

STATE OF KANSAS)
 WYANDOTTE COUNTY)) SS
 CITY OF KANSAS CITY, KS)

PLANNING & ZONING AND
 REGULAR SESSION
 AUGUST 31, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, August 31, 2023, with seven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; and Garner, Mayor/CEO, presiding. Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Stites, Commissioner Seventh District; and Davis, Commissioner Eighth District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Gunnar Hand, Director of Planning and Urban Design; Alyssa Marcy, Long Range Planner; Wendy Green, Senior Counsel; Monica Sparks, Deputy UG Clerk; and Brittnie MacDonald, UG Clerk's Office.

Mayor Garner said before I call this meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone should, please, mute their phones when not speaking to avoid background noise.

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

Mayor Garner said I will now call this meeting to order. Clerk, roll call.

Roll call: Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson, Garner. **Ms. Sparks** said we have an absence memo for Stites, Davis, Ramirez, and Kane.

Mayor Garner said tonight, we're going to have an invocation given by Commissioner Harold Johnson, Pastor of Faith Deliverance Church of God in Christ, immediately followed by the Pledge of Allegiance.

Mayor Garner asked, Clerk, are there any revisions tonight for this agenda? **Ms. Sparks** said there are no revisions.

PLANNING AND ZONING AGENDA

Mayor Garner asked, Clerk, could you please read the statement?

Monica Sparks, Deputy UG Clerk, read the statement, required by state law.

Ms. Sparks asked, does any member of the Commission wish to disclose any contact with proponents or opponents on any item on the agenda? (No disclosures were made.)

PLANNING AND ZONING CONSENT AGENDA

Mayor Garner asked, do any members of the Commission, the County Administrator, or the public wish to set aside any item on the Planning and Zoning Consent Agenda? If an item is not set aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

I'll now ask if anyone in attendance would like to set aside an item? Seeing none. Clerk, is there anyone joining us virtually who'd like to...sorry. The Clerk advised the items need to be read.

Ms. Sparks read the items on the Planning and Zoning Consent Agenda.

Mayor Garner asked, do any members of the Commission, the County Administrator, or the public wish to set aside any item on the Planning and Zoning Consent Agenda? If an item is not set aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

I'll ask if anyone in attendance would like to set aside an item. Seeing none. Clerk, anyone joining us virtually who'd like to set aside an item? **Ms. Sparks** said there are no hands raised.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve all items on the Planning and Zoning Consent Agenda, as submitted. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212661...SPECIAL USE PERMIT APPLICATION SP2023-034 - JAMES M. VIENS

Synopsis: Special Use Permit to keep 20 chickens at 9350 Nelson Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, James Viens, is requesting a Special Use Permit to keep 20 chickens on a residential property. A Special Use Permit is required for more than six (6) chickens on a residential property. The applicant has requested 20 chickens (hens) to be kept on property. This Special Use Permit is being requested as a renewal of SP2021-036. The Planning Commission voted 10 to 0 to recommend approval of SP2023-034, for five (5) years, subject to:

1. Per Section 27-593(a)(10)a. Fowl must be kept no closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than ten feet to the property line of the lot;
2. No eggs or chickens may be commercially sold, whether on site or off site;
3. No more than 20 female chickens (hens) may be kept on the property. No male chickens (rooster) may be kept on the property;
4. The color and material of the proposed accessory structure must match the color and material of the primary residence, unless the materials of the primary residence are materials not allowed on an accessory structure under Section 27-609(2)(a)-(b).
 - i. Exterior wall materials are limited to customary residential finish materials, which include horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial; and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material.
 - ii. Specifically excluded materials are preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels, unless the metal has a factory-applied finish that closely matches the color of the primary structure.
 - iii. Standard concrete masonry units are excluded unless the walls of the building are painted the exact color of the primary structure.
 - iv. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets, unless the metal roof has a factory-applied finish that closely matches the roof color of the primary structure or closely matches the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color;

5. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for zoning approval only;
6. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
7. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
8. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
9. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
10. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation

of this permit. The property may also be subject to enforcement actions and administrative citations; and,

11. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-034 for five years, subject to the stipulations. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 2 – 212662...SPECIAL USE PERMIT APPLICATION SP2023-043 - FARIS FARASSATI WITH KC OUTLOOK ROSEDALE, LLC

Synopsis: Special Use Permit to operate a children's daycare at 2605 West 39th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Faris Farassati, is requesting the renewal of a Special Use Permit (SP-2020-76) for the purpose of the continued operation of a day care center at 2605 West 39th Avenue. The applicant lapsed on their previous application, which expired on December 10, 2022. The Planning Commission voted 10 to 0 to recommend approval of Special Use Permit Application SP2023-043, for two (2) years, subject to:

1. The following previous conditions of approval shall remain in effect:
 - a. Sidewalks are required to be installed. Please install a new 5-footwide sidewalk on the north/west side of the property along 39th Avenue/Lake Avenue to the western edge of the property.
 - b. Replace broken sidewalks on the east side of the property and install an ADA ramp at the corner of Springfield and 39th Avenue.
 - c. Landscaping is required and must be maintained. Please install street trees every 30 feet along Springfield and 39th/Lake Avenue.
 - d. Install a trash enclosure.
 - e. Repaint the building;
2. The applicant and their General Contractor shall complete and close out their DRC Building Permit, DRC21-0019 and any other active Building Permits;
3. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to

- confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
4. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 5. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
 6. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
 7. If approved, the applicant must file and maintain a current business occupation tax application with this office;
 8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 10. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
 11. The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
 12. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to

meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

13. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35- 468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
14. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
15. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
16. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
17. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-043 for two years, subject to the stipulations.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 – 212663...SPECIAL USE PERMIT APPLICATION SP2023-051 - RUBEN ROSALES

Synopsis: Special Use Permit to operate a Short-Term Rental at 2924 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Ruben Rosales, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 2924 Eaton Street. This is the owner's primary residence; however, they would not be on-site while the property is rented out. This would be the first and only permitted short-term rental on the 2900 block of Eaton Street. There is one other unpermitted short-term rental on the block at 2904 Eaton Street. The Planning Commission voted 10 to 0 to recommend approval of Special Use Permit Application SP2023-051, for one (1) year, subject to:

1. The following items must be addressed prior to publication of SP2023-051:
 - o There is a slight leak on the shut off valve to the furnace.
 - o Replace the stair railings that have more than a 4" space between balusters.
2. Any additional repairs not addressed prior to approval of SP2023-051 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
3. All existing and future driveways must be upgraded to an improved surface (concrete, asphalt or permeable pavers) and feature curb cuts constructed to UG standards (concrete).
4. The landscaping outside must be maintained.
5. Maximum number of guests is seven (7).
6. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.
7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
9. Applicant is to maintain liability insurance.
10. The property must remain in proper maintenance and free of hazards, pests, or infestations.
11. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
12. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
14. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.

15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
16. All existing and future driveways must feature curb cuts that are constructed to UG standards.
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
21. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or

their designee. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within 18 months of approval unless otherwise determined by the Director of Planning or their designee.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-051 for one year, subject to the stipulations. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 4 – 212664...SPECIAL USE PERMIT APPLICATION SP2023-053 - ELIZABETH HARDING

Synopsis: Special Use Permit to operate a Short-Term Rental at 2822 West 43rd Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Elizabeth Harding, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 2822 W. 43rd Avenue. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 2800 block of 43rd Avenue. The Planning Commission voted 10 to 0 to recommend approval of Special Use Permit Application SP2023-053, for one (1) year, subject to:

1. Only one (1) unit of the duplex may be used as a short-term rental.
2. Any additional repairs not addressed prior to approval of SP2023-053 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
3. Maximum number of guests is three (3)
4. All parking must be off-street, maximum number of vehicles is one (1). No STR renters or guests may park on-street.
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented.
7. Applicant is to maintain liability insurance.
8. The property must remain in proper maintenance and free of hazards, pests, or infestations.
9. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
10. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign

permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

12. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
14. All existing and future driveways must feature curb cuts that are constructed to UG standards.
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
16. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
19. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
20. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days

following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

21. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within 18 months of approval unless otherwise determined by the Director of Planning or their designee.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-053 for one year, subject to the stipulations. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 5 – 212665...SPECIAL USE PERMIT APPLICATION SP2023-056 - CALEB AND MADISON BERCIUNAS

Synopsis: Special Use Permit to operate a Short-Term Rental at 4206 Mission Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicants, Caleb and Madison Berciunas, are requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 4206 Mission Road. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 4200 block of Mission Road. The Planning Commission voted 10 to 0 to recommend approval of Special Use Permit Application SP2023-056, for one (1) year, subject to:

1. The following repairs must be complete prior to the publication of this short-term rental with proof of repairs shown to Staff.
 - o Clear debris from the sump pit, cover the sump pit, and ensure that the sump pump is functional;
 - o Remove the poison ivy found within the yard;
 - o Remove mold found in the kitchen sink cabinet;
 - o Install smoke and carbon monoxide detectors;
 - o Remove or secure bare wires in the rear basement ceiling;
 - o Update electrical receptacles in the basement, kitchen, and bathroom with GFCI circuit outlets.
 - o Cover the open wire splice in the south basement ceiling between HVAC duct pipes;
 - o Remove or secure Romex wiring in basement stairwell;
 - o Cover open electrical wire junction box between furnace equipment and foundation wall.
2. Any additional repairs not addressed prior to approval of SP2023-056 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
3. Maximum number of guests allowed is six (6).

4. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street.
5. Applicant shall ensure that guest vehicles do not impede the sidewalk.
6. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
7. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
8. Applicant is to maintain liability insurance.
9. The property must remain in proper maintenance and free of hazards, pests, or infestations.
10. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
11. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
12. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
13. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
15. All existing and future driveways must feature curb cuts that are constructed to UG standards.
16. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
17. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning

Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.

