strategic plan set forth is not for all good of the people. Look closely, citizen input is very important. I hope that the right money goes to the right places. I have said forth my concerns as a tax payer and voter.

- For Parks and Environment: Parks does have a heading about land & water based trail & greenways....but does not mention any spinners (bikes); Should work more with MDC & DNR to develop more rec use; Environment should recognize the value of MO & Platte Rivers and protect these assets.