

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 29, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 29, 2021, at 6:52 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance: Alan Howze and Bridgette Cobbins, Assistant County Administrators; Katherine Carttar, Director of Economic Development; Jud Knapp, Interim Land Bank Manager; Alley Porter, Commission Liaison; Jeffrey Conway and Wendy Green, Assistant Counsel; and Carol Godsil, Deputy Unified Government Clerk.

Chairman McKiernan said I appreciate the opportunity to start our Neighborhood and Community Development Standing Committee. Before I do call this committee meeting to order, however, I do want to remind everyone that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as some who are onsite at City Hall.

All participants who are joining by phone or by computer should mute their devices when they are not speaking so that we can avoid background noise and distraction. During the meeting, we ask that everyone please announce yourself by name and title every time you speak so that the public who 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. Now the public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting, and those comments will be added to the record of the meeting; and we do have the lobby of City Hall, the public lobby also available for public comment.

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.

Chairman McKiernan said to the best of my knowledge, and the Clerk can correct me if I'm wrong, there were no revisions to the original agenda once it was posted. **Carol Godsil, Deputy Unified Government Clerk**, said correct. **Chairman McKiernan** said and we do not have any minutes to consider from previous meetings, so that will move us straight into the committee agenda.

Ms. Godsil asked, would you like to do roll call first? **Chairman McKiernan** said why that would be wonderful. I'm ready to get started. Could you, please?

Roll call was taken and all members were present as shown above.

COMMITTEE AGENDA

Item No. 1 – 211167...ORDINANCE: AMENDMENTS TO LANDMARKS ORDINANCE

Synopsis: An ordinance amending Sections 27-80 - 27-169, Chapter 27, Article IV, Divisions 1 - 4 regarding historic landmarks and historic districts, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. *It is requested that this item be fast tracked to the December 2, 2021, full commission meeting.*

Gunnar Hand, Director of Planning and Urban Design, said the item in front of you today is a revision to the Landmark Historic Districts ordinance in the Unified Government Code. This is essentially our historic preservation code. There are, I think we sent you a draft of that code for your review ahead of this meeting. I can answer any questions after my brief presentation and comments.

There are a couple of pretty significant changes to this ordinance. Namely, we reduce the environs buffer, that is the area outside of a historic landmark and a historic district that we continue—that we do administrative reviews on, in addition to those historic districts and historic landmarks from 500 to 200 feet.

We also expand the notification requirements, essentially applying the same notifications we do for all of our other entitlements like master plan amendments, change of zones, special use permits, things of that nature. We extend those notification requirements to all certificates of appropriateness. Those are the entitlements given to historic districts and historic landmarks and projects within them. So, essentially, moving forward if approved, we would do a 200-foot notice

of all properties. We would send it out to our lists. We would publish it in the newspaper and so on and so forth.

Then I think the third sort of primary thing that happened was a general overhaul of the entire ordinance. About 10+ years ago, the environs section was added to the original ordinance. It's sort of tacked on at the back end of it. So, there were two places for definitions. There were two places for procedures. There were two places for what is or is not an environs so we sort of—we brought it all together and made it a little clearer as a read. We also believe that we added some additional clarity and transparency to the code further defining what is or is not a certificate of appropriateness, what is or is not an environs review, as well as some of the procedures and processes.

So, with that, again, we're asking for a fast track to the December 2nd Board of Commissioners hearing. We do have a unanimous recommendation of approval from the Planning Commission for this ordinance, and I'd be happy to take any questions you all might have.

Chairman McKiernan said I'll ask the committee if there are any comments or questions regarding this proposed ordinance or I guess I should say ordinance revision.

Commissioner Townsend said good evening, Mr. Hand. Out of the abundance of caution if there are questions, let's say this moves out of committee and is fast tracked to December 2nd, if someone in the public or even us had questions that came between now and then, would this be a situation where we'd have to set aside or there would be discussion? No, it's probably like the other issue that came up in the preceding meeting. This would go on the agenda for commissioners, what is that? Help me, Commissioner McKiernan.

Chairman McKiernan said, Commissioner, if I could, I do believe that since this is being fast tracked, it would go into the section of our Thursday agenda that is called Standing Committee Agenda where we would actually bring this item forward at that time, allow for discussion, and then have a vote.

Commissioner Townsend said okay, thank you. You answered my question then, and I think Deputy Clerk was about to chime in as well. So, thank you both. That was the only question I had. Thank you.

Ms. Godsil said, my question is for Gunnar. Gunnar, is this ordinance the same ordinance that's placed on Thursdays Non-Consent Planning Agenda? **Mr. Hand** said, yes, same thing? **Ms. Godsil** said same thing, okay. Commissioner, that's where it will be placed. It's on the Planning and Zoning Non-Consent Agenda for this Thursday's meeting.

Commissioner Townsend said okay so that would allow for discussion or questions if there were any then. Thank you.

Mr. Hand said correct. There will be a public hearing. I would also just note that if you have any questions between now and then, let us know. We'd be happy if there are any changes, to go back to the Planning Commission or back to this committee. We're in no necessary rush. I think the preface of this was the Landmark Commission had us as to pull their recommended changes, which were the environs buffer, was their primary change. We added the others after our staff review but they asked us to pull that out of the overall zoning code updates so that we had a most up-to-date ordinance as we moved forward with the project to hopefully develop a historic district in downtown KCK. So, we're sort of tracking them right now; but again, I guess I would say globally, the zoning code is a living document. We're happy to make changes and continue to rehash these things as necessary.

Chairman McKiernan asked any other comments or questions from the Committee? Seeing none, I'd ask the Clerk if we had any public comments submitted regarding this particular item. **Ms. Godsil** said no public comments were received.

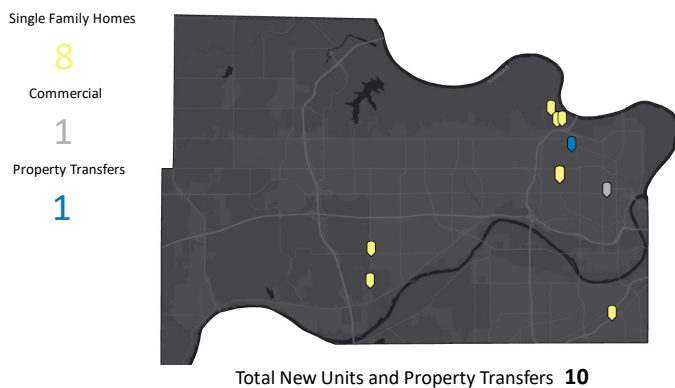
Chairman McKiernan said I don't see any hands raised among the attendees for making additional comments. Committee, this is an action item. The floor is open for a motion.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Walters, to approve and to the December 2nd full committee meeting.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Item No. 2 – 211188...LAND BANK OPTION APPLICATIONS

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

Chairman McKiernan said Committee, unless there are objections, I would ask that we take this as we have done in the past, where under Item 2A, we consider Nos. 1-7 each individually, because the specifics of each application vary so much from one to another that it is sometimes hard to aggregate them. Unfortunately, that will call for a number of votes, but we can consider each specific project individually.