19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
20. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within 18 months of approval unless otherwise determined by the Director of Planning or their designee.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-056 for one year, subject to the stipulations.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

Item No. 1 – 212641...AN ORDINANCE rezoning property at 9400 State Avenue (COZ2022-039), from A-G Agriculture and C-O Nonretail Business Districts to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-90-23,** “An ordinance rezoning property hereinafter described located at approximately 9400 State Avenue, in Kansas City, Kansas, by

changing the same from its present zoning of A-G Agriculture and C-O Nonretail Business Districts to CP-2 Planned General Business District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 2 – 212643...AN ORDINANCE authorizing a Special Use Permit at 9400 State Avenue (SP2022-097) for an event center at the Margaritaville Resort Hotel, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-91-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for an event center at the Margaritaville Resort Hotel at 9400 State Avenue Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 - 212644...AN ORDINANCE rezoning property at 6340 Riverview Avenue, (COZ2022-048) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-92-23**, “An ordinance rezoning property hereinafter described located at approximately 6340 Riverview Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 4 – 212645...AN ORDINANCE rezoning property at 2508 North 12th Street and 1208 Cleveland Avenue, (COZ2023-011) from R-2 Two Family District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-93-23**, “An ordinance. rezoning property hereinafter described located at approximately 2508 North 12th Street and 1208 Cleveland Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-2 Two Family District to RP-5 Planned Apartment District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 5 – 212646...AN ORDINANCE rezoning property at 3542 North 51st Street, from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-94-23**, “An ordinance rezoning property hereinafter described located at approximately 3542 North 51st Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 6 – 212648...AN ORDINANCE authorizing a Special Use Permit at 527 Tenny Avenue, (SP2023-016) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-95-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 527 Tenny Avenue, Kansas City, Kansas.” **Commissioner McKiernan**

made a motion, seconded by Commissioner Johnson, to approve the ordinance. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 7 – 212649...AN ORDINANCE authorizing a Special Use Permit at 4610 Lloyd Street (SP2023-027) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-96-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 4610 Lloyd Street, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 8 – 212650...AN ORDINANCE authorizing a Special Use Permit at 2716 North 119th Street, (SP2023-028) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-97-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 2716 North 119th Street, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 9 – 212653...AN ORDINANCE authorizing a Special Use Permit at 1010 Merriam Lane, (SP2023-029) for a used car dealership, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-98-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a used car dealership at 1010 Merriam Lane, Kansas City, Kansas” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 10 – 212656...AN ORDINANCE authorizing a Special Use Permit at 1945 West Lawrence Court, (SP2023-032) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-99-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 1945 West Lawrence Court, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 11 – 212657...AN ORDINANCE authorizing a Special Use Permit at 3716 Springfield Street, (SP2023-035) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-100-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 3716 Springfield Street, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

PLANNING AND ZONING NON-CONSENT AGENDA

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212667...SPECIAL USE PERMIT APPLICATION SP2023-046 - AARON LILLY

Synopsis: Special Use Permit to operate a Short-Term Rental at 4138 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicants, Christine and Aaron Lilly, are requesting a Special Use Permit to operate a short-term rental at 4138 Lloyd Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4100 block of Lloyd Street. There is one (1) other unpermitted short-term rental on the block. This property was previously permitted as a Short-Term Rental under SP2021-065, however, the owner of the property has changed since the previous approval. The Planning Commission voted 9 to 1 to recommend approval of Special Use Permit Application SP2023-046, for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-046 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit;
2. Maximum number of guests shall be six (6);
3. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
6. Applicant is to maintain liability insurance;
7. The property must remain in proper maintenance and free of hazards, pests, or infestations;
8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use

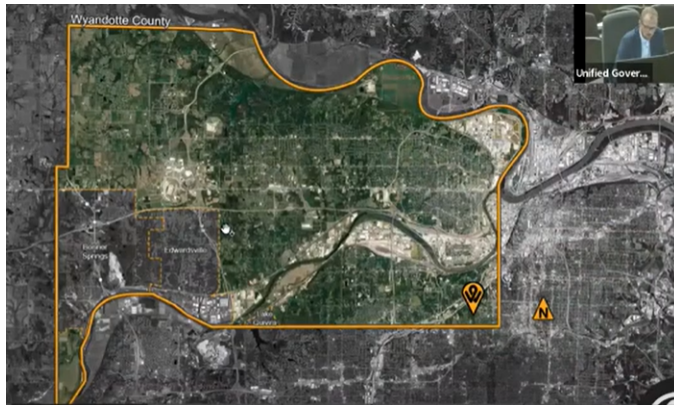
of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all

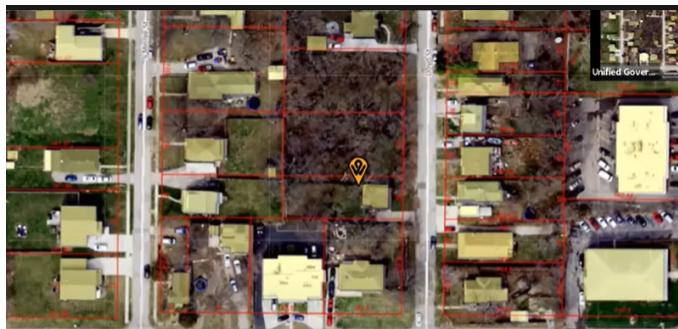
conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Case	
SP2023-046	
Petitioner	Address
Aaron & Christine Lilly	4138 Lloyd Street
Synopsis Click to expand for precise seeking	
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4100 block of Lloyd Street. If approved, there is one (1) unpermitted short-term rental that must cease operation.	

Gunnar Hand, Director of Planning and Urban Design, said this is a special use permit for a short-term rental. This is as a result of a change in ownership.



This is in the Rosedale Area Plan.

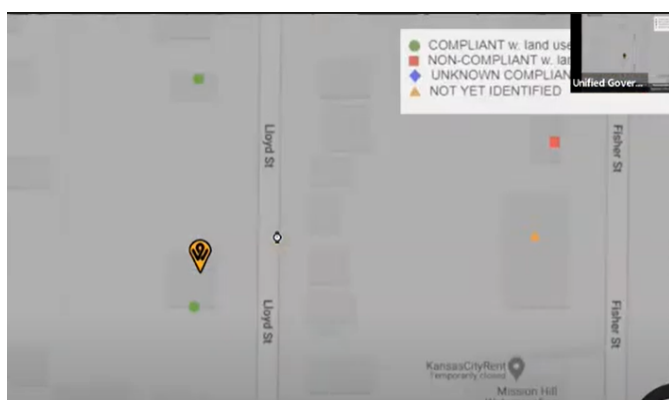


Staff received no letters of support; no letters in opposition.

August 31, 2023



There is a notice of violation on this property but it relates to operating a short-term rental without a special use permit, which is why they are here tonight.



Staff agrees with Planning Commission and recommends approval for one year, with conditions.





Public Opposition	Public Support
None to date.	None to date.

Staff Recommendation

Approval

Mayor Garner said if the applicant is present, you're more than welcome to present your application.

Aaron Lilly, 4138 Lloyd Street, said the request is for a special use permit to operate as a short-term rental.

Mayor Garner said I will now open the public hearing. Clerk, have you received any notifications from the public who wish to express their comments in favor of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present in the audience who would like to speak in favor of the item? Seeing none. Clerk, is there anyone joining us virtually? **Ms. Sparks** said no hands are raised.

Mayor Garner asked, Clerk, is there anyone that has sent you notification who wish to express comments in opposition of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present who would like to speak in opposition? Seeing

none. Clerk, is there anyone joining us virtually who'd like to speak in opposition? **Ms. Sparks** said no hands are raised.

Mayor Garner said the public hearing is closed. Would the petitioner like to make any closing comments? (No response.)

Commissioner McKiernan asked, Mr. Hand, during the time that this property was operating without a permit, were there any neighbor complaints about this property? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any calls for service at this address for the police? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any code violations documented by the NRC other than the one you previously mentioned? **Mr. Hand** said no. **Commissioner McKiernan** asked, did anyone submit a letter of opposition to the Planning Commission regarding this property? **Mr. Hand** said no and nobody was in...**Commissioner McKiernan** said and no one testified in opposition at the Planning Commission meeting. Given the answers to those questions, I find no reason to overturn the Planning Commission's decision and I move to uphold the approval of the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2023-046 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 2 – 212668...SPECIAL USE PERMIT APPLICATION SP2023-048 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 3925 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Lance Pierce, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 3925 Springfield Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3900 block of Springfield. The property has operated as an unpermitted short-term rental since August 2022. The Planning Commission voted 8 to 2 to recommend approval of Special Use Permit Application SP2023-048, for one (1) year, subject to:

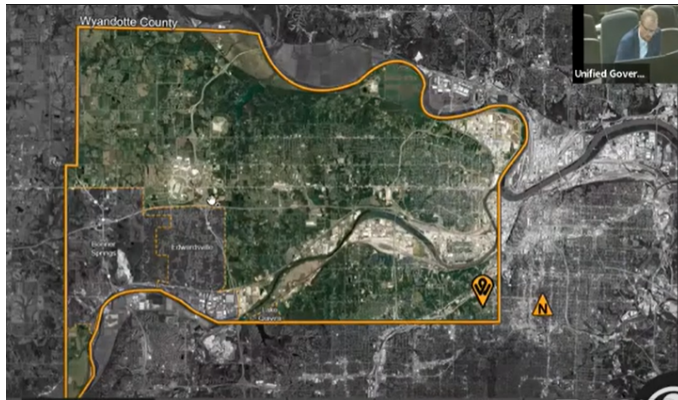
1. The driveway apron and sidewalk shall be repaired or replaced. The applicant has six (6) months to begin pulling permits and one (1) year to complete the work;
2. Exterior handrails shall be installed;
3. Any additional repairs not addressed prior to approval of SP2023-048 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit;
4. Maximum number of guests shall be seven (7);
5. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
6. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
7. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
8. Applicant is to maintain liability insurance;
9. The property must remain in proper maintenance and free of hazards, pests, or infestations;
10. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
11. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
12. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
13. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
17. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private

property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

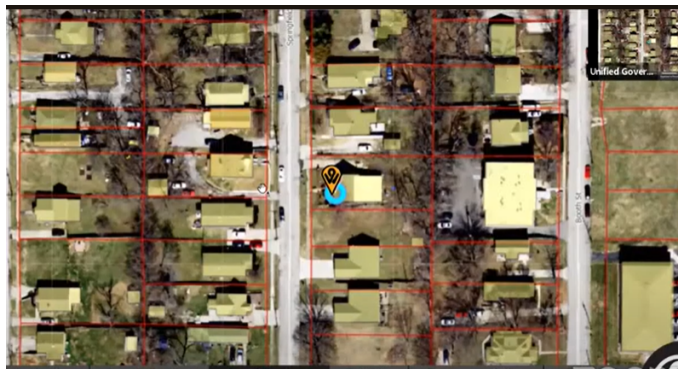
19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
20. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Case		
SP2023-048		
Petitioner	Address	
Lance Pierce & NeShae Wells	3925 Springfield Street	
Synopsis		
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3925 block of Springfield Street.		

