

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 8, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 8, 2021, at 5:51 p.m., remotely via Zoom. The following members were present: Ramirez on behalf of Walters, Johnson, Townsend, Bynum on behalf of Burroughs, and McKiernan, Chairman. The following officials were also in attendance: Melissa Sieben, Alan Howze, Emerick Cross, and Bridgette Cobbins, Assistant County Administrators; Jud Knapp, Interim Land Bank Manager; Alley Porter, Commission Liaison; Jeffrey Conway and Wendy Green, Assistant Counsel; Patrick Waters, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; and Carol Godsil, Deputy UG Clerk.

Chairman McKiernan said before I call the meeting of the Neighborhood and Community Development Standing Committee to order, I want to announce that due to COVID-19, some committee members, staff, and members of the public are attending remotely via Zoom as well as some who are on-site at City Hall.

All participants joining by phone or by computer are asked to mute their devices when not speaking to avoid background noise. During the meeting, we ask that everyone announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended unless otherwise required by law. The public is allowed to participate by Zoom or to submit comments by email prior to the meeting that will be included in the record of the meeting.

With all of that said, we'd like to welcome everyone to this meeting of the Neighborhood and Community Development Standing Committee.

Chairman McKiernan called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman McKiernan said to the best of my knowledge, we did not have any revisions to the agenda after it was originally published. Our first item of business of the Standing Committee Minutes from September 13, 2021.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve the minutes as submitted. Roll call was taken and there were five “Ayes,” Ramirez, Johnson, Townsend, Bynum, McKiernan.

Item No. 1 – 211120... LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.



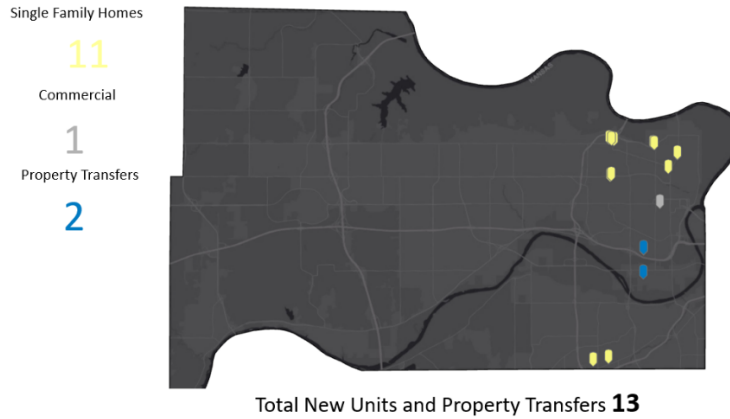
Neighborhood &
Community Development
Standing Committee

November 8th, 2021

Chairman McKiernan said we have two groups of items on our agenda tonight. Item No. 1 is Land Bank Option Applications, and for the members of the committee unless there is an objection, I’m going to request that we consider all of the items under 1A separately by group. We’ll have a 1A1 and a vote, and 1A2 and a vote. Some of these are dissimilar enough from each other that we may have different conversations, and unless there is an objection, even though it does add to the number of votes, we will consider all of the groups under 1A separately. With that, I will recognize Jud Knapp who is our Interim Land Bank Manager to present us with 1A1.

- A. New Construction - Single Family Homes – 8 Homes
 - 1. Dr. Barbara Ann Woods - 2 Homes
 - 2712 Garfield Ave. – 195633
 - 1876 N. 28th St. – 195449

November 8, 2021



Jud Knapp, Interim Land Bank Manager, said tonight at this meeting, I will present to you 11 single-family homes and two property transfers for a total of 13 applications tonight.



Option Agreements
Agenda Item – A
Single Family Homes
9



OPTION AGREEMENTS
DR. BARBARA ANN WOODS



Requesting 2 Land Bank Lots
2712 Garfield Ave – 195633
1876 N 28th ST - 195449

New Construction
2 Single Family Homes

Zoning
R-1(B) Single Family District

Frontage
2712 – 77ft
1876 – 52ft





November 8, 2021

We will start with A1, is for two single-family homes, at 2712 Garfield Avenue and will be used as the primary residence for the applicant and 1876 N. 28th Street will be used for the applicant's large family when they visit.



OPTION AGREEMENTS
DR. BARBARA ANN WOODS



Building Details
6 Beds / 4 Baths
4,000 SqFt

Timeline
Project Start – August 2022
Project Completion – December 2022

Experience
Built 3 homes

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board




There are no plans to sell or rent these homes and staff and the Land Bank Advisory Board both recommend the project. This would conclude A1, Commissioner.

Chairman McKiernan said just to be clear Mr. Knapp, the applicant would build both houses and the applicant or the applicant's family would then occupy both houses? **Mr. Knapp** said yes, 2712 Garfield will be the primary resident for the applicants and 1876 will be the home for when their large family comes into town they can visit and stay there.

Commissioner Johnson said Mr. Knapp, I'm just looking at the building details for this and it says there is six bedrooms, four baths, 4,000 square feet. Is that for the 2712 or is that for the 1876? **Mr. Knapp** said that is for both them and I confirmed that number with the applicant.

Commissioner Johnson said between both residences there will be a total of six bedrooms and four baths. **Mr. Knapp** said no its six beds in one house, it would be a total of 12 beds.

Commissioner Johnson said each home will have six bedrooms and four baths and both homes will be 4,000 square feet buildings/structures. **Mr. Knapp** said that is correct, Commissioner.

Commissioner Johnson said is the applicant online? **Mr. Knapp** said I did invite them; I did not see them in the attendees.

Commissioner Johnson said I'd like to hear more from them in terms; not just intent, but get more information about these structures and what motivates them to put these types of structures in a residential, although these are residential homes, the neighboring parcels are not that large in scope and size, are they? **Mr. Knapp** said they are not.