Jud Knapp, Interim Land Bank Manager, said so tonight, I'm presenting eight single family homes, one commercial and one property transfer. I'd like you to note these three properties up here in the Quindaro Townsite. I had a request to make a map and we will review all the different areas of the Quindaro Townsite.

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Option Agreements
 Agenda Item – A
 Single Family Homes
 8



OPTION AGREEMENTS
MIKE PAYNE



Requesting Land Bank Lot
 3306 N 33rd ST - 165213
New Construction
 Single Family Home
Zoning
 R-1(B) Single Family District
Acre
 1





- A. New Construction - Single Family Homes – 8 Homes
1. Mike Payne – 1 home
 3306 N. 33rd St. – 165213

Alright, so the first one is at 3306 N. 33rd St. for a single-family home. The zoning is R-1, so it does meet the zoning for this project. It is one acre. There is no sewer in this area. So, since it is one acre, it is eligible for a septic tank.



OPTION AGREEMENTS
MIKE PAYNE



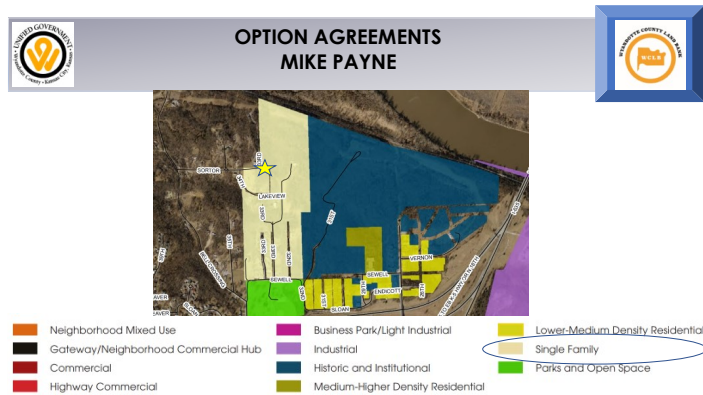
Building Details
 5 Beds / 4 Baths
 2,500 SqFt
Timeline
 Project Start – January 2022
 Project Completion – April 2023
Next Steps
 1. Building permit
 2. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
 The property is outside of any historical environs
☒ Land Bank Advisory Board

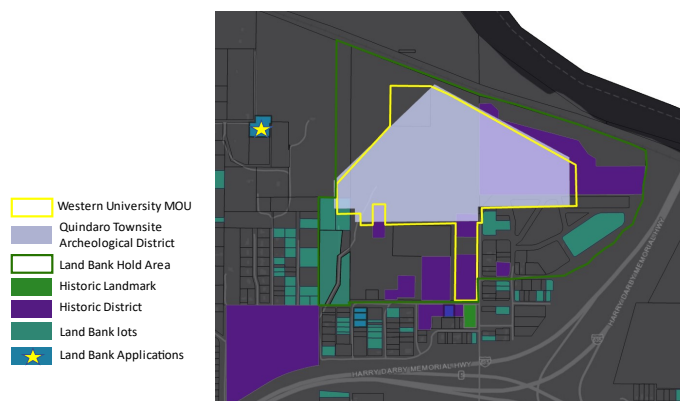


November 29, 2021

The applicant currently lives in Los Angeles but is planning to build their retirement home and move back here. The staff comments was it is outside of any historical environs.

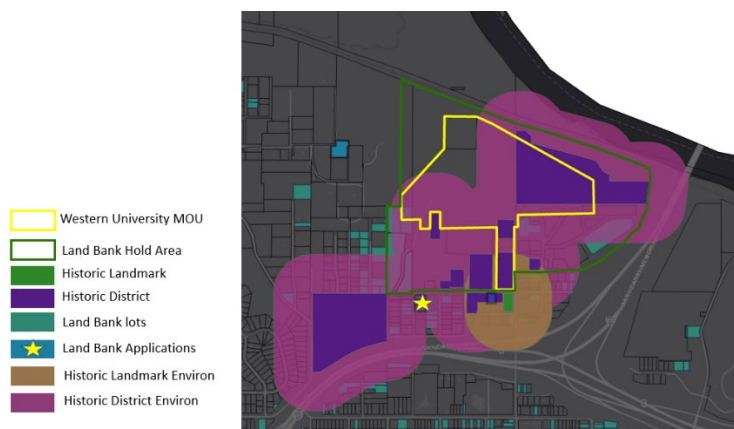


Here is the Northeast Area Master Plan. It is in the single-family district so that meets the requirements for the Northeast Area Master Plan.



Here is the map of the Quindaro Townsite. There's a lot on this map, so this map is in two parts. The first one is Western University Memorandum of Understanding. The second one is Quindaro Townsite Archeological District. We have a Land Bank hold area. This one pretty much matches what the Northeast Area Master plans. The historic and institutional boundary here. Then we have the historic landmarks, historic districts Land Bank lots, and then the Land Bank Application.

So, you see that this first application is here. It is 630 ft. away from this line here.



The second map, we add the historic environs in it. These are 500 ft. environs, although you just heard that they might be changing to 200 ft. The project that we're voting on first here is definitely outside of all historic environs.

Commissioner, that would conclude my presentation on this item.

Chairman McKiernan said so for Item A1, does the committee have any comments or questions for Mr. Knapp or a motion?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Item A1.**

Chairman McKiernan said I would ask Carol if there had been any comments submitted regarding this item? **Ms. Godsil** said no comments from the public were received.

Chairman McKiernan said I do not see any hands raised among the attendees. There is a motion and a second to approve as submitted.

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

Mr. Knapp said alright, so A2 is at 2725 Sewell Ave. It's for a single-family home. The zoning is R-1 so the project does meet zoning.



OPTION AGREEMENTS

CAMELLIA NEWTON STANTON



Building Details

1 Beds / 1.5 Baths
800 SqFt

Timeline

Project Start – January 2022
Project Completion – July 2023

Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Environ review
4. Historic district review

Recommendation

☒ Staff Advisory Committee

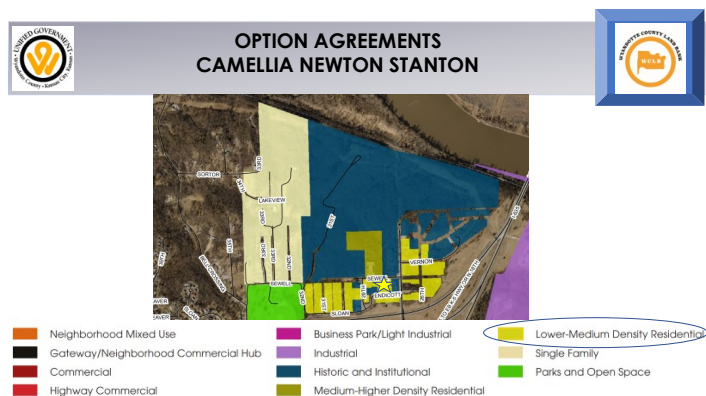
The proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property.