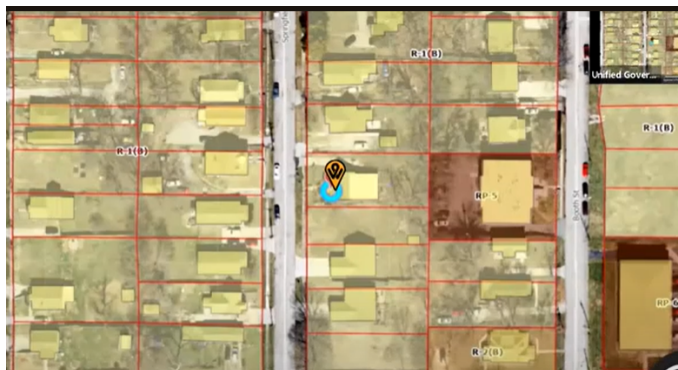
Gunnar Hand, Director of Planning and Urban Design, said this is another special use permit for a short-term rental. This property is non-owner occupied.



This is also in the Rosedale area.

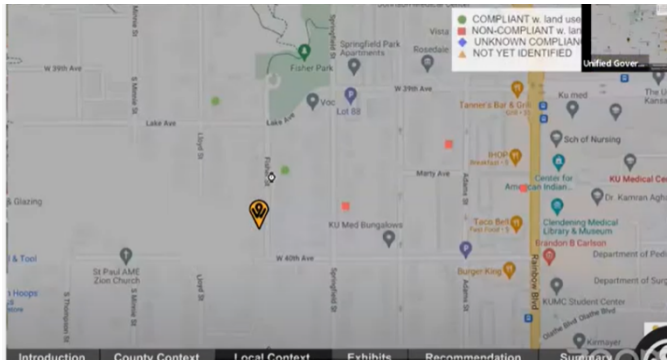


Staff received no letters of support; no letters in opposition.



There are no notices of violation. This would be the first and only short-term rental on this block of Springfield. Staff agrees with Planning Commission and recommends approval for one year, with conditions.

August 31, 2023



Public Opposition	Public Support
None to date.	None to date.



Staff Recommendation Approval
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Mayor Garner said I'll ask the applicant or representative to present the application.

Lance Pierce, 3917 Bell Street, KCMO, said we're applying for a short-term rental license.

Mayor Garner said I will now open the public hearing. Clerk, were any notifications received from the public who wish to express their comments in favor of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present in the audience who would like to speak in favor of the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in favor of the item? **Ms. Sparks** said no hands are raised.

Mayor Garner asked, Clerk, have you received any notifications from the public who wish to express their comments in opposition to the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone in the audience who would like to speak in opposition of this item? Seeing none. Clerk, is there anyone joining us virtually who'd like to speak in opposition? **Ms. Sparks** said no hands are raised.

Mayor Garner said I will close the public hearing. Petitioner, would you like to make some closing comments? **Mr. Pierce** said no, I have no closing comments.

Commissioner McKiernan said, Mr. Hand, I think you know what questions I'm going to ask here. During the time that this property was operating without a permit, were there any neighbor complaints about this property? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any police calls for service at this address? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any code violations documented by the NRC? **Mr. Hand** said no. **Commissioner McKiernan** said and no one submitted a letter of opposition to the Planning

Commission and no one appeared to testify against, in opposition at the Planning Commission meeting. Is that correct? **Mr. Hand** said that's correct. **Commissioner McKiernan** said given the answers to those questions, I find no reason to overturn the Planning Commission's decision and I move to uphold the approval by the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-048 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 – 212669...SPECIAL USE PERMIT APPLICATION SP2023-049 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 4028 Booth Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Lance Pierce, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 4028 Booth Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4000 block of Booth. The property was previously permitted as a short-term rental; however, the permit has lapsed. The Planning Commission voted 8 to 2 to recommend approval of Special Use Permit Application SP2023-049, for one (1) year, subject to:

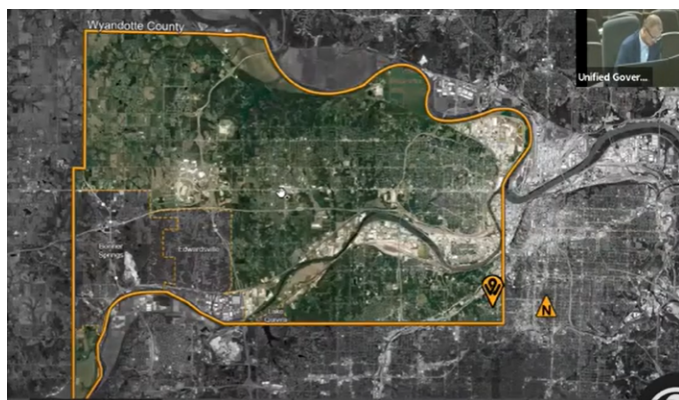
1. Only one (1) unit in the duplex may be rented as a short-term rental.
2. The applicant shall install a retaining wall in the rear yard where the former garage once stood. The applicant has six (6) months to begin pulling permits and one (1) year to complete the work;
3. The applicant shall replace the curbing along 41st Avenue. The applicant has six (6) months to begin pulling permits and one (1) year to complete the work;
4. Any additional repairs not addressed prior to approval of SP2023-049 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit;
5. Maximum number of guests is seven (7);
6. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
9. Applicant is to maintain liability insurance;
10. The property must remain in proper maintenance and free of hazards, pests, or infestations;

11. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
12. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
14. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
16. All existing and future driveways must feature curb cuts that are constructed to UG standards;
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

21. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Case	
SP2023-049	
Petitioner	Address
Lance Pierce & NeShae Wells	4028 Booth Street
Synopsis	
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4000 block of Booth Street. If approved, there is one (1) other non-permitted short-term rental on the block that would be required to cease operation.	

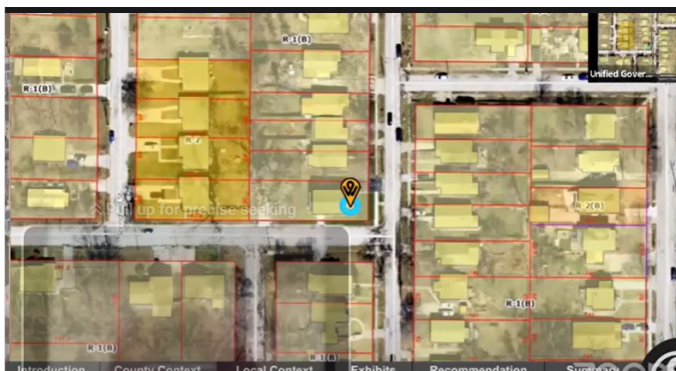
Gunnar Hand, Director of Planning and Urban Design, said this is another special use permit for a short-term rental. It is also non-owner occupied.



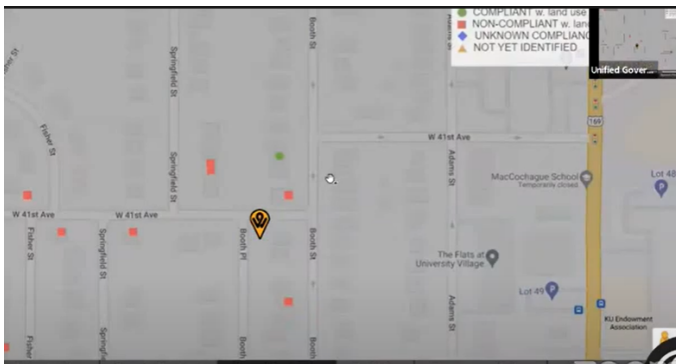
This is also in the Rosedale Area Plan.



Staff has received no letters in support; no letters in opposition.

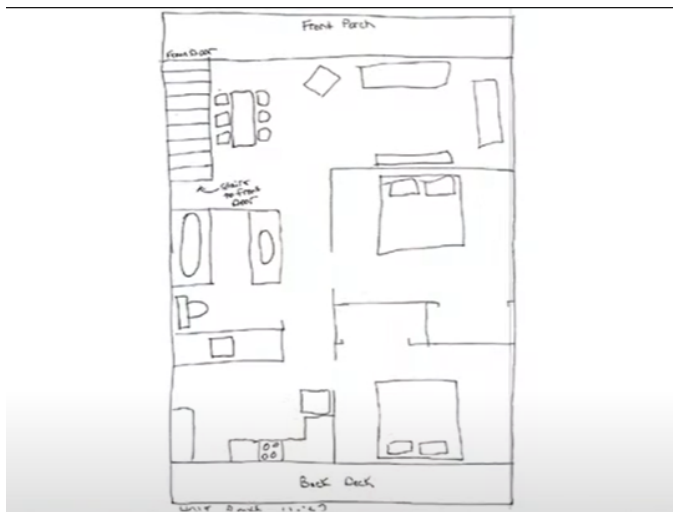


There are some older notices of violation which were addressed through the rehab of this property in regard to this project.



Staff agrees with Planning Commission and recommends approval for one year, with conditions. I would note there is one unpermitted short-term rental also on this block that will require enforcement action if the Board of Commissioners move forward with approval for this site.

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Public Opposition	Public Support
None to date.	None to date.
Staff Recommendation Approval	

Mayor Garner said I'll ask the applicant or representative to present their application.

Lance Pierce, 3917 Bell Street, KCMO, said we are seeking a short-term rental license on this property.