Commissioner Johnson said Chair, I don't know, are we able to get the applicant on if they are available?

Chairman McKiernan said we absolutely can get them on if they're available, but I'm looking in the attendees list and I do not see a listing for Barbara Woods. I do have two phone numbers that I do not know who is calling on those numbers. I would ask the applicant, and it's listed as a Dr. Barbara Woods, if you are in the attendees list, if you would please raise your hand or otherwise indicate that you are present and then we can give you the opportunity to speak to the Committee. I do not see any hands raised nor have I gotten any indication that there is anyone who wishes to speak in the attendees list. Commissioner Johnson, I'm going to assume that the applicant is not present with us tonight.

Commissioner Johnson said I'll defer to anyone else if they have any questions or comments on that. I'm just a little apprehensive about; it just doesn't seem to match up with the existing structure of the neighborhood, and that's where I have just a little concern, little anxiety about.

Chairman McKiernan said I completely understand. Does any other member of the committee have a comment or a question for Mr. Knapp.

Ms. Godsil said there are no hands raised.

Chairman McKiernan said committee, at this point we have a couple of options. If there is no motion made on this option application, it would not move forward, effectively be denied. There

could be a motion to approve or there could be a motion to continue until a future meeting to allow more communication with the applicant either before that meeting or at that future meeting.

Commissioner Johnson said Chair, I would recommend that we continue this on; I'm looking at the projective start dates of August of 2022, it would seem to me that it would be fine to be able to push this back till next meeting, so we can have a conversation with the applicant and get more information about their event.

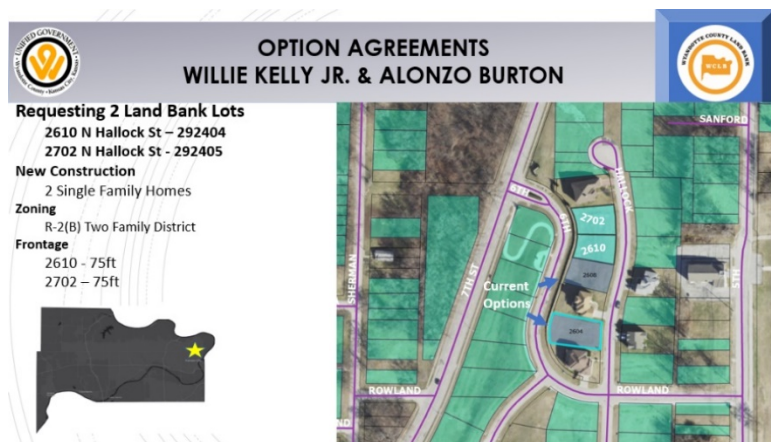
Chairman McKiernan said I will interpret that as a motion to hold this item over for one month so that more communication can occur. Is there a second?

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve holding Item 1A for a month so more communication and information from the applicant can be attained.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Ms. Godsil said, for the record, that date would be November 29th.

Chairman McKiernan said that takes us to our second item, 1A2. Two homes on N. Hallock.

2. Alonzo Burton – 2 Homes
 - 2610 N. Hallock St. – 292404
 - 2702 N. Hallock St. – 292405



Mr. Knapp said this is for two new single-family homes at 2610 and 2702 N. Hallock Street. The applicant was involved in the construction of three homes in Peregrine Falcon.



The plan is to sell these homes at the \$300K price point and the example pictures provided are the homes that are currently built in Peregrine Falcon. The staff and the Land Bank Advisory Board both recommend approval of this project.

Chairman McKiernan said just to confirm, you said that proposed new homes would match the design, specs, and the general look of the existing homes in Peregrine Falcon? **Mr. Knapp** said yes.

Commissioner Townsend said from the depictions here, these homes look like they would fit in with the already-existing homes in Peregrine Falcon. I do recall several meetings ago there were also brought forward proposals for new homes. Is this the same gentleman or is that a different

gentleman if you recall? **Mr. Knapp** said it's a different gentleman. In Peregrine Falcon we have a total of six option applications including this one.

Commissioner Townsend said including these two. I see the staff and the Land Bank Advisory Board Committee both have given the thumbs up, and it would be great to see Peregrine continue to be built out. I have no other questions other than adding a move to approve the applications.

Chairman McKiernan said any other comments or questions from the committee? Does anyone else who's in attendance at the meeting wish to offer comments on this application?

Ms. Godsil said there are no hands raised.

Chairman McKiernan said I could have sworn I saw Mr. Burton in the attendees list earlier, he may have taken our adjournment of Economic Development to mean we were done for the evening. We'll have to make sure we clarify that in the future.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve as submitted.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said Mr. Knapp that takes us to 1A3.

3. Alonzo Burton – 1 Home
 - 720 Stewart Ave. – 111551



**OPTION AGREEMENTS
ALONZO BURTON**



Requesting Land Bank Lot
720 Stewart Ave - 111551
New Construction
Single Family Home
Zoning
RP-5 Planned Apartment District
Frontage
31ft





Mr. Knapp said 1A3 is at 720 Stewart Ave., it's for a single-family home.



**OPTION AGREEMENTS
ALONZO BURTON**



Building Details
2 Beds / 1 Baths
900 SqFt
Timeline
Project Start – May 2022
Project Completion – November 2022
Experience
Alonzo Burton is a Civil Engineer. He has worked as a project Manager/ Construction Manager for 25 years. He was the builder of 3 of the houses in Peregrine Falcon back in 2007. Willie Kelly Jr is a Real estate Investor and owns KelBro Construction for over 20 years. He has remodeled homes, buying and holding and flipping during that time.