☒ Land Bank Advisory Board

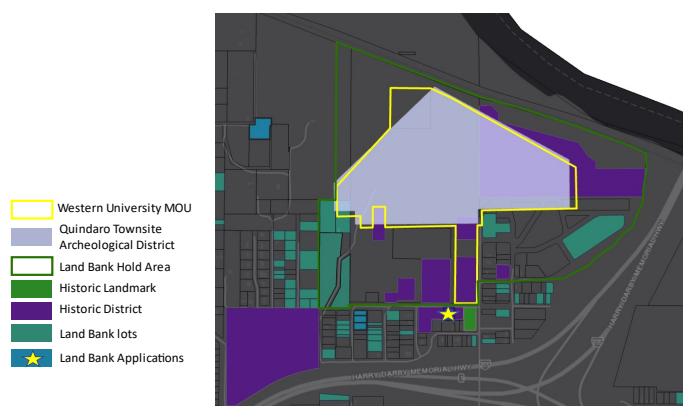


A little bit of backstory on this one. In the 1930s, the property was owned by the applicant's grandparents. The grandfather was actually a professor of agriculture at Western University. The applicant also went to Vernon Elementary School. The desire is to contribute an element of natural but orderly beautification to the community by restoring grandfather's garden and create a formal rose garden. The materials for this project will be low-maintenance gardening, if approved. The hope is that they'll become a positive element and source of pride for the community honoring our past through example.

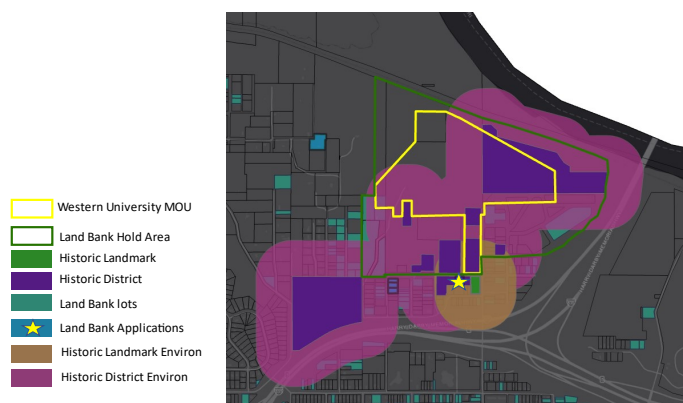
The staff comments on this one is that they're not recommending approval because of the proximity to the Quindaro Townsite. Staff is recommending extending the hold area to include this property. If this property was approved, the project would require an environ review and historic district review.



In the Northeast Area Master Plan, it is in the lower-medium density residential so, this would match the master plan.



To our map here, the star is where this property is. It is actually in the historic district. This is not in the environ of the historic district. It is the historic district, but it is in the environ of the historic landmark of the Vernon Elementary School.



Here you can kind of see that environ of the elementary school. That, Commissioner, concludes this item.

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Chairman McKiernan asked does any member of the committee have comments or questions for Mr. Knapp on Item A2?

Commissioner Townsend said I'd like to applaud the applicant for wanting to beautify the area. It's really interesting history that's been presented. I am concerned though because it is so close to the designated landmark that Mr. Knapp showed, and it's in the purple area for those of you who may not—to help you get another fix on it, if you're at all familiar with where the John Brown statue is, it's literally around the corner from that, so it's highly likely that this Quindaro Townsite, the gray area or the area that's bordered by the yellow outline here—this application lies so close to that it is highly conceivable that when the group that will meet to talk about what should be in that yellow outline area, that improvement including the area where this application lies, would be considered. So, for that reason, I would not be in favor of this one going forward, at least not until this area and the Western University MOU group has met and really talked to the community and others for improvements; what the improvements would be for that area. I just don't think it benefits that project at this point, to accept projects like we have here that are so close to these environs, and we have denied applicants before for the same reason, even though they were a little bit further away. This seems to be right in the path. So, for that reason, I would not be in favor of it at this time.

Chairman McKiernan asked does any other member of the committee have a comment or question for Mr. Knapp? I do not see any. Carol, have we received any communication regarding this application? **Ms. Godsil** said no public comments were received.

Chairman McKiernan asked, is there anyone in the attendees list who'd like to make public comment on this application? **Ms. Godsil** said I see no hands raised.

Chairman McKiernan said this item is available for motion if the committee so chooses. I hear no motion. I'll just ask one more time just to make sure. This item is available for motion if the committee so chooses. There is not a motion, so this item does not move forward; is not approved. It fails for lack of a motion.

Action: No motion made, Item No. 2A did not move forward and failed for lack of a motion.



**OPTION AGREEMENTS
ESTRALITA JUSTICE**



Requesting 3 Land Bank Lots
 3429 N 31st ST – 164306
 3427 N 31st ST – 164300
 3425 N 31st ST – 164301

Currently owns
 3428 N 31st St - 164310

New Construction
 Single Family Home

Zoning
 R-1(B) Single Family District

Frontage
 200ft



3. Estralita Justice – 1 home
 3429 N. 31st St. – 164306
 3427 N. 31st St. – 164300
 3425 N. 31st St. – 164301

Mr. Knapp said this is for a single-family home built on three lots at 3429, 3427 and 3425 N. 31st St. The applicant actually currently owns 3428 N. 31st St. across the street. This project does match the zoning, and the frontage for all three of those properties is 200 ft.



**OPTION AGREEMENTS
ESTRALITA JUSTICE**



Building Details
 3 Beds / 2 Baths
 1,500 SqFt

Timeline
 Project Start – January 2022
 Project Completion – August 2022

Next Steps

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

Recommendation

☐ Staff Advisory Committee
 The proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property. Sewer connection issues: accessing the property

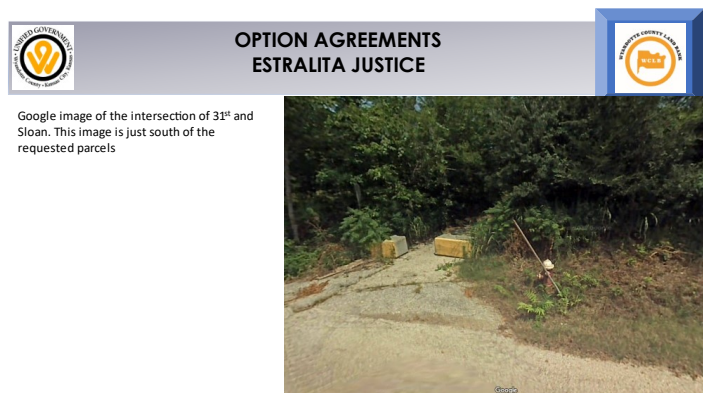
☒ Land Bank Advisory Board



A little backstory again. Mrs. Justice's family owned this land in this neighborhood and the location is essential because it represents her family's history. Mrs. Justice cannot trace her family's geographic history further back than this property. Mrs. Justice has shown her commitment to the neighborhood by purchasing another lot and by entering into a lease a lot

agreement for 12 lots with the Land Bank including these three and spending time and money to remove a substantial amount of debris on the lot.