Mayor Garner said I will now open the public hearing. Clerk, have you received any notification from the public who wish to express their comments in favor of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present in the audience who

would like to speak in favor of the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in favor of the item? **Ms. Sparks** said no hands are raised.

Mayor Garner asked, Clerk, have you received any notifications from anyone who would like to express comments in opposition? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone in the audience who would like to speak in opposition of this item? **Ms. Sparks** said we do have a hand raised.

Louise Lynch, resident of Kansas City, KS, 3rd District, said I do have some questions and concerns as I hear all of these short-term rentals being approved. I'd like to know, listening to all these short-term rentals, why the Pierce group is going for a short term as opposed to a regular rental being we have such a shortage of housing problem in the KCK area. I hear all these short terms being approved and now two on one block. Most of the time these are going to be higher rentals because they're short term with less ability to enforce other compliances, rules, and regulations. Why are we doing so many of these? I'd like to know why the group is not going for a long term to try and help out the housing shortage in this area. I'd like the commissioners to be accountable for doing so many of these as opposed to trying to help the housing situation for those residents that live here for a long term.

Mayor Garner asked, Clerk, is there anyone else joining us virtually? **Ms. Sparks** said no other hands are raised.

Mayor Garner said I will now close the public hearing. Petitioner, would you like to make some closing comments?

Mr. Pierce asked, would you like me to respond to that or was that for the commissioners? We're following the rules that have been passed by the City Council of Kansas City, KS, and then seeking in accordance with those laws that were passed to operate a short-term rental in this property.

Commissioner McKiernan asked, Mr. Hand, during the time that this property was operating without a permit, were there any neighbor complaints received about this property? **Mr. Hand** said no. **Commissioner McKiernan** asked, were there any police calls for service documented at

this address? **Mr. Hand** said no. **Commissioner McKiernan** asked, do I understand you to say that any code violations that may have been or are currently noted for this address have either been addressed or are being addressed currently? **Mr. Hand** said not in this particular case, but there is one later on. **Commissioner McKiernan** asked, did anyone submit a letter of opposition to the Planning Commission for this application? **Mr. Hand** said no. **Commissioner McKiernan** asked, did anyone testify in opposition at the Planning Commission meeting for this application? **Mr. Hand** said no. **Commissioner McKiernan** said based on those answers, I find no reason to overturn the Planning Commission's decision, and I move to uphold the approval by the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-049 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 4 – 212670...SPECIAL USE PERMIT APPLICATION SP2023-050 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 4456 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Lance Pierce, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 4456 Springfield. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4400 block of Springfield. The property is currently being used as a short-term rental without a permit. The Planning Commission voted 8 to 2 to recommend approval of Special Use Permit Application SP2023-050, for one (1) year, subject to:

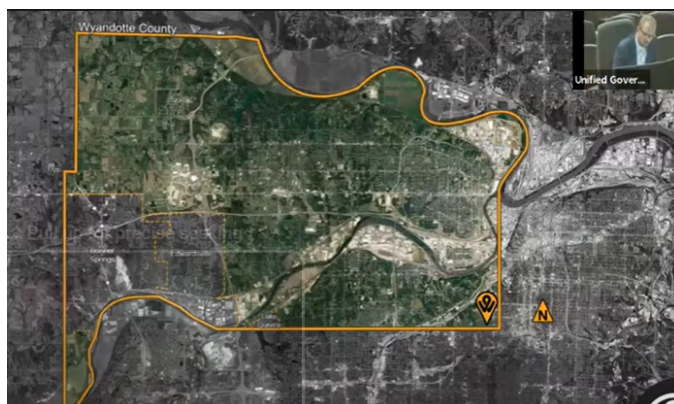
1. Any additional repairs not addressed prior to approval of SP2023-050 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests is six (6).
3. All parking must be off-street, maximum number of vehicles is two (2).
4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
6. Applicant is to maintain liability insurance.

7. The property must remain in proper maintenance and free of hazards, pests, or infestations.
8. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
9. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
13. All existing and future driveways must feature curb cuts that are constructed to UG standards.
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.

18. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,
21. All existing and future driveways must be upgraded to an improved surface (concrete, asphalt or permeable pavers) and feature curb cuts constructed to UG standards (concrete).

Case	
SP2023-050	
Petitioner	Address
Lance Pierce & NeShae Wells	4456 Springfield Street
Synopsis	
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4400 block of Springfield Street. If approved, there is one (1) other non-permitted short-term rental on the block that would be required to cease operation.	

Gunnar Hand, Director of Planning and Urban Design, said we have another special use permit for a short-term rental, also non-owner occupied.

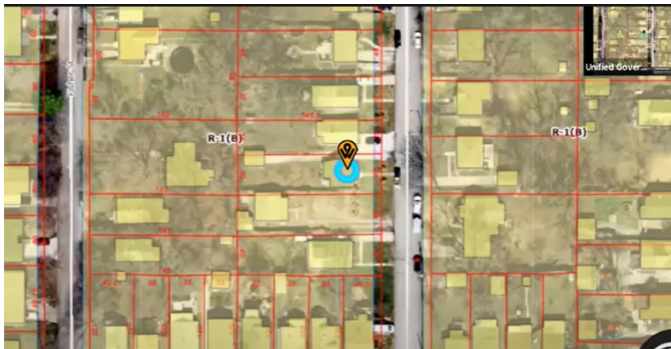


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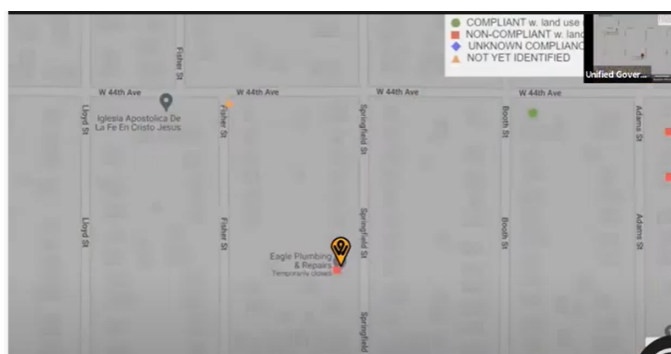
Also in the Rosedale Area Plan.



Staff has received no letters in support; no letters in opposition.



There are some older notices of violation related to this property, but all have been addressed or rectified to date. Staff agrees with the Planning Commission's recommendation of one year, with conditions.



August 31, 2023



Public Opposition	Public Support
None to date.	None to date.

Staff Recommendation

Approval

Mayor Garner said I'll ask the applicant or representative to present the application request.

Lance Pierce, 3917 Bell Street, KCMO, said we are seeking a short-term rental application at this property.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express their comments in favor of the item? **Ms. Sparks**

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said no comments were received. **Mayor Garner** asked, is there anyone present who would like to speak in favor of the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in favor of the item? **Ms. Sparks** said no hands are raised.

Mayor Garner asked, Clerk, have you received any notifications from anyone expressing their comments in opposition of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present who would like to speak in opposition of the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in opposition? **Ms. Sparks** said no hands are raised.

Mayor Garner said I will close the public hearing. Would the petitioner like to make any closing comments or remarks? **Mr. Pierce** said no remarks are needed.

Commissioner McKiernan asked, Mr. Hand, during the time that this property was operating without a permit, were there any neighbor complaints received about this property? **Mr. Hand** said no. **Commissioner McKiernan** asked, were there any calls for service for this property address? **Mr. Hand** said no. **Commissioner McKiernan** asked, do I understand that all previous code violations have now been addressed? **Mr. Hand** said that is correct. **Commissioner McKiernan** asked, did anyone submit a letter of opposition to the Planning Commission? **Mr. Hand** said no. **Commissioner McKiernan** asked, did anyone testify in opposition at the Planning Commission meeting? **Mr. Hand** said no. **Commissioner McKiernan** said given the answers to those questions, I find no reason to overturn the Planning Commission's decision. I move to uphold the approval of the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-050 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 5 – 212671...SPECIAL USE PERMIT APPLICATION SP2023-052 - ANDREW BESELICA

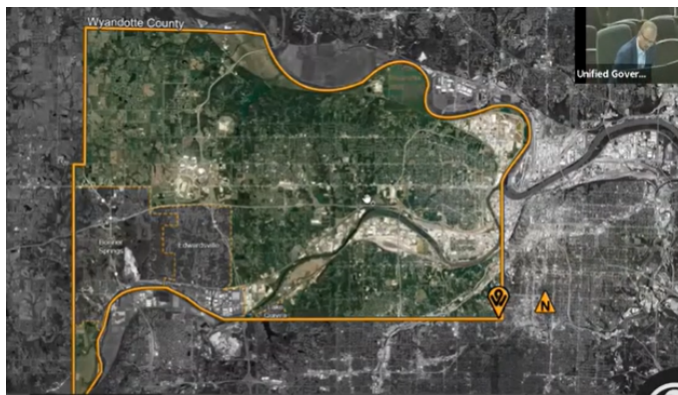
Synopsis: Special Use Permit to operate a Short-Term Rental at 2504 West 47th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Andrew Beselica, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 2504 W. 47th Avenue. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2500 block of 47th Avenue. The Planning Commission voted 9 to 1 to recommend approval of Special Use Permit Application SP2023-052, for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-052 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be seven (7).
3. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.
4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
6. Applicant is to maintain liability insurance.
7. The property must remain in proper maintenance and free of hazards, pests, or infestations.
8. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
13. All existing and future driveways must feature curb cuts that are constructed to UG standards.
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

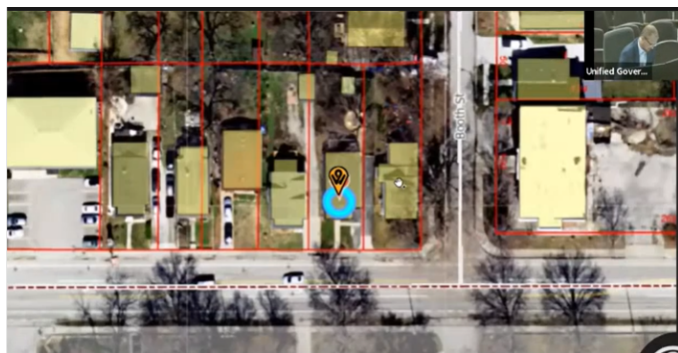
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within 18 months of approval unless otherwise determined by the Director of Planning or their designee.