Next Steps

1. Building permit
2. Proof of funds to cover building estimate



Recommendation

- ☒ Staff Advisory Committee
- ☒ Need to follow narrow lot design guidelines.
- ☒ Land Bank Advisory Board

It's for two beds, one bath, 900 square feet. The staff and Land Bank Advisory Board both recommended, and staff comments where it needs to follow the narrow lot design guidelines from Planning.

Chairman McKiernan said I would note that this is the same builder as the previous two homes, just in a different location and with a different design. **Mr. Knapp** said that is correct.

Commissioner Townsend said the only question that I have about this is if you could offer just a little more insight for the public's consumption, what it would mean to follow these narrow lot design guidelines or there is other staff who might just give us a little bit more detail about that, that's the only question I have.

Mr. Knapp said anytime a lot is under 50 feet, I believe it has to go through a narrow lot design guidelines. There's special rules that are involved with that. That would definitely be a Planning question. I am not an expert in that area at all.

Commissioner Townsend said not trying to put you on the spot. That is something that if this were to progress, that Planning and Zoning would be in touch with Mr. Burton about it then, you're saying. **Mr. Knapp** said yes Commissioner, that is correct.

Commissioner Townsend said that is the only question I had. Other than that, I would move to approve the application as submitted.

Chairman McKiernan said does any member of the public has comment on this particular application?

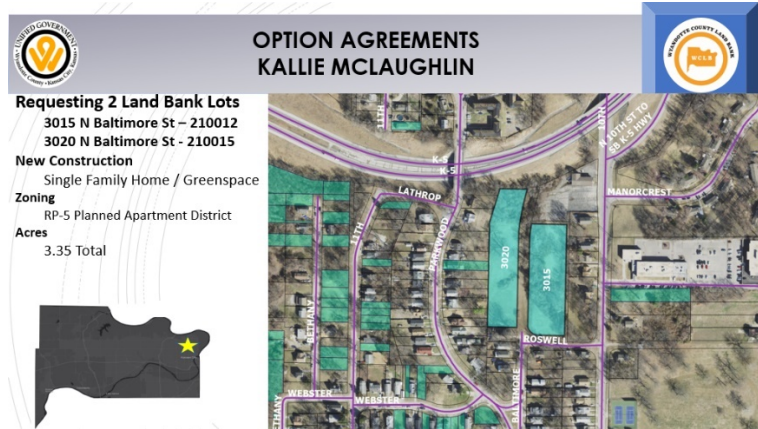
Ms. Godsil said Kallie McLaughlin keeps raising her hand, but I don't know if she wants to speak to this item because her item comes up next.

Chairman McKiernan said, Ms. McLaughlin, if you are just trying to make sure that we know you're here for your item, we do and we will call on you when that item comes up for consideration next.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve as submitted.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said Mr. Knapp, 1A4.

4. Kallie McLaughlin – 1 Home
 - 3015 N. Baltimore St. – 210012
 - 3020 N. Baltimore St. – 210015



Mr. Knapp said the applicant is requesting both lots for one new home and accessory dwelling units for animal-keeping. The applicant has reviewed the property with the landscape architect. 3015 N. Baltimore Street, the one on the right is flat but has drainage issues and would need clearing to fully access the property. 3020 N. Baltimore, the one on the left, the soil is very soft and could only be used for accessory use. The ground is so soft that the electrical poles are reinforced with cement to prevent them from sinking. On both parcels, only one area appears to be buildable. With the soft soil, the home would need to be built on piles to prevent the home from sinking. The staff comments, this would need a geo-tech involved with the whole process. It is in an environment district, they would have to vacate the right-of-way and there would be a planning plan review involved and no additional public works infrastructure would be required. Building details one to two bedrooms, 650 square feet. Both staff and the Land Bank Advisory Board recommend this project.



Building details one to two bedrooms, 650 square feet. Both staff and the Land Bank Advisory Board recommend this project.

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Chairman McKiernan said with those stipulations they would recommend. If you could go back to the previous slide, and I want to confirm that the vacant land in between these two parcels, although which it is right-of-way, is not improved. We would have no plans to improve it, that is to provide any infrastructure, like roads, sewers or other infrastructure going in between those two parcels. The applicant would eventually vacate that, and it would be one large parcel. Is that correct? **Mr. Knapp** said that is correct.

Commissioner Bynum said I have two questions. North Baltimore is not showing up on my Google map, I mean it's pinpointing this spot; I can't actually figure out where, which street is North Baltimore. I don't know, Jud, if you can point to it on this map or not. Okay, excellent. Since it's in the environs of Parkwood District, is one of the steps a trip to the Landmark's Commission? **Mr. Knapp** said I do not know.

Commissioner Bynum said I know that a lot of other types of applications within historic environs go to the Landmark's Commission before they make their way to us. I was just curious, but I can get that answered.

Chairman McKiernan said this is a random question Mr. Knapp. If you Google, Street View shows an International Christian Center immediately to the north and a little bit to the east of 3015. Do you know if that is still in use, occupied, being used? **Mr. Knapp** said I would not know because when I drove to check the property, I turned on Roswell here, I did not go up here.

Chairman McKiernan said my other question would be, you mentioned wanting to have green space to keep animals, is that correct? **Mr. Knapp** said that is correct.

Chairman McKiernan said and the green space therefore would; 3020, would be to the west of this new parcel? **Mr. Knapp** said yes, and the home would be built on 3015. **Chairman McKiernan** said and this green space for the keeping of animals would back up against it, looks like about a dozen residential lots. Does that add any additional steps to the process that you're aware of? **Mr. Knapp** said I am not aware of it. **Chairman McKiernan** said that definitely is something that we would need to consider.