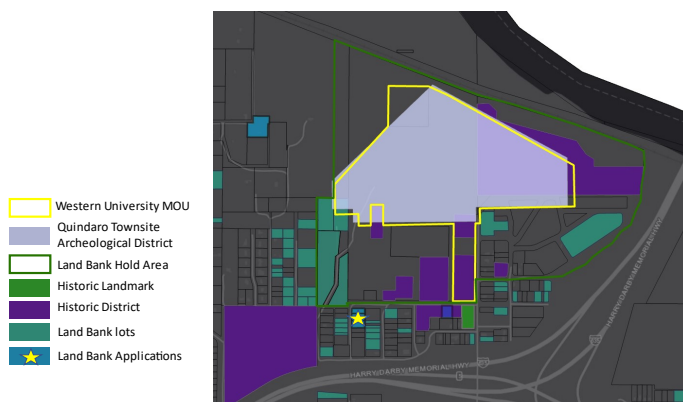
The staff comments on this one is not recommending approval due to the proximity to the Quindaro Townsite. This location will also have sewer connection issues and accessing the property due to the road being closed. They would have to rebuild the road or buy the properties closer to Sloan Ave. to get access to the property.



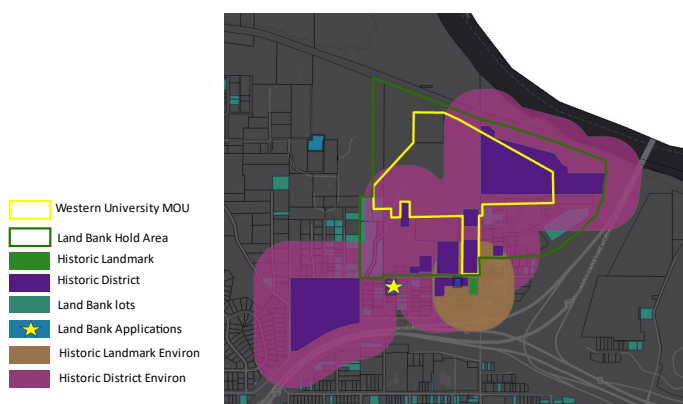
I did get a Google image of 31st & Sloan. This is just south of the requested parcels.



In the Northeast Area Master Plan, it is a lower-medium density, so this a single-family home would match the master plan.



Here's this map again that shows it.



It shows it is in historical environs. I did if this one did change to 200 ft. environs, these properties are 190 ft. from the historic district.

Commissioner, that would complete my presentation on this item.

Chairman McKiernan asked does any member of the committee have a comment or question on Item A3?

Commissioner Townsend said again, we have a similar situation where you have an application for lots in the historic environ and very close to the Western University MOU.

One of the things that I am curious about, I don't know if the applicant is available to answer the question. You said, Mr. Knapp, that the applicant owns a home adjacent to or right across the street from the lots for which the application is being considered tonight, correct?

Mr. Knapp said, Commissioner, the applicant owns a lot, not a house.

Commissioner Townsend said oh, I'm sorry. Okay. Well, that took care of the question was going to be the follow up. Does the applicant live there? So, that took care of that question. You also mentioned something about the applicant leasing some property, and where is that? Is that shown here at all?

Mr. Knapp said it is not, but it's basically 12 lots and it was all of these Land Bank lots here, all of these Land Bank lots, and these Land Bank lots back here. They totaled up to 12 lots in total. They started their lease, I mean, their lease just expired like yesterday. **Commissioner Townsend** said okay. **Mr. Knapp** said their two-year lease expired yesterday.

Commissioner Townsend said okay, all right. Okay. Well, because of the close environs of this application to the MOU area, I am inclined not to support this application. I would, however, ask for the time to talk to this applicant, unless she is available to inquire more about her intention. One thing, we have a lot of vacant land in District One. So, her goal for building may be achieved elsewhere. I do appreciate that she may want to be near where family once owned property but, again, I think we need to keep options open for property that is so close to this MOU area until more definite decisions are made. We shouldn't, I think, cut ourselves off with what could be in that area by making these option agreements available right now.

And not right now, but at some time in the near future, I think this needs to be addressed by the group so that people are not frustrated with applications that, we would have to turn down because it's so close. I think we need to give some direction to you and to the public about what is to be developed or what could be developed in that area. I think we stifle possibilities if we let these lands go right now.

So, what I would like to see, if it's at all possible, is to just have this delayed one month and come back. I would like to talk to the applicant, but this is really close to the environs. That would be my motion just to delay this for one month to give me an opportunity to speak more to the applicant if she's not available tonight.

Action: **Commissioner Townsend made a motion to hold Item A3 for one month.**

Chairman McKiernan said to the best of my knowledge, the applicant is not available tonight, but I do have a hand up from someone in the attendees list, who I believe may be counsel representing the applicant. Ms. Kancel, if you are here representing Mrs. Justice and can answer any of Commissioner Townsend's questions, I would welcome that at this time.

Mary Ann Kancel, said I am representing Mrs. Justice in this matter. She is very dedicated to this project. She wants to build a single-family residence on these three lots. She has been speaking with neighbors, adjoining lots, etc. If she can get the Land Bank lots, it is possible that she will be able to obtain lots further to the south. It's kind of a chicken and the egg until she gets Land Bank lots. She doesn't know with certainty if that will be an option for her. This is, Mr. Knapp to put it very well. Her grandmother owned land very near here and she is so dedicated to this area. I do not know that this is an application that is easily transferable to another location. It is frustrating for applicants.

Mrs. Justice has the 12 lots under the lease a lot agreement. The lease on some of the lots expired yesterday, but a few of them are still—they were not all entered in—it's not all under the same lease. So, several of them the lease does not expire until sometime in 2022.

She has expended funds to clean up debris. She hasn't cleared the lots, but she's removed a lot of trash. She's very familiar with the area and she's familiar with the road. That is not dampening her spirits for building a home and living there. These lots are available on the Land Bank map to a resident who wishes to move forward with plans.

We did look at the Master Plan, looked at possible projects that are in the idea stage, and the only thing that we saw that was nearby was the walking trail, which is to the north. It begins to the north and to the east of this property, and the walking trail proceeds east. This would not in any way, shape, or form interfere with that project.

There seem to be many areas in the community where lots are presented on the Land Bank map but if they aren't really available, I guess my question is, why are they on the Land Bank? We have somebody here who wants to build a house in good faith; put this property back on the tax rolls. It could be 5 years; it could be 25 years before anything happens in this area and there is the right of eminent domain, and it has been used for other projects of historical significance.

If Mrs. Justice gets to build her house and live on this property for 30 years, what a wonderful win, win for everybody because there isn't anything in the works right now. Her plan

is not detrimental to the neighborhood or to the community. It's within the zoning. She does have to work out the sewer issues. Probably the three lots together are a little bit under an acre. Like I said, she is really committed to this area right here as those lease a lot agreements show. She could not be in attendance tonight. She teaches a class that she had to attend. I think that broke her heart a little bit not to be able to speak for herself on this.

That's really all I have to say. Thank you for listening. She's so committed to this project. I am just honored to represent her. Thank you.

Chairman McKiernan said we definitely appreciate that perspective on the application. I would ask Commissioner Townsend, before I get to Commissioner Walters, I'll just circle back to Commissioner Townsend and see if she has any follow-up based on that input from counsel.