Case	
SP2023-052	
Petitioner	Address
Andrew Beselica	2504 West 47 th Avenue
Synopsis	
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2500 block of West 47 th Avenue.	

Gunnar Hand, Director of Planning and Urban Design, said this is another special use permit for a short-term rental. It's also non-owner occupied.



It is also in the Rosedale Area Plan.

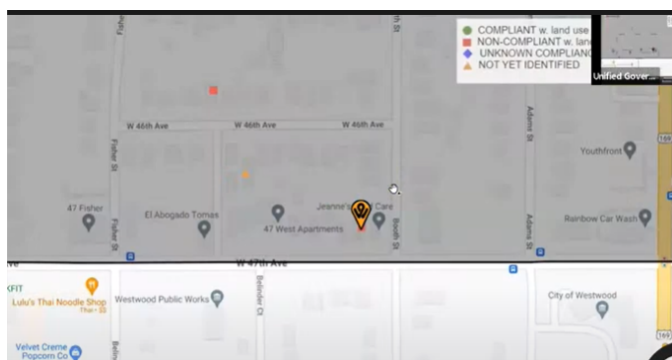


Staff has received no letters in support; no letters in opposition. There was one member of the public in attendance at the Planning Commission hearing earlier this month that did speak in opposition to this case. Although, it was more in general to special use permits for short-term rentals.

August 31, 2023



There are no notices of violation on this property. Staff agrees with the Planning Commission's recommendation for approval for one year, with conditions.



Mayor Garner asked, Clerk, have you received any notifications from anyone who would like to express their comments in opposition to the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone who would like to speak, that is present, in opposition to this item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in opposition? **Ms. Sparks** said no hands are raised.

Mayor Garner said I'll close the public hearing. Petitioner, would you like to make some closing comments. **Andrew Beselica**, Applicant, said no closing comments. Thank you.

Commissioner McKiernan said, Mr. Hand, during the time that this property was operating without a permit, were there any neighbor complaints received about this property? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any police calls for service documented at this address? **Mr. Hand** said none. **Commissioner McKiernan** asked, do I understand that all previous code violations have now been addressed? **Mr. Hand** said correct. **Commissioner McKiernan** said you said no one submitted a letter of opposition to the Planning Commission and no one testified in opposition at the Planning Commission. **Mr. Hand** said there was one...**Commissioner McKiernan** said I'm sorry. There was one member who testified at the Planning Commission. I would just note that there was no one testifying in opposition tonight. Based on the answers to these questions, I find no reason to overturn the Planning Commission's decision. I move to uphold the approval by the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-052 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 6 – 212672...SPECIAL USE PERMIT APPLICATION SP2023-054 - ASHLEY SIVILS

Synopsis: Special Use Permit to operate a Short-Term Rental at 719 Lyon Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Ashley Sivils, is requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 719 Lyon Avenue. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 700 block of Lyon Avenue, though the owner had already been operating a Short-Term Rental without a permit at this address for over two (2) years. The Planning Commission voted 9 to 1 to recommend approval of Special Use Permit Application SP2023-054, for one (1) year, subject to:

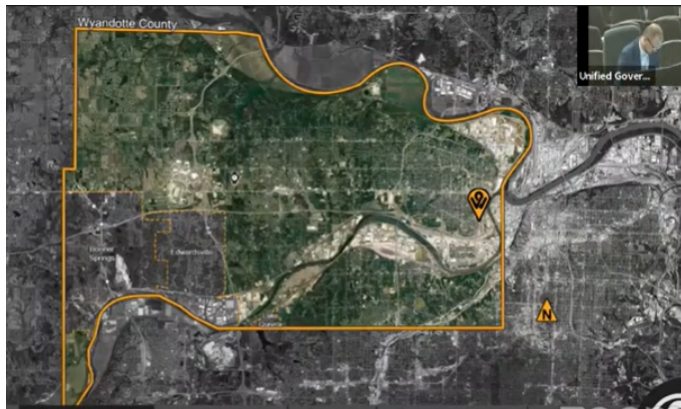
1. The applicant shall repair the following items prior to publication of their ordinance. Proof of replacement must be sent to staff.
 - o The trees and limbs must be removed from the power line.
 - o Smoke detectors and carbon monoxide detectors must be installed.
 - o The steps with more than 4" gap must be repaired.
2. Any additional repairs not addressed prior to approval of SP2023-054 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
3. The applicant shall repair and replace the driveway apron into the alleyway.
4. The applicant shall be required to clear brush from driveway apron.
5. Maximum number of guests shall be seven (7).
6. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street.
7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
9. Applicant is to maintain liability insurance.
10. The property must remain in proper maintenance and free of hazards, pests, or infestations.
11. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
12. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
14. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
16. All existing and future driveways must feature curb cuts that are constructed to UG standards.
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to

meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
21. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. 23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within 18 months of approval unless otherwise determined by the Director of Planning or their designee.

Case		
SP2023-054		
Petitioner	Address	
Ashley Sivils	719 Lyon Avenue	
Synopsis		
A Short-Term Rental Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 700 block of Lyon Avenue.		

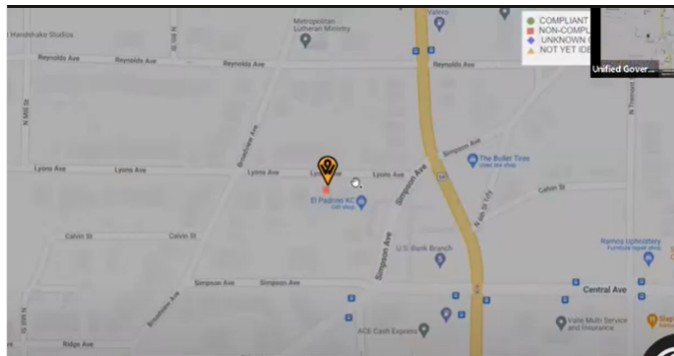
Gunnar Hand, Director of Planning and Urban Design, said this is a special use permit for a short-term rental. It is also non-owner occupied.



This one is in the Central Area Plan.



Staff received no letters in support. No letters in opposition. There are quite a few notices of violation as it relates to this property over the last couple of years, mostly in regard to maintenance and things like trash. Then older ones as it relates to boarded windows, again, which would go to prior to the property being rehabbed. The trash complaints are as soon as 2022 to 2023. We anticipate questions from the commissioners. Staff does, however, agree with the Planning Commission's recommendation of approval for one year, with conditions.





Public Opposition
None to date.

Public Support
None to date.

Staff Recommendation
Approval

Mayor Garner said I'll ask the applicant or representative to present the application request.

Ashley Sivils, 425 Washington Street, Apt. 207, KCMO, said I am asking for a special use permit for a short-term rental.

Mayor Garner said I will now open the public hearing. Clerk, have you received any notifications from the public who wish to express their comments in favor of the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present who would like to speak in favor of the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in favor of the item? **Ms. Sparks** said no hands are raised.

Mayor Garner asked, Clerk, have you received any notifications from the public who wish to express opposition to the item? **Ms. Sparks** said no comments were received. **Mayor Garner** asked, is there anyone present who would like to speak in opposition to the item? Seeing none. Clerk, is there anyone joining us virtually who would like to speak in opposition to this item? **Ms. Sparks** said no hands are raised.

Mayor Garner said I will now close the public hearing. Would the petitioner like to make some closing comments? **Ms. Sivils** said no, thank you.

Commissioner McKiernan asked, Mr. Hand, during the time that this property was operating without a permit, were there any neighborhood complaints about this property? **Mr. Hand** said none. **Commissioner McKiernan** asked, were there any police calls for service at this address? **Mr. Hand** said none.

Commissioner McKiernan said regarding the code violations, Ms. Sivils, I'll ask you, when you acquired this property, was it vacant and unimproved? **Ms. Sivils** said no. I bought it after it was rehabbed. **Commissioner McKiernan** said you bought it after it was rehabbed. What date was that? **Ms. Sivils** said in 2021.

Commissioner McKiernan asked, Mr. Hand, how many code violations have we had since 2021 on this property? **Mr. Hand** said two, one in 2022 and one in 2023, both for trash not collected.

Commissioner McKiernan asked, Ms. Sivils, do you have procedures in place to ensure that your guests do not leave trash that violate code at this address? **Ms. Sivils** said yes, I do. **Commissioner McKiernan** asked, will you be responsible for clearing said trash if said trash is ever found again at this address? **Ms. Sivils** said yes, I will. **Commissioner McKiernan** said yes, you will.

Were there any code violations other than these two documented, Mr. Hand? **Mr. Hand** said no. All 2020 and before when it was an abandoned house. **Commissioner McKiernan** said and no one submitted a letter in opposition to the Planning Commission? **Mr. Hand** said no. **Commissioner McKiernan** said and no one testified in opposition at the Planning Commission meeting. **Mr. Hand** said correct.

Commissioner McKiernan said, Ms. Sivils, I cannot emphasize to you how important it is that short-term rental operators and guests be good neighbors to all around them. I can look at your property. It is in my district. It looks spectacular. We want to make sure that it continues to look spectacular and be an asset to the neighborhood so that this special use permit can be renewed and not revoked.

Commissioner McKiernan said all that being said, I find no basis...

Mayor Garner said I have a point of order before you do that. I have a question. Mr. Hand, there were conditions. What were those conditions?

Mr. Hand said standard conditions for all short-term rentals as well as that they would have a maximum of seven guests at any given time, two cars off-street, and that they would help us clear some of the alleyway at this location. At this location, there is an alleyway that goes down the middle of the block, but because there's commercial uses on Simpson Avenue, it's an L alleyway. It probably was a T alleyway at some point. You can only get to this property and the off-street parking because there is no driveway off Lyon Avenue from Broadview Avenue, so we asked her to help us with the alleyway.

We also have an open case with cops that we have opened. The abutting property to the east is effectively using that L alleyway as their driveway, and there's an inoperable vehicle as well as an RV being stored right there, so we're trying to clear the alleyway so that there is now two points of access for all houses on that street, both sides of that street.