Commissioner Townsend said the accessory dwelling for animal-keeping is the thing that caught my eye and if the applicant is available or if Mr. Knapp, if you know, I am curious as to what type of animal or animals we're talking about keeping.

Chairman McKiernan said the applicant, Ms. McLaughlin, is here with us and if it's okay with you, I'll ask the Clerk to go ahead, she actually has been permitted to talk. Ms. McLaughlin, if you would answer Commissioner Townsend's questions and give us your vision for acquiring and improving these lots.

Kallie McLaughlin, Applicant, said there is a lot of questions and a lot of moving parts to this project, however, I will volunteer some information; this is something that we debated about not sharing, but I do work for the Department of Planning for WyCo, so I am pretty familiar with a lot of the ins and outs of what we're going to have to go do with this. First to address the previous question, it will have to go through a Landmark Commission Review, however, there isn't any really surrounding property that's ever been developed on this. I did bring a slide show that shows that. I didn't give Jud much of a heads-up that I was going to do that at all. If he is surprised that I brought slide show to go over this a little bit more, don't blame him, blame myself.

To talk about the shape of this property a little bit more; 3020 and 3015 are very convex in shape, meaning they are high on the perimeter and then they dip down very low. When you're coming off Baltimore Street and you hit the end of the street, it drops. This property has between a 12–18% slope around the perimeter of the property. The plan that I included in the slide show, if I could show you if needed, it does include some additional landscape and screening. I did a soil report and I met with the Conservation Department a little bit to talk about what the kind of property composition is on this place and there's a high probability for further erosion. We determined that we were going to do some screening along the boundaries of 3020 on the left-hand side on the western part. A little bit of clearing of the timber stand in the middle of 3015 and a lot of that's just dead or stuff that is overgrown and not kept. There is some definite room for improvement on the timber stands, some screening, and some permaculture aspects. To address the home site, it would be towards the corner of Baltimore and Roswell. I have a map of where the utilities are that I've obtained from BPU, our own mapping from our city sewer perspective,

Kansas Gas Service, and I do have the utilities already mapped out for this property, which presents a lot of infrastructure questions about this.

Currently the zone RP5, which is a—as you guys know, that’s an apartment complex, however, after meeting with some of the residents, they have told me that they definitely don’t want anything going in there high density, and they want something where they feel like the kids could still be around it and still play. They’re worried about crime and things like that. Even though it looks like its about 3.25 acres, the amount of usable space, given the slope and the convex nature, it ends up being about 1.5 acres between the topography and what-not. After doing some initial clearing, the homesite would get started. It definitely going to take a lot to get some of that under control. I pulled up the Fire Sanborn Insurance Map and nothing has ever been built on this plot since its plot was initially drawn out. I think it was 1890 that I went back and saw that nothing had ever been developed on the property. I think some of that is because of topography of it, the amount of infill and infrastructure that would be required. I believe that those light poles and power poles were put up with the idea that maybe we would develop that and that could have happened when we did at RP5 zone. After talking with BPU, we discovered that it was requested that the lights be put up in the middle and not vacancy right-of-way in addition to the rental dumping and because they have some vagrancy activity.

A couple of the neighbors said that they were excited to have somebody there that actually be kind of a steward of the property. That was part of it, is we didn’t want to keep it completely closed off from the neighbors because they were so used to having it open, but I did want to provide some additional stability and some landscape screening to provide that buffer. The animal activity that was mentioned on there, it wasn’t really animal dwellings as it was an accessory structure. The first one is probably chickens. I currently live in KCMO with a residence requirement to relocate to WyCo. I do have 15 chickens currently. I will be asking to put up a new chicken coup and I do understand that that requires a special use permit if I keep more than six, so I would address that accordingly.

I do understand also that there’s probably some kind of discussion that I’ve talked about with the Conservation District about to keep the soil from burning and to avoid some erosion control issues that actually integrating a little bit of small miniature livestock, I don’t want to throw anybody off if I say mini cattle, but they only get between 30-42 inches tall. They’re no bigger than a goat. People don’t know that that’s a thing. By adding in some nutrients back into the soil

that has kind of wash away with some of that erosion over the years, would reintroduce an environment a little bit better for the permaculture. Doing that with some of the landscape greenspace is going to occupy most of 3020 and probably the northeast portion of 3015. 3015 is on the high side and right where that middle vacation strip area, it drops down significantly and I think that's where we see the majority of our 12-18% is right there also. It is two separate pieces of 3015 being on the high side which is part of the reason why that was chosen for the homesite part. 3020 being on the low side.

The floodplains didn't indicate any kind of propensity to flood there, but the drainage issue is because there's very little storm drain, very little storm sewer, anything like that controlling the area. There's still a high propensity to flood there or provide some rapid flash flooding, so it didn't appear that that was going to be a valuable site to put anything that was going to be of significant value such as another home without a lot of reinforcement. That's kind of how the site plan determination came about in that manner. As far as that Christian Church Center, I've been through there probably 3-4 times now and there are several places where their fence is torn down and the parking lot seems to be mostly roped off, so I'm sure they still use it, but it's how active, maybe not. Not totally sure on that stuff, but I'm happy to answer any other questions that you guys may have.

Chairman McKiernan said I think it's safe to say that not many applicants come as thoroughly prepared as you have come this evening. We also appreciate the fact that you have reached out at least to some of the neighbors and begun to build those relationships. That goes a long way in all of these applications.

