

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 6, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 6, 2023, at 7:45 p.m., remotely via Zoom and on-site. The following members were present: Acting Chairman Burroughs; Stites, Davis, Townsend, Bynum. Commissioner McKiernan was absent. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Wendy Green, Assistant Counsel; Bridgette Cobbins, Assistant County Administrator; and Monica Sparks, Deputy UG Clerk.

Acting Chairman Burroughs said I'd like to announce that due to continuing COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is still the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public also has an opportunity to provide comments via Zoom and from here in the 5th floor conference room at the Municipal Office Building.

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

Acting Chairman Burroughs said we do have a special guest this evening who will be joining us for the remainder of the year and that's Commissioner Bynum. Welcome to the committee.

Acting Chairman Burroughs asked if there were any revisions to tonight's agenda. **Monica Sparks, Deputy UG Clerk,** said we have no revisions to the agenda.

Ms. Sparks asked were you going to change the order?

Acting Chairman Burroughs said I do want to ask the committee we do have items this evening dealing with Land Bank properties, and we do have Jud Knapp joining us.

Acting Chairman Burroughs said there are no standing committee minutes available for approval.

Acting Chairman Burroughs said now we're going to look at Land Bank applications. It's my understanding A through D, and as your Chair, I'm going to request that we change that order just a little bit and start with Item D. It deals with garages, and Mr. Knapp has been informed and advised, so Mr. Knapp, Item D of Item 1, the Land Bank applications.

Committee Agenda

Item No. 1 - 212236...LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager. Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

D. Garage – 4

1. Mark & Rhonda Hamilton
2916 N. 26th St. – 163438
2. Zaria Judith Munoz
1966 N. 25th St. – 208302
3. Jesus Rodriguez – 162459
3071 N 21st St – 090230
4. Irma Martinez –
1120 Sandusky Ave - 090230

Jud Knapp, Land Bank Manager, said let's go to D1. I have to say I'm not present with you tonight because I am a little under the weather and decided to take the meeting from my office tonight. Let's start with the Item D, the garages. We have four of them tonight and the staff comments are the same for all four of them, that these lots should be held for infill development

and the Land Bank Advisory Board had a comment for all four too. They are requesting that these garages be put on hold until the policy is reviewed for garages.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

So, I will now start with D1 is at 2916 North 26th Street for a garage. They currently own 2918, so the one just to the north.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

D2 is 1966 N. 25th Street. They currently own 1970. We've seen this one the last two months and it was requested that the UG send the Parks Department out there to see if the lot needs to be cleaned up. There was a tree that needed to be trimmed and we do have an invoice to get that tree cleaning completed.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

D3 is at 3071 North 21st Street. The owner is at 3069 and wants to be able to build a garage over there. The OCP Neighborhood Group is in opposition of this project.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

D4 is at 1120 Sandusky Avenue to build a garage. I'm going to zoom in a little bit on the map here. 1122 is the one that's currently requesting this lot. In the past, I believe it was October of 2022, 1114 applied for the same lot to build a garage and the application was denied.

Commissioner, that completes the garage section. **Acting Chairman Burroughs** said thank you, Judd. Any questions, or comments? So, Judd, the staff's recommendation are to deny these applications. **Mr. Knapp** said that is correct Commissioner. **Acting Chairman Burroughs** asked, is there anyone here that would like to speak to any of these items. Please give your name and address for the record, you have three minutes.

Citizen appeared stating I'm speaking on behalf of my mom, Irma Martinez. We want to build a garage on 1120 Sandusky Avenue. That is the piece of land in between our house and our neighbor's house. We want to get it so we can make parking because on the street where we live,

there's only street parking and a lot of the vehicles get stolen or broken into. I think it would be safer for us to be able to have that so we can make a garage, so we have a safe space for our cars.

Acting Chairman Burroughs said thank you, any other comments or questions? **The citizen** said no. **Acting Chairman Burroughs** said any questions of Judd. **Ms. Sparks** said Commissioner Townsend has her hand raised.