Commissioner McKiernan said I move to uphold the approval by the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application SP2023-054 for one year, subject to the stipulations.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

PLAN REVIEW APPLICATION

Item No. 1 – 212666...PLAN REVIEW APPLICATION PR2023-014 - CODY BUSICK WITH VINEYARD CHURCH OF PIPER

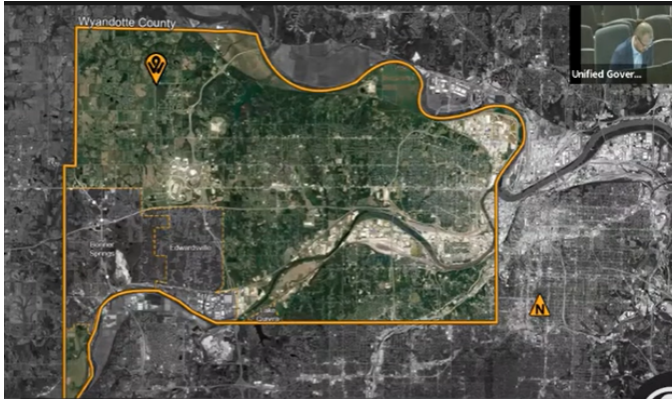
Synopsis: Preliminary Development Plan to expand an existing church at 10601 Hutton Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Cody Busick with Vineyard Church of Piper, is requesting approval of a Preliminary Development Plan to expand the Vineyard Church of Piper at 10601 Hutton Road with a 7,508 square foot addition, as well as expansion of the parking lot. The Planning Commission voted 10 to 0 to recommend approval of Plan Review Application PR2023-014, subject to:

1. Because this petition is a Preliminary Development Plan, the applicant shall submit a Final Development Plan for approval, which includes final architectural and civil plans;
2. Per the goDotte County-Wide Mobility Plan, the applicant shall construct a sidewalk in the front of the property;
3. Wheel stops are required for parking spaces where there is no curbing;
4. The sign structures shall be removed as instructed originally;
5. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
6. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
7. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Case	
PR2023-014	
Petitioner	Address
Jacob Hudson	10601 Hutton Road
Synopsis	
To approve a Preliminary Development Plan for a 7,508 square foot expansion of the Vineyard Church of Piper as well as expansion of the parking lot.	

Gunnar Hand, Director of Planning and Urban Design, said this is a preliminary development plan for the expansion of a church and expansion of their existing parking lot.

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This is in the Prairie-Delaware-Piper Area Plan.



Staff's received no letters in support; no letters in opposition. There are no notices of violation.



Staff does agree with the Planning Commission's recommendation of approval;



however, at the Planning Commission hearing, the applicant had asked for us to amend condition No. 2 and condition No. 8. Both of those changes required counsel with the County Engineer, which we have done since the Planning Commission. We've come to an agreement with both the applicant, County Engineer, and staff on amendments to condition No. 2 and condition No. 8; however, if we were to make a motion tonight to approve with those changed conditions, we would need eight votes and there are only seven of you total here.

I've spoken with the applicant, who is not here tonight, and he is open to a holdover for 30 days.



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Mayor Garner said seeing as we don't have a quorum necessary to codify a vote, I believe a motion may be in order to hold it over.

Action: Commissioner Markley made a motion, seconded by Commissioner McKiernan, to hold Plan Review Application PR2023-014 for 30 days. Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

MISCELLANEOUS

Item No. 1 – 212683...PRESENTATION: PLAN KCK STRATEGIES

Synopsis: Update regarding Plan KCK strategies provided by Gunner H. Hand, AICP, Director of Planning and Urban Design.



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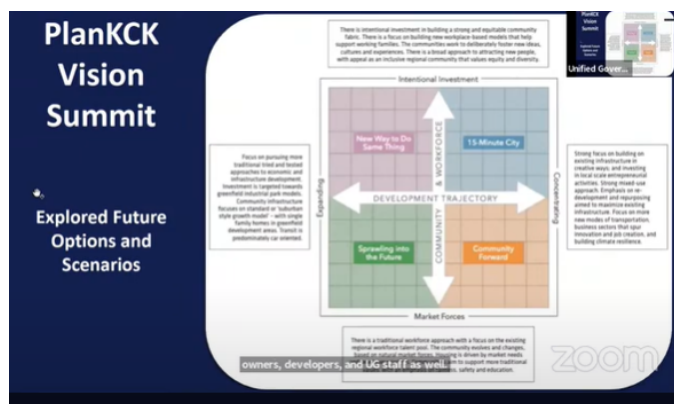
Alyssa Marcy, Long Range Planner, said I am here to give you the second PlanKCK update. This, specifically, is going to cover the economic development strategic plan process so far.



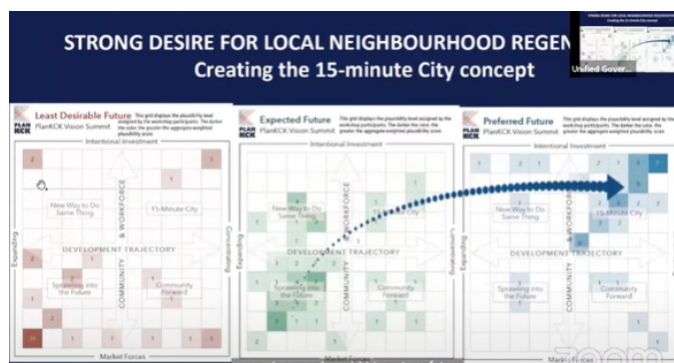
I'm going to take you through the three steps that we have gone through so far. This first started off with how to develop a vision for community prosperity in KCK. It's been important for us to figure out what that means to our community, what that looks like, and how economic development is a tool to achieve that vision.



It started with the Vision Summit, which occurred in May. We invited community members, we invited business owners, developers, and UG staff as well.



We had asked the attendees at this event to evaluate different economic futures. The diagram here just shows those different scenarios, and we wanted them to do is to challenge them to think about how different economic approaches might impact our future.



The results that we got were interesting. These three diagrams show three different futures. The first on the left-hand side is what is the least desired future for the community. The middle is what they expect to happen if we continue doing the exact same thing that we're doing right now. The right-hand side is what the preferred future might be. The really interesting piece here is that if you look at that expected future, which basically what this diagram is showing you, is that in that left-hand side, you have a lot of expansion, westward expansion. You have a lot of market forces driving economic development.

But then you look at the preferred future and what you see is that our community would actually like something that's focusing more on concentrated development, on infill, on revitalizing our downtown and our main streets, on something that's a little bit more intentional. So, this is showing you what we expect to happen is very different than what the community would prefer to happen. I think the other interesting point too is that this shows that the community has an appetite for change.



From here, now that we had a better idea of what kind of preferred future the community wanted, our consultants held focus groups and they also circulated a bilingual small business survey.



This is where things start to get a little bit more specific. The focus groups were six different categories. Some of these categories are more subject topics. For example, how do we grow and support our small businesses. That's one focus area. Another is industrial development, understanding that we have continued industry here and that's a huge part of our economy. Then there's some more geographically tied focus areas. For example, the Legends area and the Quindaro townsite. I think that's pretty evident from what we heard at the special session too that there is a lot of interest in building up the Quindaro area.



Our last event that was really heavily focused on economic development so far was the community prosperity roundtable that was held about two weeks ago.



This was to try to tie-in this desire that the community has for economic development that increases equity, that increases access to opportunity, and that really benefits everyone. During this event, we reviewed the preliminary county-wide market analysis, and that will be available at the end of September for you to read in full. We also asked attendees to prioritize different actions as related to those six focus areas that I just mentioned.

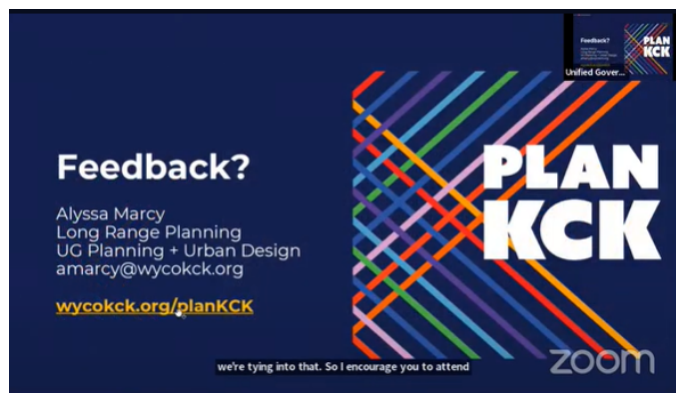


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Just some overall highlights from that roundtable is there is overwhelming desire to support our small businesses. There's also a desire to rebuild our downtown KCK, but also the Legends area, but how to connect those two places so that you can have access to that downtown easily and that you have access to the west more easily. There's also a lot of interest in developing the riverfront, especially how we have all of these exciting projects coming soon like the Rock Island Bridge. KCMO's doing development. How do we really leverage that area. Then, again, the Quindaro townsite came up. What is the role, generally, of cultural heritage and economic development at KCK.



Lastly, we will have an opportunity to not only get more feedback about the economic development strategic plan, but all of the aspects of PlanKCK on October 28th, which is our Neighborhood Summit. There's also going to be a lot of other events that we're tying into that, so I encourage you to attend that as well.



I'll take any feedback, comments, questions, ideas.

Commissioner Bynum said I just wanted to say thanks for all of the planning work that you and the team have done. I've attended quite a number of the sessions that you've held and appreciate the approach and the engagement of the community. It seems to be pretty vibrant, and I certainly will look forward to October 28th. Do I understand that once that takes place, then we'll be looking to bring forward sort of a final product, if you will?

Ms. Marcy said yeah. So, October 28th is sort of our big opportunity to give your final feedback on what we have, and then from there, that's where we need to really draft the document and hopefully present that to you later in the year.

Commissioner Bynum said thank you. I just really appreciate all that you've done for it because I know that you have a ton of other work to do and you're doing this along with it. It's impressive.

Commissioner Johnson said thank you for the presentation, Ms. Marcy. Actually, Commissioner Bynum stole my question so I'll think of a new question on the fly. What do you envision the final plan to look like in terms of its content and then also how it's executed?