Commissioner Townsend said thank you, Ms. Kancel, for being here tonight to represent Mrs. Justice. I do have some questions about whether or not or what's going on with the lot she has under lease. What was the purpose or the end goal of putting those properties under lease? Is this something that she intends to be a resident of?

To your comment about these properties being on the Land Bank listing, that is true; but as I said before, with this project, which the community is very anxious to see get started, or discussions about with the MOU area, the issue is not to stifle what that area could be by awarding properties out of the Land Bank in those environs right now. That is the issue.

If you could fill us in with what's been going on with these properties under the leases that Mrs. Justice has had. I understand her attachment to the area from family members, the Justice family, in that area, but we do want to be fair to everyone who may have interest in that area and not stifle this project to come. Any more insight you could give would be appreciated.

Chairman McKiernan said Ms. Kancel, if you want to go ahead and respond to Commissioner Townsend that would be wonderful. Thank you.

Ms. Kancel said thank you for the questions. She does have a bigger plan for the area. None of it is a commercial or retail use. She wants to build a greenhouse and to have greenspace eventually. She is very wise to proceed incrementally and not bite off more than she can chew in the time that is allowed for getting started and for completing a project. I guess this is a bird in the

hand. She has every intention of doing a nice residence with an outdoor area and landscaping. She has been working with contractors. I know you had another part to your question, and I don't—I am so sorry. I didn't write it down before I responded. She purchased the property at 3428 in the hope that she would be able to talk with other property owners in the area and just put a piece together that would work. I also think that that is part of the reason why she has the other lots under lease a lot agreement, is trying to figure out what will work.

I think she spent; well, I know she spent funds. I think it's in the area of this is a broad range of \$2,000 – \$5,000 to remove the debris. As I said, she hasn't cleared trees or brush or anything like that on the lots, but there was, I guess, a lot of dumping that had occurred. As far as I know, unless people have been out there and dumping recently, the lots are cleaned up in that regard.

She, like I said earlier, she's been speaking with contractors. She has her financing in place. She did her due diligence looking for possible plans that other organizations, neighborhood groups might have for this area and could find nothing other than the walking trail, which is a wonderful project, but it doesn't affect this street.

We've had some conversations with Mr. Knapp. He's been very helpful. I don't know if I addressed all of your questions or not, Commissioner Townsend. I apologize if I didn't.

Commissioner Townsend said no, I think you did. For the time being, I still am—I think that the best to be fair is, as I said, I think I've asked for this to be held over for further conversation and explanation, but this is so close to the environ area, to the MOU area, and I think it behooves the city not to stifle itself for what that could be right now. So, that would be my comment on it right now.

This is not her primary residence correct? Well, you said there's no development there, correct, at 3428?

Ms. Kancel said it is not her primary residence. If she were to switch her plans to the lease a lots that are on N. 30th that are a little bit further south, I think Mr. Knapp said that I was looking at the lots to the east, those. That would move her away from the environs a little bit. He said the three lots she was looking at would be 192 ft. and if the Landmark ordinance changes are made, there would be 8 ft., but those lots are a little bit further south. They may possibly be a little bit

closer to the street, to an existing street, I guess I should say. Further south, there's a little bit of a street closer to Sloan and that could be something that she may be amenable to and we could discuss.

Chairman McKiernan said, Ms. Kancel, I appreciate that additional information. Commissioner Townsend has made a motion for the committee that this item be continued or held over until our next meeting to give you and Commissioner Townsend and the applicant a time to communicate about that.

Action: **Commissioner Walters seconded the motion to hold Item A3 for one month.**

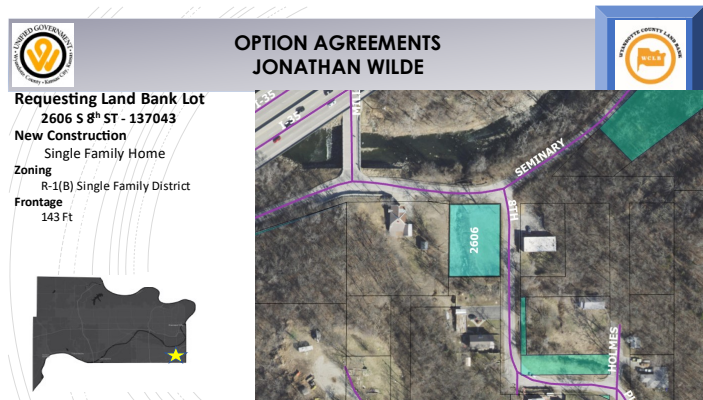
Commissioner Walters said specifically, the questions I would suggest be pursued are, why are we selling three lots to build one house? That's often a question we ask when people want multiple lots that could support more than one residence.

I'd also suggest that we, as Commissioner Townsend suggested, try to get a handle on what the overall master plan for this area is in the eyes of the applicant. We have struggled when applicants want 5, 6 or 10 properties and we don't have any idea really what they plan to do with those. We approve, obviously, single lots and sometimes more than single lots, but we have talked in the past when people are asking for five, more than five lots that we get a presentation of what their ultimate goal is. So, I think that would be another thing that we might be able to get a little bit of a grip on if we delayed this for 30 days.

Chairman McKiernan said there is a motion and a second to hold this item over until our next meeting to allow additional conversation to occur. Any other comments or questions from members of the Committee? I'll ask the Clerk if we got any other correspondence regarding this application. **Ms. Godsil** said no public comments were received.

Chairman McKiernan said I don't see any other hands from the attendees. We'll ask for a roll call on holding over for one meeting.

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



4. Jonathan Wilde – 1 home
2806 S. 8th St. – 137043

Mr. Knapp said the next one is for a single-family home at 2606 S. 8th St. The zoning is R-1, and the project does meet zoning.



The applicant looks to build a live/work scenario where they could do leather making, jewelry making, artists including painting, pottery, etc. There could be an opportunity for light woodworking and light metalworking, but certainly not any kind of production scale.

So, staff comments were in the current R-1 zoning, the applicant can make art for a hobby, but when these products are sold, a business license and possibly a special use permit would be required. That special use permit also requires a public meeting through Planning.

The lot also has a creek running through the lot. The lot measures 65 ft. from the creek to the road. With the required 25 ft. setback, and since it's a corner lot, the home can face either S.

8th St. or Seminary St. Both of these would give enough room to build this home. The picture provided looks kind of tall. The max height allowed in R-1 is 35 ft. measured from the ground. The property is not in a floodplain, it's in a special hazard; it's a special flood hazard zone on the northwest corner.



In conclusion, the lot is buildable so they can build their project here.

That would conclude my presentation on this item, Commissioner.

Chairman McKiernan said if you would go ahead and go back to the DOTS maps, the aerial map of this the map. So, basically the Staff Advisory Committee, while recognizing that there are challenges to building on this lot would approve the recommendation for this application. Is that correct?

Mr. Knapp said that is correct, Commissioner.

Chairman McKiernan said does any member of the committee have comments or questions for Mr. Knapp on this application? I will say to the committee that I do notice the applicant is with us online and so if there are any questions for the applicant, he is available. Seeing no comments or questions, is there a motion from the committee for approval?

Action: Commissioner Burroughs made a motion, seconded by Commissioner Walters, to approve Item No. A4.