Commissioner Townsend said it was not for this, I'm sorry, but just for clarity 1122 is the requester's home, is that correct? **Mr. Knapp** said that is correct Commissioner. **Commissioner Townsend** said I'm looking at this green space, is that the rear, I don't know what street that is. Is that the rear of the property or the front of the property? **Mr. Knapp** said where my mouse is, is the rear of the property. **Commissioner Townsend** said okay, and you said the person to the east had made a request for the same Land Bank property, same reason and that was previously denied by the committee, right? **Mr. Knapp** said yes commissioner. **Commissioner Townsend** said okay, and there appears to be room on the requester's property already to construct a garage. **Mr. Knapp** said it does look that way commissioner. **Commissioner Townsend** said thank you Mr. Chair.

Acting Chairman Burroughs asked, Jud, is that an alley? I don't know if that's north or south where your cursor is now, is that an alley? **Mr. Knapp** said yes commissioner. **Acting Chairman Burroughs** said that's understandable. Any other comments or questions? Do you want to take these all in one tranche? I would suggest that we do it all at once. The recommendation by staff is to deny application for garages. **Ms. Sparks** said Commissioner Townsend has her hand raised.

Commissioner Townsend said one last thing, since this item has come back to us several times, I believe it's the address 1966 North 25th Street. That is the one where we have sent out either Parks and Rec or someone from our Public Works team to look at that and clear some trees. Is that correct? **Mr. Knapp** said yes, commissioner, that is correct and the Parks Department has supplied me with an invoice and we're trying to get the work done. **Commissioner Townsend** said okay, so that's in progress and otherwise that is a buildable lot. **Mr. Knapp** said yes commissioner. **Commissioner Townsend** said thank you very much.

Acting Chairman Burroughs said I'll entertain a motion.

Action: Commissioner Townsend made a motion, seconded by Commissioner Stites, to accept the recommendation of staff to deny the requests. Roll call was taken and there were five “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs.

Chairman Burroughs said this takes us back to the top of the alphabet. Do you want to do all four of these again or individually? If they’re all fairly conducive to being all under one motion, we can do it that way. I’ll follow your lead on this. **Mr. Knapp** said they are not all easy tonight. **Chairman Burroughs** said we’ll take them one at a time.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

- A. Single Family Homes – 4 Homes
 - 1. Denis Mendoza – 1 home
811 N 83rd St – 009480

Mr. Knapp said this is for a single family home. The home is going to match the character of the neighborhood and we actually have neighborhood support that said they would love to see a house on this empty lot and it would be wonderful. That concludes this item.

Chairman Burroughs asked, questions or comments?

Action: Commissioner Davis made a motion, seconded by Commissioner Stites, to approve. Roll call was taken and there were five “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

- 2. Whitney Warren – 1 home
3050 N. 21st St. – 162457

Mr. Knapp said this is for a single family home. The Land Bank Advisory Board comment was that the OCP Neighborhood Group was not contacted.

Action: Commissioner Townsend made a motion, seconded by Commissioner Stites, to hold this item over for one month and to bring it back at the next regular

meeting of this standing committee. Roll call was taken and there were five “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

3. Ingrid Landis – 1 home
2840 S 9th St – 136561
2842 S 9th St – 136548

Mr. Knapp said A3 is 2840 S. 9th St. The applicant is requesting that two lots—both of those lots actually equal to 100 ft. of frontage. That’s kind of a lot, but when you look at the surrounding neighborhood, the lot across the street is 76 ft. wide, so it’s not going to be out of place if this house is built here. We received no comments from the Land Bank Advisory Board or neighborhood groups. The only staff comment was that we need a covered parking spot for that home. Commissioner, that completes this item.

Chairman Burroughs said, Judd, just for clarification, did you say that was two lots? **Mr. Knapp** said it is two lots. There are two Land Bank properties right next to each other and they total 100 ft. in frontage. **Chairman Burroughs** said it’s hard for me to see, but is one lot 25 ft. wide and the other lot 50 ft. wide? **Mr. Knapp** said one lot, 2840, the big one is 68 ft. and this 2842 is 32 ft. giving us a grand total of 100 ft. So, by our definition, these are two buildable lots. **Chairman Burroughs** said by definition they’re two buildable lots and the smaller lot, how wide was it again? **Mr. Knapp** said 32 ft. **Chairman Burroughs** said okay.