Ms. Marcy said we have, I think, it's about ten different chapters, like subject matter chapters. I can get those to you as well. It's truly comprehensive in what it covers. We hope to have that by the end of the year if it's adopted and everyone then goes as planned. Are you asking more so about the physical deliverable?

Commissioner Johnson said the thing that we continue to have conversation has been, I think it's important for our constituents to hear, is that this is not something that is going to just sit on a shelf. It is something that's going to live, breathe, be amended, be changed, grow, etc. That's kind of along the lines of what I was asking the question for.

Ms. Marcy said we have worked really hard, I think, over the last year to make sure that these are living documents and that we do have continuous conversations with community members about all of the very actionable steps that we've listed in these. I think with this particular document, we haven't formally decided what format it'll be in. We're hoping to have something that's also more interactive and publicly facing so that we can also show progress as it happens so people can see it and kind of live with it and play with it. It's a little more tangible. I don't know if Director Hand has anything to add to that.

Mr. Hand said I would just say that all of our long-range planning processes, we try to start implementation on day one. The act of planning is aligning our resources to optimize the outcome, so we are already pursuing things that we've been hearing. We are already integrating the things that the Unified Government and other stakeholders are doing. We are bringing them. I think the process itself acts as a platform to bring those voices together so they can then collaborate, engage at, and work together moving forward.

I think what we're going to try to do, as Ms. Marcy noted, is we like to actually—we're pretty proud of the fact that we don't let the old adage live, that plans sit on shelves and collect dust. We are actively implementing them. We have measures that we track on a quarterly basis to make sure we're maintaining progress.

I think the most important thing to understand here is this community has never had a long-term comprehensive plan like this. They have never had a visionary document like this. It's a really interesting opportunity to have these conversations. I think it's a reason why we've had so engagement. I don't think that, at least in the records that we've reviewed in past planning documents, I don't think we've ever had the type of engagement, the different methodologies of engagement, or the intensity of those to be engaged like we have through this process. We are very hardened that we're growing every day in the process and, thereby, we hope that allows not only staff but our constituents to hold us, and you, accountable to its implementation.

Commissioner Johnson said thank you. I think you know—I see Mr. Kindle has his hand up. I'll ask him to come up and be ready to speak to this, if you don't mind, Kindle.

The question I was going to ask you, we talked about this, I think, last year that we have so many plans right now. Will this be integrated with all of the other plans as it relates to economic development strategies?

Mr. Hand said so globally, this represents sort of the umbrella document where we provide sort of the global direction. Those north stars, the big picture of what we, as a collective community, is trying to move forward. We get into the detail of the area plans and so a big part of this plan is going to define what area plans we should do next because there is an order. There are a lot of areas that do not have area plans. This is really the first move to restructure how we do long-range planning in the community.

To your point, though, I think that we mentioned this last month in our update. With some serendipity, there were a lot of plans in place moving forward that we're all having the same conversation about our collective future, so we've merged them all together into one PlanKCK effort. It's been a lot of work, but I think that it's starting to materialize.

I think what's really important to understand here is we've been hearing a lot of stuff. We've been collecting a lot of data. We've started to synthesize that data. So, what you see here is some of the insights of what we've been hearing and what our consultants and experts and staff see as opportunities. We haven't written anything. The plan is not set. There is no future. We really need you guys to help direct if you see gaps, opportunities, things we're missing, or specific initiatives that you think are important that may be overlooked and thus far. So, that's kind of really what these monthly updates are trying to do to make sure that we're building into that approval process later this fall and winter.

To your specific question, we've never had an economic development strategy. It will be integrated as a part of a larger vision. I think that is a nuance, perhaps, if you're not an esoteric planner like myself, but it's really important to understand that it's not its own thing on an island. It is its own deliverable in collaboration with all the other things that are required for economic development, be it land use, transportation, and that.

One quick thing I just wanted to add is there's some big ideas, right? There's some new ideas, I think, that are emerging, but one of the consistencies we hear through PlanKCK is very similar to one of the things we heard when we were doing the goDotte county-wide mobility strategy. If you remember, there were some big, crazy ideas in goDotte. There was also one of the core strategies—get back to the basics, right? Road, curb, median with trees, sidewalks. Very similar, a lot of the feedback from staff, as well as our constituents, is they just want us to do basic services better.

Commissioner Johnson said right. I agree.

Commissioner Johnson said I'm not going to belabor the time. I will ask one last question. With regards to the small business portion that I saw on the screen, Sharon Reed has put together the small business kind of platform, I suppose. Is that being discussed within the concept of solutions for small business? **Ms. Marcy** asked, are you talking about the new platform? **Commissioner Johnson** said yes. **Ms. Marcy** said yes.

Commissioner Johnson asked, Mayor, with your approval, can we ask Mr. Kindle to come have words?

Greg Kindle, President of the Wyandotte Economic Development Council, resident of KCK, said thank you for just a couple of minutes. I haven't been participating in these conversations on a monthly update. In some ways I feel like maybe I should have been. I did not want to get to the end of this entire process and not at least give you some thoughts at this stage of the process.

Number one, I appreciate the team that you all have assigned to work on this and the time that it's taken to do this. I commend them a great deal. I don't want to take any of the comments that I may make here to be a personal affront to them because they've done a lot of hard work.

My concern, and this is not going to be surprising to the Board members—the Mayor sits on our Board as does Commissioner Burroughs—I brought this to the attention of our investors and our Board members at our last Board meeting. To say that my team and I largely have participated in every single PlanKCK focus group. Some of them at 8 a.m. on a Monday morning followed by a 9 a.m. on a Monday morning. Unusual times to have planning focused meetings all online. Usually the folks who participate in these kinds of things do tend to be more activist oriented. There is a very particular reason that they want to participate and those very specific subjects that were highlighted during those focus groups. I get that.

The part that concerns me probably the most about how this has been put together is that the foursquare that you saw in there is the same foursquare that has been presented at every single focus group, which largely puts a 15-minute city. The branded piece of it sounds pretty cool already right out of the gate up in the right-hand corner, and all the rest are not. In fact, the one area that is being demonized is the sprawling into the future, which is apparently where everything that we have been doing for the last 10 or 15 years is now located. That's where the market is. So, if we have intentional marking up in the right-hand corner, and that is completely opposite of where the market is, my only comment to you all, as you all look at a final plan down the line, and the same thing I have said to Future IQ and to your team...**Ms. Sparks** said you have one minute remaining.

Mr. Kindle said is that you cannot have intentional investment. You cannot have economic development in this community without the market. You have to have product. You have to have the availability of incentives, and dollars to move that forward. If you leave the

market behind, intentional investment means public money. To my last knowledge, we were struggling a little bit with additional public money.

As we move through this process, my one caution is, do not frighten off the market that has been providing economic development and investment in this community, to the tune of about \$6B over the last 10 years, by developing a plan that is not marketable. There can be some great ideas and it can be a great North Star, but I just want to be cautionary that we also have to be pragmatic that if you want development to continue in this community, in all parts of the community and across all different sectors, there has to be a balance. Finding a way to come more to that middle area is going to be important. I just encourage you all to be thoughtful that we don't want to alienate the very folks who've been investing in this community for some time for a North Star that may not have investors today. I just want to put that caution out there.

I've been critical of Future IQ, frankly, that we have not been engaged really at all. We participated like every other resident and only until tomorrow, are we actually being invited to participate in some conversations with them. That's been frustrating to me that we've not been invited to participate at all as a team with Future IQ. I just want to put that out there that we've been treated no differently than any other resident. Maybe that's the way it was designed; but we thought that as a partner to the Unified Government, we would have been invited a long time ago to participate. Just wanted to put that out there. Thank you all very, very much.

Mayor Garner said thank you. I appreciate the comments from staff and stakeholders.

Action: **For information only.**

Mayor Garner said that ends the Planning and Zoning portion of the meeting. We will now move to the regular portion of our agenda.

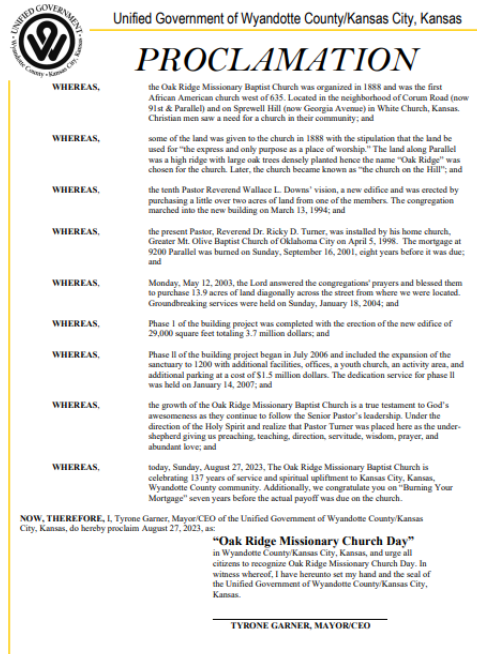
MAYOR'S AGENDA

Mayor Garner said, Clerk, there are three items there. If you could just briefly describe those, I think that will suffice.

Item No. 1 – 212679...PROCLAMATION: OAK RIDGE MISSIONARY CHURCH DAY

Synopsis: Proclamation proclaiming August 27, 2023, as Oak Ridge Missionary Church Day, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Deputy UG Clerk, read a summary of the following proclamation.

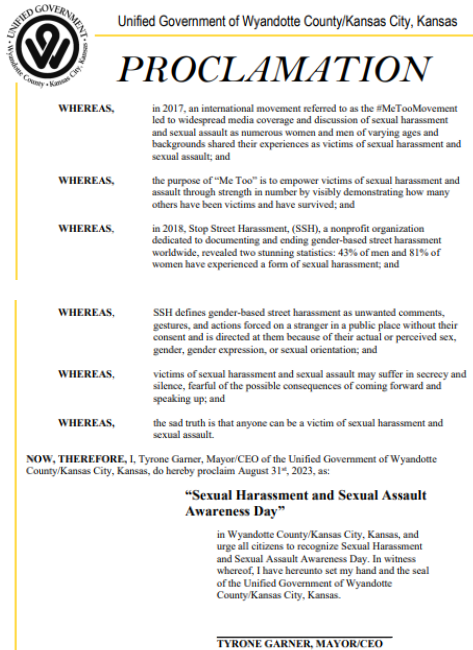


Action: Proclamation was read.