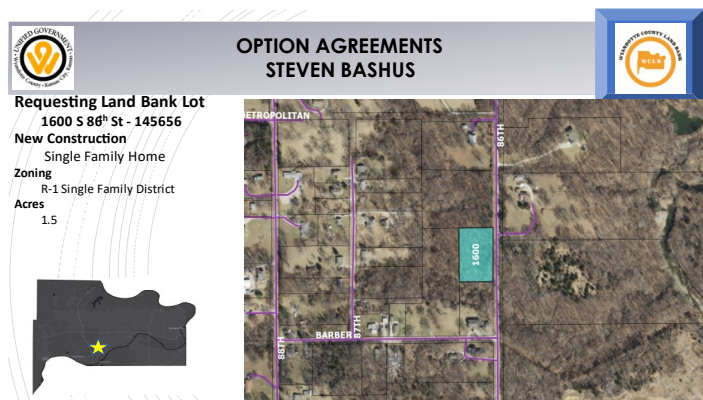
Chairman McKiernan said I'll ask the Clerk if we received any communication regarding this particular application. **Ms. Godsil** said no public comments were received.

Chairman McKiernan said, Mr. Wilde, I do thank you for being present with us tonight. It does not appear that the Committee has any questions for you. I will ask the Clerk to please call the roll.

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

Chairman McKiernan said, Mr. Wilde, your application is approved as submitted. You can follow up with Mr. Knapp at a later time to take the next step.

5. Steven Bashus – 1 home
1600 S. 86th St. – 145656



Mr. Knapp said this is for a single-family home at 1600 S. 86th St. It is zoned R-1, and the project does meet zoning. It is 1.5 acres. There is no sewer in the area, but since the lot is big enough, it can support a septic system.



OPTION AGREEMENTS
STEVEN BASHUS



Building Details
3 Beds / 2.5 Baths
1,748 SqFt

Timeline
Project Start – March 2022
Project Completion – February 2023

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



The applicant is basically looking to build a home closer so they could live closer to the brother. Staff and the Land Bank Advisory Board both recommend the project, this item, Commissioner.

Chairman McKiernan asked any comments or questions from the committee?

Commissioner Burroughs asked, Jud, is this a—I don't want to call it a prefab or custom-built home. Is this a metal building? Is this the design that is being proposed?

Mr. Knapp said yes, Commissioner. I did have the same picture when we reviewed with Planning and Building Inspection. They didn't have any comments about the steel building.

Commissioner Burroughs asked so, is this on a slab? **Mr. Knapp** said I would have to get back with you on that one.

Chairman McKiernan said, Commissioner, unlike the previous applicant, I do not see this applicant among our attendees list, so it doesn't look like we can get any further clarification on this item.

Commissioner Burroughs said, Mr. Chairman, I'm all about infill housing and opportunities for people to move into our community and celebrate the diversity that we have in our community. I'm just curious if we have a set standard on what we accept as home design, versus a modular or a prefab home on a slab because we do have opportunities in the inner city where we have, in the past, have our city lots that may be challenged due to the fact how we razed those properties in the past versus a greenfield versus a brownfield building. That's what I'm looking at here. When I first saw this building, it almost looked like a recreational facility versus a home and that's why I raised the questions I did.

Chairman McKiernan said, Commissioner, I completely appreciate your questions about the pictures that are presented to us in these presentations. I have commented myself that sometimes they look like they were just taken from a gallery of potential homes as opposed to being an accurate representation of what will be built on that site.

Mr. Knapp, I would assume that this dwelling would have to pass all approvals both before, during and after construction in order for it to be inhabited. Is that correct? **Mr. Knapp** said that is correct.

Chairman McKiernan said so, Commissioner Burroughs, with the applicant not being here, well, certainly we have three possible options with this, but one of them would be to hold over as we did the previous two applications ago, so that we can get more information for you from the applicant.

Commissioner Burroughs said, Mr. Chairman, I appreciate that. I just wanted to ensure that the quality of housing that we put into our community that generates additional, as a catalyst for investment within our community, that they are the type of homes and type of residences that many in our community may find attractive. I'm not by any means trying to diminish the drawing that is presented here this evening, but it does raise some questions as to what we identify as housing in our community. I don't know what our minimum standard is for sq. ft on the single level on a slab versus a basement, so you have me at a distinct disadvantage.

I might suggest, Mr. Chairman, the fact that the individual is not joining us this evening, we hold this one over for 30 days.

Chairman McKiernan said, Commissioner, I will consider that a motion to hold over for 30 days for the purpose of further discussion.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Walters, to hold Item No. A5 for 30 days for the purpose of further discussion.

Chairman McKiernan said there is a motion and second to hold this over so that we can get some additional information from the applicant. I'd ask the Clerk if there was any correspondence received regarding this application. **Ms. Godsil** said no public comments were received.

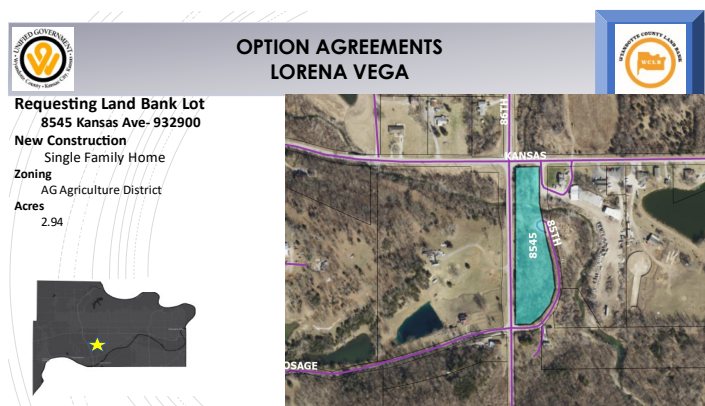
Commissioner Townsend said just a point of clarification, and it goes back to the other item we held over. I know we will not have a meeting in December, so this will be for the next meeting, whenever that is, but there won't be a meeting in December, correct?

Chairman McKiernan said that is correct, and I thank you for clarifying that. This is effectively our December meeting tonight. As I look forward, I do believe that our next meeting will be on Monday, January 3rd. **Commissioner Townsend** said okay, thank you.

Chairman McKiernan said so, the next meeting of this committee will be in January, not in December.

With that, there is a motion and a second to hold over until the next meeting. Any other comments or questions? Seeing none, roll call, please.

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



6. Lorena Vega – 1 home
8545 Kansas Ave. – 932900

Mr. Knapp said this is for construction of a single-family home at 8545 Kansas Ave. The zoning is agricultural and that does meet, that does match the project. It is 2.94 acres. This is big enough for a septic system. The sewer runs on the other side of the creek. I did talk to Public Works and they said they can run sewer lines over a creek but there's some special things they have to do to it.

I do have to note, there was a structure in the 70s built in this corner up here in the northeast corner. This road looks a little weird because this is where 86th St. used to go. I mean this road didn't exist before.



OPTION AGREEMENTS
LORENA VEGA



Building Details
4 Beds / 4 Baths
2,395 SqFt

Timeline
Project Start – January 2022
Project Completion – August 2022

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



Staff and the Land Bank Advisory Board both recommend the project.