Commissioner Stites said I have a question. You said the only stipulation was that they had to provide covered parking. **Mr. Knapp** said yes, Commissioner. This is an option, so as we go through the option process we meet with staff and then staff gives us their recommendations for what the applicant has to do to actually build the home. So, the picture they provided doesn’t have a garage, so Planning told us that they need a covered space, so that’s more comments for the applicant, so before they go to a builder they know the design requirements so they don’t have to submit the wrong plans and then Building Inspection tell them their plans are wrong and they have to go back and get their house redesigned. **Commissioner Stites** said all new housing permits require a garage? **Someone** said no. **Commissioner Stites** asked, then why does this one? **Mr. Knapp** said, Commissioner, that is a zoning question. This is an R-1 zoning so I would assume

that all R-1 requires a covered parking spot. **Commissioner Stites** said I mean I can appreciate you assuming that, but I would like to know for sure because I don't know that's the case. What I'm saying is, we're approving permits for people to build houses and they only have street parking, so why would we tell this person they have to build a garage. I don't know that we're being consistent.

Chairman Burroughs said, Jud, if we don't advance this item, those that want to build on there may find that they are going to incur additional costs by sitting on the property or waiting to get financed on the property which could involve additional rates. That's a question for Planning & Zoning. I don't know how we get the answer, but it doesn't stop—that would stop the project on behalf of the owner of the owner. They can make the determination if they want to put the garage in and if they don't, then they can't move forward, but if Planning & Zoning requests them to do that, then it can be their decision to make if they want to include covered parking. That's how I would interrupt. Legal, is that—**Wendy Green, Assistant Counsel**, said that's correct.

Commissioner Bynum said I think I heard you say if we move it forward then the applicant can work with Planning & Zoning and determine if that is a requirement, then they can choose to proceed. Is that what you basically said? **Chairman Burroughs** said yes, that is correct because they can go back to Planning & Zoning to advise them, guide them, whatever is necessary, but if we don't take action on it, this sits and the property will still be there. They will come back and they will go back through the process again. In all fairness to those that want to build on this property, it would be fair to at least advance it and let it be their decision if they want to go on with the requirements of Planning & Zoning. **Commissioner Bynum** said what I wondered was, without knowing, was whether there's some portion of the Rosedale Master Plan that speaks to this that may not be true for another area. I don't know that, but maybe that's part of what's happening. **Chairman Burroughs** said what's unusual is the fact it's two buildable lots, but if I heard Jud correctly, it's not out of proportion compared to the lots across the street. Judd, is that what I'm to understand? **Mr. Knapp** said yes, that is correct.

Chairman Burroughs said if we don't allow this to move forward, it's still going to stay two lots that are empty. It's up to the committee if they want to say no to this and eat two empty lots or if they want to combine the lots and move them forward to a single lot. **Commissioner**

Stites said I'm happy somebody is wanting to build a house. I'm all for getting these off our hands and get folks into houses, but I want to know that we're telling this applicant that they don't have to do something that we're not telling others or vice versus. I mean I personally don't believe that we should be telling somebody that they have to build a garage. If they want to park their car outside, let them park their car outside. Now, if there's something like Commissioner Bynum is stated, you know, if it was in an HOA or if it was in a master plan that stipulates that, I haven't heard that. I think if we approve this, we are approving with the stipulation that they have to build a garage because that's what the staff recommendation is. I just want to make sure that we're wording it right to move it forward.

Chairman Burroughs said you would be correct. I'm assuming you would be correct in stating that it would move forward with the Planning & Zoning requirement that they build a garage. It would then be up to the person who is requesting Land Bank property to determine if they want with the stipulation that they build a garage. Right now that land is nobody's, it's ours, so if we take no action, it's still going to remain ours and if they chose not to want it, it's still going to revert back to us. If we don't take any action, it just sits and we don't have—we may find out that Planning & Zoning says any new home being built in KCK proper will have to have a garage, but that I don't know. Jud, do you know if that's a requirement that's been a point of discussion? **Mr. Knapp** said I believe R-1 needs one covered spot and one uncovered spot. I believe that's the rule I've been told over the last two years for off-street parking.