Commissioner Townsend said I would echo to you Ms. McLaughlin what Chairman McKiernan has already said in terms of your preparedness, it did give me pause when I saw the word 'animal-keeping,' I had a suspicion that wasn't merely a dog or a cat. It sounds as though you already know that you're going to need special use permits for some of this other stuff. I hope you have included in your conversation with neighbors what your intentions are about that. Some people think that vacant lot is the worst thing, but next worst thing is to have something that does not fit in also with the already-surrounding environs. Do you intend to reside in the home, that was not clear to me if that was going to be the primary residence, rental property, or property for sale?

Ms. McLaughlin said it will be my primary residence. I do have a residency requirement as a UG employee and I'm doing this as part of that residency requirement. Coming from KCMO which has a lot more relaxed urban agriculture requirements than what Wyandotte County has, it was very difficult for me to find a piece of property that would suit those conditions and it took quite a bit, I don't want to say soul searching, but it was a very much, a very deliberate decision on how I wanted to play this out and how much of even taking the job within the county was how much would I have to give up in order to take that position. I didn't want to have to not take the position and sacrifice, that, so finding this piece of property was going to be part of that discussion and how I was going to manage that element of my personal life.

I did have some discussion with the neighbors about that, there are several of the neighbors who do have chickens and they were like whatever, it's more chickens. The only comment that I got about the animal keeping was to the neighbor and the corner of Baltimore and Roswell, he said, "Just know if your chickens is in my front yard, it will be in my barbeque later that evening." I said rightfully so, I'll come over and eat it with you. It was a good conversation but they're not too concerned with that I think because it's not like I'm putting in full size livestock and I'm doing something on more of an agricultural way, the way you would see in western Wyandotte. This is urban ag and it's for private use, it wasn't something that anybody I talked to seemed to be overly concerned about at that point.

Commissioner Townsend said concerns do manifest themselves later. That's for another day. One last thing, I like the look of the house that's in the depiction in our packet, was that just some purpose or is that what you really intend to have the house look like?

Ms. McLaughlin said there will be a little variation on that and that's going to depend on geo-technical and what we discover at a result of that, and how far we have to build into that slope or not. But the overall appearance and concept is going to stay the same. We want to see something with lots of windows to reflect the natural light, and ultimately sitting at the corner there of Roswell and Baltimore is; if you're looking backwards towards the north of the property, that's a lot of land to look over and there's a lot of trees and a lot of vegetation. I wanted to take advantage of that, and I didn't want to do something that was too, for lack of a better term, suburban and cookie-cutter. I wanted to do something that took advantage of the woodland element, the pitches on the

roof that look almost more like a modern cabin feel, but it wasn't too far modern to where it would stand out extensively from the rest of the neighborhood. There will be modifications of this floor plan in various ways and features depending on what that geo-technical survey and some of the other clearing and the landscape architect tonight kind of determine. The house will definitely be a group effort on that, and I am erring on the side of a smaller space just not to overwhelm the property given those constraints as well and because I personally, I don't need that much space.

Following the design guidelines of the R1B District is what I followed which is similar to the rest of the zoning in the surrounding neighborhoods as far as square footage and parking and whatnot. For the most part I do intend to keep something pretty similar to that. The house depicted in that picture is an Airbnb in another location and it is only 490 square feet, I believe. It would be larger than that and a little bit different architecture. That house right there is 490, so it would probably be a little bit more than that.

Commissioner Townsend said I don't have any other questions at this time Mr. Chair.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to approve as submitted.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said that takes us to 1A5.

5. Vincent Galicia – 1 Home
 - 2806 Merriam Lane – 149911



**OPTION AGREEMENTS
VINCENT GALICIA**



Requesting Land Bank Lot
2806 Merriam Ln - 149911

New Construction
Single Family Home

Zoning
R-1 Single Family District

Frontage
131ft





Mr. Knapp said the address is 2806 Merriam Lane.



**OPTION AGREEMENTS
VINCENT GALICIA**



Building Details
3 Beds / 3 Bath
800 - 900 SqFt

Timeline
Project Completion – 6 Months

Experience
Has construction experience

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



Donna Aguirre

Wouldn't mind changing from the container to a stick built home, but likes layout of the L Shape.

It's for a three bed, three bath, 800-900 square feet. I do note that the picture is of a container. I did ask the applicant, would you mind building a stick-built home and they would not mind building a stick-built home, but they do like the layout of the L-shape, so definitely be assured it will be built in an L-shape. The staff comments was if the project did go with the container-build, a design professional would need to be involved. Staff and the Land Bank Advisory Board both recommend the project.

Chairman McKiernan said I would also note to the committee that Mr. Galicia is the applicant and is with us here this evening. If you have any questions of him, he is available.

Commissioner Bynum said I'm noticing on some of the slides you've given us the zonings, Merriam Lane is kind of a mixture, but this particular zoning is R1 single-family then? **Mr. Knapp** said, yes, it is, and Planning did verify that for me.

Chairman McKiernan said if I remember my Merriam Lane, this is across the street from Long Term Storage and just down the street from the car wash. I have one question for the applicant if the applicant wouldn't mind. Carol, if we can move Mr. Galicia so he is able to talk, good I see he is. My one question for you is whether you would have the 'L' open towards Merriam Lane or open toward the uphill? **Mr. Vincent Galicia, Applicant**, said I was thinking open towards Merriam Lane.

Chairman McKiernan said some other members of the committee might have questions for you.

Commissioner Townsend said it's been a minute since I've been down Merriam Lane and I'm not sure I was really, or how close or not close, I was to the property that you're interested in. My question this container idea, how does that blend in with what's already in the neighborhood and if you're willing to move from that, what type of structure then would you have in mind? **Mr. Galicia** said I was thinking about going with wood and maybe like a stucco finish on the exterior of it to kind of blend in with some of the houses that are in the neighborhood. I've met with some of the neighbors there as well, so I was able to see what they have there presently. I would kind of tried to match something like that so I would blend in with the surrounding houses. **Commissioner Townsend** said that was a concern I had. I'm not as familiar with that area and what it looked like.