That concludes my item, Commissioner.

Chairman McKiernan asked, does any member of the committee have comments or questions? I will note that the applicant is present with us online tonight. So, if any member of the committee has questions for the applicant, she is available.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Item No. A6.**

Chairman McKiernan said there is a motion and a second to approve as submitted. I'll just ask the Clerk if we got any correspondence regarding this application. **Ms. Godsil** said no public comments were received. **Chairman McKiernan** said with a motion and a second to approve as submitted, roll call, please.

Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that application is approved. Ms. Vega, your item is approved, and you can follow up with Mr. Knapp at a later time to take the next step in your process. Thank you so much for your application.



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





7. Dr. Barbara Ann Woods – 2 homes
 2712 Garfield Ave. – 195633
 1876 N. 28th St. – 195449

Mr. Knapp said this item was from earlier this month and was held over to get some more information from the applicant. So, this item is building two single-family homes at 2712 Garfield Ave. and 1876 N. 28th St. Both homes do meet the zoning.

2712 Garfield Ave. will be used as the applicant’s primary residence. 1876 N. 28th St. will be used for the applicant’s large family when they visit. There's no plans to sell or rent these homes.



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

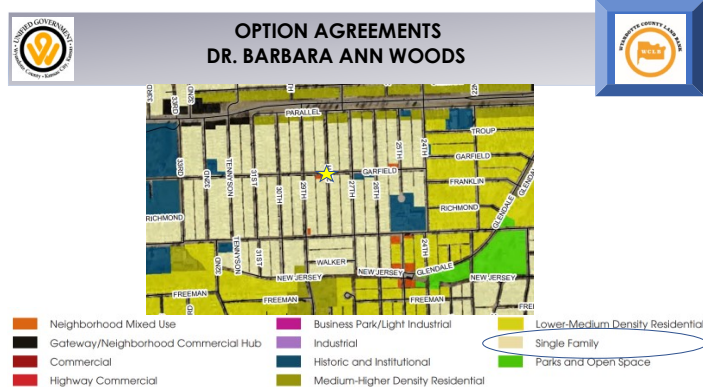
Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board




The staff and Land Bank Advisory Board both recommend the project. From the Northeast Area Master Plan, it is in the single-family zone, so that meets.

November 29, 2021

Commissioner, that concludes my presentation on this item.



Commissioner Johnson said I have had a chance to meet or talk to Dr. Barbara Woods who will be the owner of both of these properties. I am satisfied with her intent. She has indicated she does have a large family. These will be multi-story homes that she is planning on building. She has engaged with a contractor that thinks he can get them done for a moderate price that I think would not be an albatross to the neighborhoods themselves.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve Item No. A7.**

Chairman McKiernan asked, any other comments or questions from the committee regarding this application? Seeing none, I'll ask the Clerk if we received any correspondence regarding this application. **Ms. Godsil** said no public comments were received.

Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.



OPTION AGREEMENTS
MERCEDES RUBIO



Timeline
 Project Start – November 2021
 Project Completion – January 2022

Experience
 Currently owns a food truck

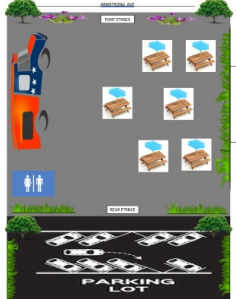
Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Zoning Change (**Public Meeting**)
4. Master plan amendment (**Public Meeting**)
5. DRC Review

Recommendation

☐ Staff Advisory Committee
 Doesn't meet the Downtown Master Plan, and the downtown shareholders do not support the location.

☒ Land Bank Advisory Board





OPTION AGREEMENTS
MERCEDES RUBIO



Requesting Land Bank Lot
 816 N 9th ST - 080611

New Construction
 Food Truck Plaza

Zoning
 C-0 Nonretail Business District

Frontage
 75ft




B. New Construction - Commercial
Mercedes Rubio – Food Truck Plaza
 816 N. 9th St. – 080611

Jud Knapp, Interim Land Bank Manager, said this is for a food truck plaza at 816 N. 9th St. It is zoned C-0, and this would require a zoning change to C-1.

So, the zoning change and a master plan amendment would both require a public meeting. The Staff Advisory is not recommending. They would have to rezone it to C-1, and this would cause a master plan change. The Downtown Shareholders do not support this location.

Another note from staff is that under the current rules for food trucks, they can park just about anywhere. There are some exceptions like in front of a brick-and-mortar restaurant or in residential areas, they have to be invited in by the property owner.

That concludes my presentation on this one, Commissioner.

Chairman McKiernan asked any comments or questions from the committee on this particular application? I don't see any. I will just share that I am not in favor of this application. I don't

think it's the highest and best use for this very prominent location given the fact that food trucks are not necessarily constrained to a location that they own and park on. I don't know that it's necessary for the applicant to have this lot paved for the purpose of parking the truck on it.

Any other comments or questions from the committee?

With that, I would ask if there is a motion for this particular application. I do not hear a motion but just to make sure, I'll ask if there is a motion for this particular application? There is no motion from the committee.

Action: No motion made; Item No. 2B did not move forward and failed for lack of a motion.

Item No. 3 – 211189...LAND BANK OPTION TRANSFERS

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



Option Agreements

Agenda Item – C

Yard Extension

1



Requesting Land Bank Lot
2641 R N 22nd St - 160159
Currently Owns
2641 N 22nd St - 160152
Zoning
R-1(B) Single Family District
Unbuildable
Land Locked

YARD EXTENSION

SHAWN SIMMONS






November 29, 2021

Yard Extension
 Shawn Simmons
 2641 R N. 22nd St. – 160159

Jud Knapp, Interim Land Bank Manager, said they're requesting 2641R N. 22nd St. They currently own 2641 N. 22nd St., so this property is directly behind the one that they own. The property is landlocked, so that would make it unbuildable.

That concludes my presentation on this one, Commissioner.

Chairman McKiernan said I'd ask the committee if there are any comments or questions regarding this application. I will point out that the applicant is with us tonight online. So, if you need any additional information or have questions, the applicant is available.

Commissioner Burroughs said I think this is one of those issues that brought up the question that I had in our earlier review in reference to additional building on landlock lots that are owned by the resident to build what I would consider like a mother-in-law's quarters, an additional building behind the residence to allow us to have additional properties that provide residents for extended family and/or, I don't want to call it rental because I don't want to start down that road, but when a person owns a piece of property that is landlocked, and it's an extensive piece of property, I was just curious if we had an opportunity for staff to maybe review and look at my concerns and questions in reference to an additional livable building behind a residence.

Chairman McKiernan said I appreciate the question on that and the clarification. Mr. Simmons, if you could just address Commissioner Burroughs' question and give us some background on your application for this property transfer.

Shawn Simmons asked exactly what was the question?

Chairman McKiernan said well, Commissioner Burroughs wanted to know if there would be an opportunity to build any additional dwelling or maybe a detached—I'm not going to actually speak for Commissioner Burroughs—but looking at the larger question of when we have a long and deep

parcel like this, if it's possible to get an additional structure rather than just have it being a yard extension, for lack of a better term.

So, what is your—let's go this way. What's your intent with this property when you acquire it?