Commissioner Davis said I have a question for Legal. If we were to approve this, could the applicant, then be the awardee, challenge staff's recommendation? **Ms. Green** said that is a good question. Probably within the Planning & Zoning when they get their permit, yes. Yes, there should be a mechanism when they get their permit if it is, but I'm agreeing with Jud, I do remember Mr. Hand on a lot of our reviews saying that an R-1 zone requires an off-street parking and a covered parking. So, it's just a requirement of the zoning. **Commissioner Davis** said if we were to approve this and they had questions or if they're able to find some other stipulations, would they still be able to do that or would we by zoning pretty much bind that to this one regulation? **Ms. Green** said no, we're not going—it's still an option agreement so all of that can still be worked out. **Commissioner Davis** said okay, so theoretically there could be a remedy that we're not necessarily tying them to. My last question is, could we approve the application, but basically say

we do not agree with staff comments? **Ms. Green** said yep, you just have to word the motion correctly. Well, I'll just put that out there for an option for the body to consider. That way no one is losing here. The applicant is not losing and we are getting these properties off of our tax rolls. **Ms. Green** said I will not necessarily counter that, but I will hedge that response with the fact that if it is a requirement, we cannot advise and we cannot vote for them to violate our ordinances or anything like that. So, if it is a requirement, they would still have to do that.

Chairman Burroughs said, Jud, if we took no action on a 30-day holdover until we got some clarification as to why Planning & Zoning chose to make this decision, your prepared for a 30-day holdover, that would be acceptable too, right, to get clarification? **Mr. Knapp** said it would be, but the whole point of the option is to give people the opportunity to build and we get them at the very start of the application process like they haven't got an architect to design their building yet, so they provide us a picture and staff reviews it and says you're going to need these things to get this home built and I just provide the information to them. From my personal opinion what we're voting on here it's like do we want a house built on this lot. **Chairman Burroughs** said thank you. I'll entertain a motion.

Commissioner Townsend said I think in that last discussion was some of the points that I was going to raise have been made. We are not binding anyone to any particular agreement either Planning & Zoning, that's a must under our ordinance or not and it still gives the requestor the option to proceed or not. **Chairman Burroughs** said that's right.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve the option as requested.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Townsend, Burroughs.

Chairman Burroughs said before we move forward I want to make sure that the motion was understood by the committee member. You had a question, Commissioner Stites, in reference to the motion? **Commissioner Stites** said we approved with the stipulation. **Chairman Burroughs** said they can challenge that stipulation—it will be their decision if they want to advance or not.

Commissioner Stites said what I would like to say is any time that there is anything like this that comes forward that we know why. It shouldn't be that we sit and say well, I think it may, R-1 I think they might have on-street or off-street. We need to know. If we have to have the staff here to approve our questions or answer our questions, then we need them here. **Chairman Burroughs** said note taken.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

4. David Noordeloos – 1 home
522 Washington Blvd. – 081926

Mr. Knapp said this one is at 522 Washington Blvd. The picture provided what you fit on the lot. This is more staff comments, but the zoning is RP-1B. The P in that zoning would require a Planning plan review, which would change the design of this house with that review so the house that will be built there will not look like that. I did request the applicant to give me a new picture. I have not received one. We also have another staff comment that would be required access from the alley. The picture has the garage access from the front. That is a very good alley so the garage would have to be in the back. It was a very hard note from staff not to have a curb cut on Washington Blvd. to get garage access from the front. The Turtle Hill Neighborhood Group didn't get notified of this project. Our Land Bank Advisory Board is requesting holding for a community meeting and we did get an opposition from the Mason Temple Church of God In Trust. They said there hasn't been a neighborhood meeting, so they're asking to hold this so they can have a community meeting.