Commissioner Ramirez said this is in my district, I know exactly where this piece of property is. I know that we as a Commission have tried our best to steer away from containers and having property owners and business owners have containers. I know that this is right on the street of Merriam and that's my concern, it's right on the street, and I think that I am really interested to see what it will look like, but I just want to make sure that, as you said Mr. Galicia, that it maintains the character of the neighborhood that's around and the businesses and property owners. If you can make it look like it doesn't look like a container, then I think that's amazing. **Mr. Galicia** said

my dad does construction and all his life that's who I worked with and different companies together. He's a really good expert as far as when it comes stucco finishes for housing. I'm very positive we can make it blend in with the rest of the community and look a part of it and not like a sore thumb.

Commissioner Ramirez said my next question is to staff and Jud. Have you requested that he make it a stick home instead of a container or are you allowing us to make that decision? **Mr. Knapp** said it's new, and that that might be an issue and I brought up with the applicant to see if they would be willing to switch to a stick-built home. **Mr. Galicia** said honestly, from viewing pricing and things like that, something that I always wanted to do was a storage unit home, but wood would be a little cheaper than buying a container home at this point. I wouldn't mind going with wood and finishing it off with stucco finish on it to kind of blend in more with the neighborhood.

Chairman McKiernan said, Commissioner Ramirez, did you have any other questions for Mr. Galicia?

Commissioner Ramirez said I do not and thank you Mr. Galicia for being flexible with us and I thank you for that because I know we have some applications in the past who have not been very flexible with what we ask.

Commissioner Townsend said I wish to thank you for your flexibility because really these containers are what they are and since your able to exercise another option, I appreciate that. That's all I had to say.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to accept Mr. Galicia's application and to be specific with regard to the non-container version that he may come up with for the house.**

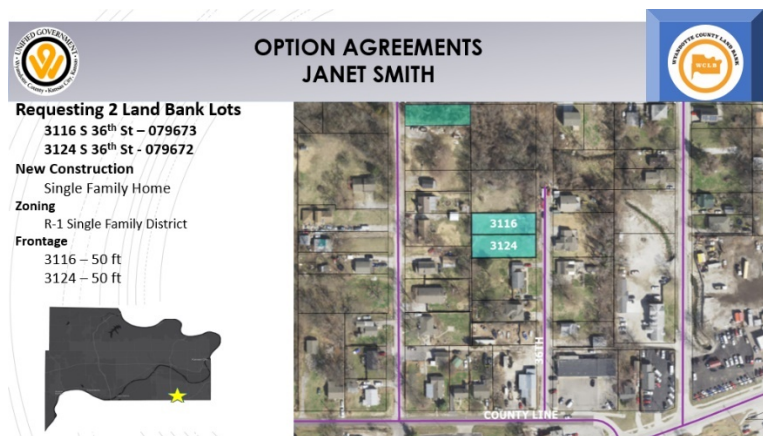
Chairman McKiernan said just to clarify your motion, it would be to accept the option, but to stipulate that containers not be used for the construction materials.

Commissioner Townsend said correct.

Roll call was taken and there were five “Ayes,” Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said that takes us to Item no. 1A6.

6. Janet Smith – 1 Home
 - 3116 S. 36th St. – 079673
 - 3124 S. 36th St. – 079672



Mr. Knapp said this application is for two Land Bank lots at 3116 and 3124 S. 36th Street. The applicants are retired and currently live a condo, but this doesn't give them enough space to pursue their hobbies in their current space. The applicants are requesting both lots because the home will be 40-feet wide and with the garage not facing the street, they will need an additional 10-feet for the driveway. The staff comments on this one is, the two lots for one home would match the area and if you look right across the street there is a lot exactly the same size as the proposed combining these two lots together.



OPTION AGREEMENTS
JANET SMITH



Building Details
2 Beds / 1 Bath
950 SqFt

Timeline
Project Completion – 9 – 10 Months

Questions
Do you need both lots?
The home will be 40ft wide and with the garage not facing the street we will need and additional 10ft for the driveway.

Next Steps
1. Building permit
2. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



This is a picture of the house that they provided me. It's going to be two beds, one bath, 950 square feet. The staff and the Land Bank Advisory Board both recommend the project.

Chairman McKiernan said I am quite familiar with this neighborhood and would agree this would not be out of place for those streets just north of County Line,

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Townsend, to approve as submitted.** Roll call was taken and there were five “Ayes,” Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said that takes us to 1A7.

7. The Village Initiative 3 – 5-bedroom transitional housing
 - 3064 N. 29th St. – 099344
 - 3050 N. 27th St. – 910506
 - 2278 Lathrop Ave. – 161910



**OPTION AGREEMENTS
THE VILLAGE INITIATIVE**



Requesting Land Bank Lot
 3064 N 29th St – 099344
 3050 N 27th St – 910506
 2278 Lathrop Ave - 161910

New Construction
 Transitional Housing

Zoning
 R-1(B) Single Family District



Mr. Knapp said this is for three transitional housing houses. The houses are 3064 N 29th, 3050 N. 27th St., and 2278 Lathrop Avenue.