Mr. Simmons said my plan was to first cut down the trees that I won't be able to use, pull up roots and stumps, and get the soil testing for a possible garden in the future; but in the meantime get grass and a privacy fence up and really just start a garden and maybe a few fruit trees.

Chairman McKiernan said I do appreciate that. I would note that on the map here, it does appear that the three parcels to the south that do have houses that face 22nd St. have yards that do extend all the way back to that right-of-way. It doesn't look like your use would be out of line with what currently exists on this particular block, although Commissioner Burroughs' question of additional construction is still a very valid question across the board on these properties.

Do any members of the committee have any other comments or questions?

Commissioner Johnson said I mean you really just brought up the point that I was going to bring up in that these lots extend, they're deep lots. They appear that there is a precedence for that along 22nd St. that these lots would be deeper lots that would just be extensions of the primary residence. I don't have a problem. I mean, there's—you're right Jud, it is landlocked. If this is just a yard extension and he wants to clean that property up and maintain that property, I have no qualms at all with him having that property to do just that.

Action: **Commissioner Johnson made a motion to approve.**

Commissioner Burroughs said it's not that I'm opposed to the approval at all. I'm bringing this forward because we do have a lot of lots. When we look at these particular parcels, we do see long lots as Commissioner Johnson expressed, but we also know that we have a senior population in our community and the extended family is critically important to many of us. If there's an opportunity for additional construction on these long lots, that was just a point of consideration. I'm not requesting that they do that. I'm not—it's not that I'm opposed to the development. I think

this is a question that we should be asking in reference to landlocked properties that may be large enough to house more than one residential unit.

Chairman McKiernan said I very much appreciate your point, Commissioner. I would suggest that I could ask Mr. Gunnar Hand, our Director of Planning and Urban Design, to come to this committee at a future meeting and educate us all as to our current regulations within the Unified Government for these accessory dwellings or additional construction, if you think that would be for the benefit of the Committee.

Commissioner Burroughs said, Mr. Chairman, I do. In light of the rezoning that we're going through right now, I think it would be important for us to at least give consideration to that. We do have some landlocked properties throughout our entire community, but it shouldn't—the prudent thing to do would be to at least research what we can do moving forward into large amounts of property, not only for yard extension, and/or gardens, but those applicants that may want to come forward and build a second residence behind their main residence.

Chairman McKiernan said I will invite Mr. Hand to a future meeting and ask him to give us all more information on the current zoning regulations and any changes that might be currently considered.

Action: **Commissioner Walters seconded the motion.**

Chairman McKiernan asked, any other comments or questions from the committee? I'll ask the Clerk if we received any correspondence regarding this application. **Ms. Godsil** said no public comments were received.

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

Chairman McKiernan said, Mr. Simmons, your application has been approved as submitted. You can follow up with Mr. Knapp at a later time and he will tell you what the next steps are in your process. For the committee, I will reach out to Gunnar Hand, our Director of Planning and

Urban Design and ask him to visit with us at a future meeting regarding the broad topic of accessory dwelling units that might be constructed on a long lot like this.

PUBLIC AGENDA

Item No. 1 – 211193...APPEARANCE: COLLEEN ROBERTS

Synopsis: Appearance of Colleen Roberts to discuss new development and updating the Piper Master Plan.

Chairman McKiernan said I'll ask the Clerk about Public Agenda Item No. 1. For the committee, we had been asked by a Ms. Colleen Roberts to have an opportunity to come before the committee and present public input regarding a potential new development and an update to the Piper Master Plan. I do not see Ms. Roberts online with us tonight and so I'll ask the Clerk, are you aware or have you been in communication with her?

Ms. Godsil said the only communication we've had is via email. So, an email was sent to Ms. Roberts on November 18th advising her she was allowed to speak this evening and she was advised how to participate via Zoom, phone, or the lobby of this building.

Chairman McKiernan said at this time, let's follow up and do this. Let's communicate with her again and in light of the fact that, who knows what the circumstances are, but in light of the fact that she was not able to appear before us tonight, offer her the opportunity to come to our meeting on January 3rd, for the purpose of presenting public comment. **Ms. Godsil** said okay, we will certainly do that.

Action: **The item was rescheduled for the January 3, 2022, meeting due to the applicant not being present.**

Commissioner Walters said it looks like we're kind of coming close to the end of our meeting. Before we adjourn, I just wanted to take this opportunity to say that this is my last meeting of this committee. I appreciate, really appreciate all the staff work that goes into committee meetings like this. I really think that the work of the commissioners at these committee meetings is as important or maybe more important than our work at the commission meetings themselves. I also want to

appreciate my fellow commissioners. I appreciate getting to know you and working with you on this committee. I really do think the next few years in Wyandotte County are going to be very good, and a lot of opportunities are going to be there. I just wish everybody the best of luck, so thank you.

Chairman McKiernan said, Commissioner, thank you very much. We certainly are indebted to you for all of the time, energy, effort and insight that you've given us on applications before this committee, all of our committees, over the years.

Commissioner Townsend said Commissioner Walters beat me to the punch. The class act that he is, I wanted to make sure that I said my thank yous for the opportunity to work with him over these last eight years on these two committees. You've heard how beneficial his insight has been to me, who's not an architect, and just making sense and the logic with which he has approached. I don't know how many issues over eight years we've all looked at, but it has indeed been a pleasure to work with him and we'll keep in touch. I'm going to check to see if he's still following us on Channel 2. I wish him and his family all of the best. It's been a pleasure.

Commissioner Burroughs said, Commissioner Walters, Jim, thank you for the time you've given me when I made those calls to you and your counsel and your guidance and your input into the policies that face us on the Economic Development Committee. You are thoughtful and thorough in what you do, and I sincerely appreciate the time and commitment you've given not only to this committee, your fellow commissioners, but the community. It's been my pleasure to get to know you, my friend, and I mean that you are my friend. I sincerely appreciate all the time you've given each and every one of us and the entire community in the position as commissioner. On your next chapter, I wish you nothing but great success and happiness and a little bit of leisure. So, my best to you, my friend.

Commissioner Walters said thank you everybody.

Commissioner Johnson said, well, Jim, you know I just can't be outdone by my colleagues now. I'm just going to cut to the chase and stick to my character. I'm going to miss you, quite frankly.

Your thoughtfulness I have depended upon during our meetings. The old expression speak softly and carry a big stick. When Jim Walters speaks, everybody listens. The reason why we listen is because you always found something very thoughtful, very meaningful, and very relevant to add to our conversations, and so I am going to greatly miss you. I enjoy your quiet sense of humor. You do have a great sense of humor, for those that don't know you. I really appreciate that and just wishing you all the best in the future.

Commissioner Walters said, well thank you, Harold.

Chairman McKiernan said, Commissioner Walters, we are in your debt. We appreciate all that you have given to us, and we look forward to still being a partner with you in watching and helping this community grow. Thanks so much.

Commissioner Walters said thank you.

Chairman McKiernan said, committee, that is the end of our agenda for this evening. There are no other items before us. We are adjourned.

ADJOURN

Chairman McKiernan adjourned the meeting at 8:05 p.m.

tpl