Chairman Burroughs said you kind of got soft for me. I kind of lost you there towards the end. If you're stating that it's an ask to be held over for 30 days for an opportunity for the applicant to confer with the Turtle Hill Neighborhood Group, was that the statement? **Mr. Knapp** said yes. **Chairman Burroughs** asked, any comments or questions? **Ms. Sparks** said we have a member of the public with their hand up, no they just lowered it. **Chairman Burroughs** said I don't know that we're there just yet. I just want to make sure if the commissioners have any questions or comments. Applicant with their hand up. **Ms. Sparks** said no hands now. **Chairman Burroughs** asked, does anyone want to speak to that issue? I'll entertain a motion for a 30-day holdover.

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to hold over for 30 days.** Roll call was taken and there were five “Ayes”, Bynum, Stites, Davis, Townsend, Burroughs.

Chairman Burroughs said by stating over the 30 days, that’s at the next meeting that we have. I just don’t want to mislead anyone to say if it’s only 29 days, that we won’t have it on the agenda or if it’s 32 days, it would come forward so I just wanted to make sure that’s understood.

Chairman Burroughs said Item B is Multi-Family units. Do you want to talk one, two and three, then we will take four collectively? **Mr. Knapp** said B-4 was actually removed by the applicant so they can have a community meeting. Our Land Bank Advisory Board reached out and they wanted to meet together to get a better design, so B-4 is removed by the applicant. I think we can vote on B-1 through 3 together.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

B. Multi-Family - 20 Units

1. Andrew Tanner – 2 Units
1428 N 59th St – 004205

Mr. Knapp said B-1 is 1428 N. 59th St. They want to build two—they want to build a duplex with two units. The applicant is trying to come up with a building model that they can repeat several times and this is the first shot at it. They are an experienced builder and they have rehabbed several homes in KCMO.

Chairman Burroughs asked, is that lot in violation of our width and length of lots within Wyandotte County and would require a variance? **Mr. Knapp** said I don’t know. I would have to get back with you on that one.

Commissioner Bynum said again I was going to say this earlier, I’ve watched enough of these meetings and sat at home wondering the same questions that you all have and it just strikes me that we need Planning & Zoning staff present for these Land Bank committee meetings. I hate having to ask that because I know everybody works very hard to give the Unified Government a lot of

their time, but we've had two just in this batch where we need more information than we have. I'm just requesting that we ask, you know, even if they were just on Zoom on standby to answer questions. Is the lot—I'm looking at it online too and I'm struggling with the dimensions of it. It looks super long. **Chairman Burroughs** said 1.5 acres by size. If I remember correctly, we have a stipulation that it can't exceed three times the width of the property. That comes to mind and that's why I'm asking because what that does is it stops from landlocking property. If you have 10 acres deep, you have to have so much frontage and if you don't, then you get 10 acres deep on a ribbon.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to hold it over until the next meeting so we can get staff clarification on what the requirement is as far as width and depth and will this actually fit on the proposed site.**

Chairman Burroughs said before we take the vote, I do believe that maybe our Administrator might have had a comment. **Bridgette Cobbins, Assistant County Administrator**, said I was just going to ensure that we pass that information on to our Administrator that going forward that we do have representation from Planning & Zoning attend either virtually or on-site just for backup support for those questions regarding Land Bank property. **Chairman Burroughs** said thank you. I appreciate it very much.

Roll call was taken and there were five "Ayes", Bynum, Stites, Davis, Townsend, Burroughs.

Chairman Burroughs said I do hope I am wrong about my comments, but we will see.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

2. Michael Berry – 2 units
2602 N 57th St - 036210

Mr. Knapp said B-2 is at 2602 N. 57th St. This applicant came before us and the first of December it got approved for 2518 and 2610. The applicant has went out and reviewed the lots and said this and said they can't really build on this lot because there's a creek back here and so he wants to move—he wants to cancel 2610 and move it 2602. He wants to build the exact same thing. That was approved in December, and he just wants to move it one lot to the south.

Chairman Burroughs said just for clarification, that's a single-family home, correct or is it a duplex? **Mr. Knapp** said it's a duplex. It is zoned correctly and there are duplexes on that street, so it would match the character of the neighborhood.

Chairman Burroughs asked, questions or comments.