**OPTION AGREEMENTS
THE VILLAGE INITIATIVE**



Building Details
 5 Beds / 3 Baths
 1755 SqFt

Timeline
 Project Start 2022
 Project Completion – 2023

Next steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
 6+ unrelated people living in a home will require a special use permit.
- ☒ Land Bank Advisory Board
 School children walk to school in the area, how will the neighbors be affected, requesting a meeting with area churches and neighborhood groups



The whole area is zoned R1B. The building details are there is going to be 5-beds and 3-baths. This does not match the picture provided that has six bedrooms, but it will have five bedrooms. They plan to start in 2022 and complete in 2023. They will need a building permit and proof of funds to cover the building estimate. The recommendation from Staff is that it's more of like education thing. It's six-plus, unrelated people living in a home, would require a special use permit, but because this is five bedrooms, it would not require a special use permit. The Land Bank Advisory Board have comments that school children walk to school in the area, how will be neighbors be affected, and they are requesting a meeting with area churches and neighborhood groups. After the Land Bank Advisory Board, I was provided a list of five contacts in the neighborhood that the Village Initiative should contact. I have provided that list and I believe they've contact 1 out of 5 on that list or they tried to contact them, but only contacted one.

November 8, 2021

Chairman McKiernan said I'm going to recognize Commissioner Townsend on this because she and I have talked a little bit about this application, and I think she has some additional insight and potentially a recommendation.

Commissioner Townsend said I have spoken with Reverend Randy George concerning this project and also with one of the other pastors in the immediate area, Reverend Lee, and with regard to the Land Bank Advisory Board's recommendation, which I think is a good one, to make sure that people already invested in the neighborhood talk to had the opportunity and the time needed to address concerns and hear from Reverend George the full extent of what's planned here, and who most likely will occupy this space. I think it would be fitting to move further action on this to suspend further action on this tonight and put this on our January 2022 agenda for action by the Commission on the application. That would be my recommendation and actually motion to suspend it from tonight's agenda, remove it from tonight's agenda and place it on this committee's January 2022 agenda, thereby giving Reverend George and the neighborhood groups, individuals, and churches. I've also recommended contact possibly with Quindaro Elementary School. So, that those neighborhood occupants could talk with Reverend George and get their questions answered. That's my recommendation and motion to the committee.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to hold this item over until the meeting on January 3rd.**

Chairman McKiernan said the motion is to hold this item over until the January meeting which avoids our tight turnaround until our next meeting and give sufficient time for everyone to discuss and talk about this project. Carol, do you have the date of our January meeting available? **Ms. Godsil** said that would be January 3rd.

Chairman McKiernan said we would hold this over until our meeting on January 3rd.

Commissioner Bynum said just two quick questions. Commissioner Townsend, in your conversation with Reverend George, did you approach that possibility to hold over and had agreement on that? **Commissioner Townsend** said yes and yes. **Commissioner Bynum** said I

was just curious to know a little bit more about this project. I'm familiar with Village Initiative and the good work they do and by the way, congrats on your Kansas Health Foundation Grant, that's awesome news. I was just a little curious to know more about what they were hoping to do with these three locations, and I am more than happy to wait until January for that if need be.

Chairman McKiernan said I will compliment Commissioner Townsend. She is the best at making sure that interested parties get together and connect before an application is considered. I have a hand up among the attendees and it's a Ronald Hopkins.

Ronald Hopkins said I'm from Kansas City, Kansas. I'm also a member of the First Baptist Church Quindaro which is approximately three blocks from most of this proposal. I agree with Commissioner Townsend that this should be tabled to afford all of us more opportunity because had we not heard about this from a third party, we would not have known. There was no information provided to our church about this or, as far as I understand, the Quindaro Elementary School which would sit about two blocks from one of these properties. There is great concern that we need to have addressed before we move forward. **Chairman McKiernan** said we know that those conversations will definitely occur.

Chairman McKiernan said I also have a Reverend David Lee in the attendees list and staff if we could allow Reverend Lee to speak.

Reverend David Lee, Pastor of the Guiding Star Baptist Church, said it's at 27th between Quindaro and Brown. I want to echo with what Brother Hopkins said, our concerns that we may have. I would like to know more about the project. I'm also going to open up our facilities, our church place of worship for the community to come to address whether Brother George, who is a great brother of ours, and the community as well. I would like to know more about the project because we want to make sure that we make good decisions that's going to have an impact on the community and to our youth, young people, and our children, especially those who walk to and from the school. We already have, right now, current challenges that we have been trying to correct. I've been in passionate with this church for 25 years and I do understand community and I do understand the neighborhood.

Thank you for giving us a chance to speak just for a few moments, thank you Commissioner Townsend, for facilitating and reaching out so that we can set this off until January, but I'm open to open up our facilities to invite the community to come to have full roundtable discussion so that we can get clarity and some direction in what we plan on doing in our area.

Roll call was taken on the motion and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Item No. 2 – 211118... LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Interim Land Bank Manager.



Option Agreements
Agenda Item – C
Property Transfer
1

- C. Property Transfers
 - 1. Loreana Prince – Eco Park
 - 352 S. Valley St. – 067357
 - 354 S. Valley St. – 067356
 - 358 S. Valley St. – 067361



**OPTION AGREEMENTS
LOREANA PRINCE**



Requesting Land Bank Lots
 352 S Valley St – 067357
 354 S Valley St - 067356
 358 S Valley St – 067361

Currently owns
 1251 Ray Ave - 067554

New Construction
 Eco Park

Zoning
 R-1(B) Single Family District



Mr. Knapp said this request is for a park at 352, 354, and 358 S. Valley Street. They currently own 1251 Ray Avenue and they want to get the three Land Bank lots and make a park out of them.



**OPTION AGREEMENTS
LOREANA PRINCE**



We liked the idea of saving the lungs of the city, and what better than with a park where everyone can enjoy it and have a pleasant family time in these times of confinement and technology



Here's the pictures provided for the vision of what the plan the park to look like. It has a movie screen, stage, waterfall, and walking trails.