Action: **On motion of Commissioner Stites, seconded by Davis, to approve.** Roll call was taken and there were five “Ayes”, Bynum, Stites, Davis, Townsend, Burroughs.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

3. Fernando J Gomez – 4 Units
 2233 S Mill St – 137258

Mr. Knapp said B-3. They want to build four units. It is zoned R-5 Planned Apartment District, so it does meet the zoning. South Mill is closed pretty close to here, it's a big hill there and it's closed because there's several large bores or holes underneath the road. I asked Public Works if those bores in any way affect any property that are surrounding it and they said they really didn't have any idea if that was the case. So, this is an option, so I shared that information with the applicant so they can be aware as they progress through the building process that there could be bores or holes in this area. I did check the map. This area is not an undermined area. The Rosedale Development Association is also in support of this project. That concludes.

Commissioner Stites said so it would be incumbent upon the applicant to do their due diligence before they build on this property, correct? **Mr. Knapp** said that is correct. I just give them a

warning of what's there or what's around. I don't know if there's bores or holes on this lot. I just tell the builder that's what is in the area on that street.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, approved.** Roll call was taken and there were five "Ayes", Bynum, Stites, Davis, Townsend, Burroughs.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

4. Marlo Darrington – 12 Units
 - 3018 N 16th St – 115365
 - 3016 N 16th St – 115410
 - 3010 N 16th St – 115364
 - 3008 N 16th St – 115363
 - 3006 N 16th St – 115362
 - 3002 N 16th St – 115361
 - 3000 N 16th St – 115360

Action: **Removed by applicant**

Chairman Burroughs said that takes us to C, the two items, one and two. We'll discuss these separately.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

- C. Commercial – 2
 1. Stephen Westhead – US Trailer
 - 1301 N 2nd St. – 080686

Mr. Knapp said C-1 I think we're going to remove it because I haven't had any communication with the applicant since it started when I said there's grain silos on this lot and I told them they would have to demo it, so they kind of stopped talking to me. Until they start talking to me again it's not progressing.

Chairman Burroughs said I think we have found that sometimes removal is not the best way to get people to talk, but okay. If you want to remove that, I don't know if that takes any action on

our part to remove it. Is that a suggestion for staff? **Ms. Green** said it does not take any action. **Chairman Burroughs** said I didn't think so, I just wanted to make sure.

Action: **Removed at request of Land Bank Manager**

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

2. Karen Daniels – The Boston Daniels Peace and Arts Center
708 Quindaro Blvd. – 111909

714 Quindaro Blvd. – 132153 – Applicant withdrew request
2307 N Allis St – 132204 – Applicant withdrew request

Mr. Knapp said we've seen C-2 before. It's at 708 Quindaro Blvd. The plan has changed since last month. Last month there were three lots involved in this and now they have just whittled it down to one. They initially tried to buy these two lots that were privately owned and didn't have any success with that so they wanted to get an option on the one property to build the Boston Daniels Peace and Arts Center. They want to do a kitchen, coffee shop, they want to host events there. The Land Bank Advisory Board said the neighborhood didn't get notified. They sent it to Sage Neighborhood Group. That's not on our official UG map so that's why they didn't get notified.

Chairman Burroughs asked, do we have anyone present—an applicant present who would like to speak to this issue?

Karen Daniels, 3005 Oakland Ave., said yes, I'm interested in the lot at 708 Quindaro Blvd. I did want the additional lot for parking, but after hearing the concerns of Commissioner Townsend the off-street parking would suffice for this build. The lot is big enough to accommodate the structure that I had in mind. There is an example of it and I did send a PowerPoint to each commissioner. I don't know if you received it or had a chance to look it over, but it shows in details what I was wanting to do with the property. The main reason why I want this property is because the city approved to improve Boston Daniels Park across the street. Those improvements are going to start in April of this year and I hope they will be completed within a year and I would

like to build this to accommodate that, to go alongside with the park. Like Jud said, I do not want the other properties any longer, off-street parking will suffice.

Chairman Burroughs said we're looking at 708 Quindaro Blvd. and what about the 2307 N. Allis. **Ms. Daniels** said no, just 708 Quindaro Blvd. **Chairman Burroughs** said just 708, so the other two properties are a no. **Ms. Daniels** said the 708 is 6,000 sq. ft. and my vision would be to build a two-story building that would accommodate around 12,000 sq. ft. with both floors, so that's the vision. **Chairman Burroughs** said I commend your vision as a tremendous historic value. **Ms. Daniels** said it does. **Chairman Burroughs** said it's your grandfather if I remember correctly. **Ms. Daniels** said it's my Great Uncle. He didn't have any children so I'm bringing up the flag for Uncle Boston. **Chairman Burroughs** said he definitely deserves the recognition. **Ms. Daniels** said I've talked to some investors and they are excited about the project, so I hope you get a chance to look at the PowerPoint that I sent over.

Commissioner Stites said on the map and I can't see it, Jud, can you point out the—because I don't remember what the applicant was asking for parking before. What was the other lot? **Ms. Daniels** said 708 and 714 would be the parking. **Commissioner Stites** asked, what's in-between? **Ms. Daniels** said two private landowners. I reached out to both of them and I have shared the plan with both landowners. They haven't gotten back with me if they are interested in selling their property or not, but I have reached out. **Commissioner Stites** asked, how many cars are you thinking when you say off-street parking would suffice? I mean it's better in my opinion to have off-street parking, but how many cars are you thinking? **Ms. Daniels** said it depends on what the event is at the time. Some events would be 50 people, maybe 10 cars. Some events would be 200 people, but there's parking all the way around the park. Parking is allowed on both sides of Quindaro. I would rather have a parking lot. **Commissioner Stites** said we had a problem with that or an issue. **Ms. Daniels** said Commissioner Townsend did have an issue because they're not side by side. **Commissioner Stites** said and that's probably a buildable lot. Is that a buildable lot? **Ms. Daniels** said yes, it's a buildable lot. It's 6,300 sq. ft. at 708. **Commissioner Stites** said oh no, no. I'm talking about your parking lot. I'm all for the 708. I'm good with that. I'm still trying to figure out why—trying to get your parking. **Ms. Daniels** said I'm trying to get the parking and I'm still in contact with the two landowners. That still might come through, but I

wanted to park on 714, but if it was a problem with getting approved, I would scratch that. **Commissioner Stites** said you're okay right now with getting the 708 and if you could acquire the other two in-between maybe then you would have continuous properties to go all the way across and then maybe you can make application for the others. Is that correct? **Ms. Daniels** said that's correct.

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

Commissioner Townsend said just so the record is clear, I have had previous conversations with Ms. Daniels. I'm glad that she is here tonight. I am supportive of her and her entity's desire to place Boston Daniels Center there because it is directly across the street from the Boston Daniels Park. Just so the record also is clear, there has been references earlier tonight about Mr. Daniels who was the first African American Police Chief in Kansas City, Kansas, so that is significant. My concern initially was that Ms. Daniels had asked for lots in that block that were not continuous to each other and I had concerns about the size of the building, not concerns, just questions that had not been answered. So, I'm relieved to see that she's got the 708, that's her request. I'm still unclear, and this is an issue for Planning & Zoning, based on how big the center is, the capacity, what the needs of parking for a facility like that, what the intended usage would be. If you look about 2.5 lots to the east of that building, there is a new business that will soon open up and that business under the direction or at the direction of Planning & Zoning has to come to this body to acquire a lot for parking and that building is a lot smaller than what's being proposed at 708. Just so we're clear, depending upon the specific of the size of the building, the intended use, off-street parking may be required, that is a decision from Planning & Zoning once again. **If a motion has been put forward, I will second that motion for the option on lot 708.**

Commissioner Davis said I am looking at—this question is for you Ms. Daniels. I am looking at the Land Bank Advisory Board comments and there's questions about the neighborhood group being engaged. Have you had an opportunity to engage them? **Ms. Daniels** said I've engaged with the community on the improvement of the park, but I have not engaged with the community about the center yet because I didn't know if I was going to be approved for it. I didn't know the order it should go in, but I'm more than happy to engage with the community and share this

PowerPoint that I shared with you with anybody that would like to look at it. **Commissioner Davis** said I support this, but definitely please make every effort to connect with them and Mr. Knapp has all of their information. I think Sage is the name on here, but yes, I am in support of this. I just wanted to make a note of that.