**OPTION AGREEMENTS
LOREANA PRINCE**



Building Details
 Trails, park benches, theater, movie screen

Recommendation
 Staff Advisory Committee
 Concerns of the long-term maintenance of the park, these lots are buildable and should be held for new homes, if trees are cut, could cause an erosion issue. If project moves forward would require a vacation of right of way

☒ Land Bank Advisory Board



November 8, 2021

Staff did not recommend approval. They have concerns of the long-term maintenance of the park. The three lots are buildable and should be held for new homes and if the trees are cut on 1251, it could cause an erosion issue. If the project does move forward, it would require a vacation of the right-of-way that are separating the Land Bank lots from the lot that the applicant currently owns. The Land Bank Advisory Board did recommend for approval.

Chairman McKiernan said does the applicant live close to this? **Mr. Knapp** said I did not gather that information.

Chairman McKiernan said I'm guessing the applicant does not live at 1251. **Mr. Knapp** said there is no structure at 1251.

Chairman McKiernan said the applicant lives at some site distant from this but owns 1251 and now wants to acquire three more for the purpose of making a park on S. Valley Street. I would also observe that directly across the street from this to the best of my knowledge, is one of BPU's yards where they do handle materials out of, so, there is that.

Commissioner Bynum said in gathering my thoughts I'm not enamored with this notion of acquiring three more lots for the purpose of a park that's doesn't appear to be near where the owner lives. I guess we don't know that 100% because we don't know where the owner lives, but to put resources into a park on private property and then, I guess, invite the public to enjoy it? That concerns me, especially if the owner is not nearby to make sure that it's taken care of. My larger issue, frankly, is around our Land Bank policy, that I think might speak to this kind of property acquisition in a different way. Mr. Chair, I'll leave my comments there.

Chairman McKiernan said I will say that I share each and every one of your concerns about this potential transfer.

Commissioner Ramirez said I'm in the same position as Commissioner Bynum, gathering thoughts. The maintenance of this would be solely on the property owner? Let's say we let this

go through and they built the park, would it be their responsibility to maintain the beautification and everything at the park? **Mr. Knapp** said yes.

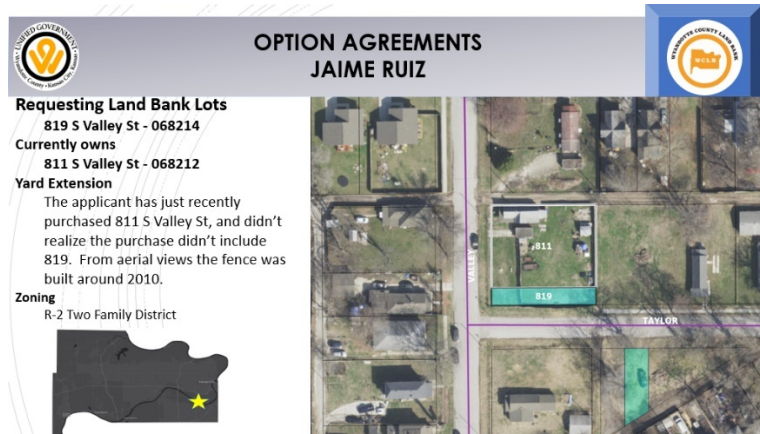
Commissioner Ramirez said I agree with everything that Commissioner Bynum has said. I'll be frank, it's an interesting application. As Commissioner Bynum said, it's private property, it's a private park, but the public will be able come on to the property, and it's just an interesting application and I don't think it fits well with what we're trying to do in going back to the Land Bank policy. I just don't think it does. I think the staff committee brought of a very good point of the concern of maintenance, the long-term maintenance of this, because as we all know, here at the UG, it takes a lot to maintain a park. I agree with and second all the comments that Commissioner Bynum has mentioned.

Chairman McKiernan said I, for all the reasons that Commissioners Bynum and Ramirez have brought up; am not in favor of this at all. I think it introduces—first of all, there would be clearing of those lots, absolutely there could be erosion issues. We don't have anything in terms of a guarantee that this applicant is capable, has the capacity to build and/or maintain for the long-term. I think another thing that we need to consider is the traffic potentially, the potential for additional traffic, which would come down South 14th and then down Valley Streets. This are fairly quiet streets, as you might imagine, with both of them dead ending at I-70, and my first reaction was if the applicant wanted to build a park, they could build it at 1251, but I'm not inclined for that to happen either because I simply have too many unanswered questions regarding the capacity of the applicant to build and/or maintain a park that is not located next door to where they live. Mr. Knapp, a quick look in DotMaps here would suggest the applicants don't live anywhere around here. No, no where close. If other members of the committee have any other comments or questions regarding this application, I certainly would encourage them, but I am not inclined to move this forward.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Ramirez, to deny the request as submitted.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said our final item, D1.

- D. Yard Extensions
1. Jaime Ruiz
 - 819 S. Valley St. – 068214



Mr. Knapp said this item is at 819 S. Valley Street, it's for a yard extension request to add to their current yard at 811 S. Valley Street. The applicant recently purchased 811 S. Valley Street and didn't realize the purchase did not include 819. I did do some research, as you see from the picture, there's a fence on 819 and I did some aerial view research and I estimated it was built around 2010. The staff comments on this one would be recommended approval. With the lot only being 20 feet wide, it would be a challenging build for a new home.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve as submitted.** Roll call was taken and there were five "Ayes," Ramirez, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said that brings us to the end of our agenda. Before we adjourn, I like to offer a special thank you to Commissioners Ramirez and Bynum for sitting in tonight and helping us to conduct our business. We appreciate your efforts. With that, there is no more on the agenda.

Chairman McKiernan adjourned the meeting at 7:02 p.m.

tk/am