Chairman Burroughs said staff, lost track here a little bit. Was there a motion and a second? **Ms. Green** said there has been a motion and a second. Commissioner Stites made the motion and Commissioner Townsend made the second. **Chairman Burroughs** said I just wanted to make sure. I kind of got lost there with the explanation. Clerk, please call roll.

Roll call was taken and there were five “Ayes”, Bynum, Stites, Davis, Townsend, Burroughs.

Commissioner Burroughs said that closes out Item No. 1 that is the Land Bank Option Applications.

Item No. 2 – 212237...LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the application below:

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT – Property Transfers

1. Wendell V Mims – Yard Extension
3529 N 47th St – 913920
2. Cory Crofford – Yard Extension
3327 N 80th Ter – 036705
3. 8848 Georgia Ave – Property Transfer
8848 Georgia Ave. – 184721
4. William J. Mulich – Donation
801 Seminary St – 092319

Mr. Knapp said these are property transfers so 1 and 2 are yard extensions. The first one is at 3529 No. 47th St. This is an unbuildable lot because there is no sewer in the area and this lot is under one acre, so you can't build a house on it. The only thing it is buildable for is a yard extension and the only house that is near it is 3535 N. 47th St.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT 2 is another unbuildable lot and the same situation. There is no sewer in this area and the requested area is 8018 that wants the lot. You can't build on it and the only thing we can do is give it away for a yard extension. **Chairman Burroughs** asked, is that piece of property landlocked? **Mr. Knapp** said there is a road there. You could easily probably connect it, so no.

Commissioner Bynum asked, are you saying that one of the things that make a lot unbuildable is no sewer connection? **Mr. Knapp** said if the lot is smaller than one acre, yes. **Commissioner Bynum** said if less than one acre and no sewer we consider that unbuildable. Why is that? **Mr. Knapp** said because you need a septic system and that needs that septic—**Commissioner Bynum** said (inaudible). This is at the north end of a neighborhood that's got all kind of houses with no sewer system sitting on less than an acre. I mean this is the north end of the neighborhood. Nobody north of Leavenworth Road in this area has sewers including me. **Ms. Green** said a lot of these were grandfathered in. I don't believe we've always had the requirement that you have to have an acre. **Commissioner Bynum** asked, what's grandfathered? **Ms. Green** said now for new building you do have to have at least an acre. **Commissioner Bynum** said all this stuff that's there is grandfathered. **Ms. Green** said they were there before. **Commissioner Bynum** said I'm not really wanting to argue about it. I'm just wanting to understand it because there is no house north of Leavenworth Road on sewer in this area. **Chairman Burroughs** said they can always come forward requesting a variance if somebody wanted to try and put a home on something like that, that's an option to request a variance. Moving on Jud.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

Mr. Knapp said PT-3 is a little different. This is 8848 Georgia Avenue. It's this little narrow piece here and the requester is 8841 back here. They currently own this property, but they are landlocked. There's no way to get to their property because this used to be a road up here, but the

bridge washed out and the bridge was not replaced, so the road is not there. Their only access to get to their property is this little thin strip here. I asked them what plans they have to build and they said they want to build in the future, but not currently.

Chairman Burroughs said number four.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

Mr. Knapp said number four is a donation to the Land Bank. This is a parcel that is landlocked. It is adjoining our Marty Park, and the parcel is currently tax delinquent. Basically, we can't build on it and probably the only thing the applicant could do is join it with the park.

Chairman Burroughs said I think we had that discussion on the park ground, it can be deeded back to the park if I understand correctly. **Mr. Knapp** said that is correct commissioner.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve all as submitted.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Townsend, Burroughs.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to adjourn.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Townsend, Burroughs.

Acting Chairman Burroughs adjourned the meeting at 8:40 p.m.

jg/dt