Item No. 2 – 212677...PROCLAMATION: SEXUAL HARASSMENT AND SEXUAL ASSAULT AWARENESS DAY

Synopsis: Proclamation proclaiming August 31, 2023, as Sexual Harassment and Sexual Assault Awareness Day, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Deputy UG Clerk, read a summary of the following proclamation.

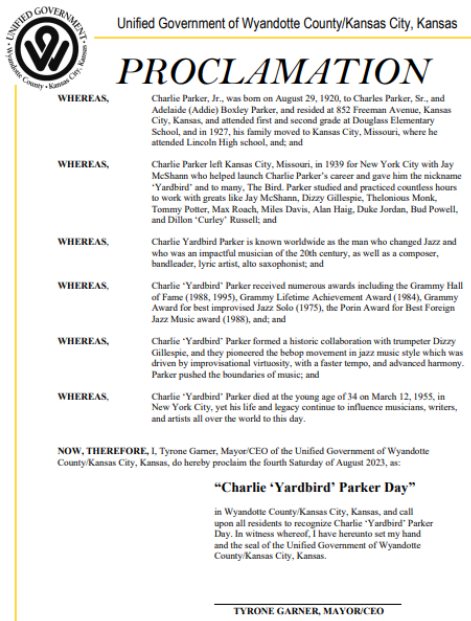


Action: Proclamation was read.

Item No. 3 – 212678...PROCLAMATION: CHARLIE 'YARDBIRD' PARKER DAY

Synopsis: Proclamation proclaiming the fourth Saturday of August 2023, as Charlie 'Yardbird' Parker Day, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Deputy UG Clerk, read a summary of the following proclamation.



Action: Proclamation was read.

REGULAR CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve all items as submitted. Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 1 – 212680...PLAT: MOSBURG ADDITION

Synopsis: Plat of Mosburg Addition, located at 7th and Northrup Avenue, and being developed by Bill and Nancy Mosburg, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

August 31, 2023

Item No. 2 – 212681...PLAT: AMERICAN ROYAL SECOND PLAT

Synopsis: Plat of American Royal Second Plat, located at 118th and State Avenue, and being developed by the American Royal Association, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 – MINUTES

Synopsis: Minutes from the Special Session meeting on August 10, 2023.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated July 27 and August 3, 2023.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES' AGENDA

No items

ADMINISTRATOR'S AGENDA

Item No. 1 – 212676...RESOLUTION: TRANSFER OWNERSHIP OF JUNIPER GARDENS

Synopsis: A resolution to transfer title of Juniper Gardens to the Kansas City, Kansas Housing Authority to clear the title for its sale, submitted by Wendy Green, Senior Counsel, Legal Department.

Wendy Green, Senior Counsel, said what we are here tonight for is the resolution in front of you, which would just authorize our County Administrator to sign a deed transferring title to the properties located off 1926 North 1st Street, 1803 North 3rd Street, and 101 Walker Avenue, which we all know as Juniper Gardens, to the ownership of the Kansas City, Kansas Housing Authority that's been operating those properties since the early 1960s. This is so that they can, in turn, then sell the properties themselves. Through the title search that they were doing in the sale process, they realized that the city still had ownership of the property, at least the title was in their name. I think it could be argued that they've had constructive ownership for quite a while and have been maintaining these properties.

David Johnston, County Administrator, said once this was brought to our attention, we were like well, we own subdivisions. As we looked into it, after it was brought to our attention by the Housing Authority, our attorney, Ms. Green, really articulated kind of a brief Cliff note history of these properties. Well before the Unified Government was formed, through the merger, Kansas City, KS, the city acquired property for special purposes. In this case, to provide housing to our low income. At that time we had an entity, the Housing Authority, that provided that service which appears to have been a practice in the '60s. We'd acquire the property. They would build on the property, manage it, and provide services to their residents. We have a number of these properties still. You'll be hearing more and more about requests for transfers to make it neater.

In the discussion with the Executive Director and the Board Chair, which you'll have an opportunity to hear in just a minute, I'll tell you, it was an eye-opener of the services that they provide their clients. I think it's the expectation of the types of services that most of you have talked to me, expect in dealing with low-income residents. It's actually helping them improve their lives. Get skills to be able to gain an income that opens more doors for them. Provides better health care and other amenities into their life.

As we're talking also, though, I'm impressed with our Housing Authority because they're also thinking outside the box. I think you'll hear today, one of the options that they're investigating is creating a community development corporation which uses public funds that they've identified to leverage private investment to continue their mission of providing affordable housing to our impoverished population. It was that discussion and kind of a strong encouragement, which you'll hear them, that in exchange for this property, you will move toward those types of models. We don't have them existing in very active ways in our community, but I've seen them in other cities. They do a wonderful job leveraging the private financial community to provide important public needs, services into our community, via housing development.

So, to keep me from continuing to talk, if I could invite our friends from the Housing Authority to talk about this proposal that'd be great. Also, they have agreed—I know it's been a desire of the Commission to get the two Boards together, our Commission and their Board, and really have a discussion of what they actually do. I think we see towers. We see neighborhoods at the end and that's probably about the experience a lot of us have, but they're doing some really interesting work.

Andrea Tapia, Executive Director for the Kansas City, Kansas Housing Authority, said I reside in Kansas City, KS. I want to thank the commissioners for this opportunity; the Mayor for this opportunity, and the County Administrator as well. We work hard at the housing agency to ensure that we provide affordable housing for those in need, but we also understand that housing isn't the end-all. We understand that once you house individuals, there are other needs that are needed. We do reach out to other organizations to help fill those gaps. We do rely on the Unified Government to help with that as well.

We do provide different services at the Housing Authority. We do have a Family Self-Sufficiency Program as well as the ROSS Program and other programs that we provide individuals who receive program subsidy through our agency. I would love to sit down with the commissioners and go over those services because sometimes I think that individuals think that the Housing Authority all we do is housing only, but we know that there are other needs for the people that we serve.

We are asking right now for the commissioners to allow the transfer of land to the Housing Authority so that we can move forward with the sale of Juniper Gardens. We have spoken to the

Unified Government before about this process when this came up as an issue for the Housing Authority and we did ask for support from the Unified Government.

I would like to read a letter that was submitted to the Housing Authority on August 11, 2020, from the Unified Government and it comes from Mr. David Alvey, the Mayor and CEO. It says:

Dear Mr. Scott. In response to your request for support for the disposition of Juniper Gardens, I would like to pledge the full support of the Unified Government. I am aware of the efforts made by the Housing Authority in the past to revitalize Juniper Gardens with numerous attempts that included funding from both Hope VI applications and several Choice Neighborhood grant applications. Many of these were supported by the Unified Government and a few were in partnership with the Unified Government.

Juniper Gardens, as the oldest and largest public housing development in the state of Kansas, has a long history making this decision a hard one. We understand that due to the age of the property and lack of services available to the residents, it is no longer a desirable site for housing. We must support the Housing Authority's decision to dispose of this property and to assist the residents in relocation and look forward to the ability to revitalize this area in a new way to enhance the economic viability of northeast Kansas City, KS.

The Unified Government pledges its support of the disposition of Juniper Gardens and looks forward to discussing ways we can assist in this endeavor. We are asking that the Unified Government uphold this support for the Kansas City, Kansas Housing Authority.

Commissioner Townsend said good evening, Ms. Tapia. Good to see you. Thank you, Counselor Green and Mr. Matt. The only question I have right now is, and I do recall the letter, the period of time for Mayor Alvey coming before the Board. With regard to the three addresses, what is the status of occupancy with those and relocation of any tenants?

Ms. Tapia said currently, we have 34 households that are still at Juniper Gardens. Many of them have housing choice vouchers so that they can seek out housing outside of the property, and that is by choice for the tenants. They have chosen. They had a choice. They can transfer onto property or receive a housing choice voucher. Some have chosen to move off properties. Some have chosen to port to other areas.

I'm sorry. What was the second question? **Commissioner Townsend** said I think you encompassed it. **Ms. Tapia** said there are 34 still in residency there.

Commissioner Townsend asked, is there some type of deadline by which those residents have to make a decision, and the action we take tonight will not preempt any time they may have been given? **Ms. Tapia** said no. We are allowing them the time that they need to relocate. We do have a relocation consultant that's been working with the residents to help them find housing. Also, their security deposits are paid. Their moving expenses are covered. We are doing everything that we can to ensure that we're not creating a burden for those who are relocating.

Commissioner Townsend asked, are they restricted in those vouchers only to Wyandotte County? **Ms. Tapia** said they are not. **Commissioner Townsend** said thank you for the work that you do.

Action: **RESOLUTION NO. R-55-23** "A resolution authorizing the Unified Government to transfer real estate to the Kansas City, Kansas Housing Authority located at 1926 N. 1st Street, 1803 N. 3rd Street, and 101 Walker Avenue, all in Kansas City, Kansas; said property has been operating as the Juniper Gardens Apartment Complex." **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution as submitted.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

COMMISSIONERS' AGENDA

No items

Mayor Garner said that concludes the portion of our Regular meeting and I adjourn us in that capacity.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to adjourn as the Board of Commissioners and reconvene as the Land Bank Board of Trustees.** Roll call was taken and there were six "Ayes," Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or the County Administrator wish to set aside any item on the Land Bank Consent Agenda?

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

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1 – 212628...LAND BANK OPTION APPLICATIONS

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

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

Single Family Homes – 9 Homes

1. Jamie Shipley – 1 home
1600 S. 86th St. – 145656
2. Victor Hugo Martinez – 1 home
3719 Powell Ave. – 170902
3. Kale Caldwell – 1 home
1640 S. 14th St. – 143161
4. JM Framing – 1 home
3131 N. 70th Ter. – 034905
5. William Brantley Development, LLC – 1 home
517 Elizabeth Ave. – 119134
6. William Brantley Development, LLC – 1 home
624 Orville Ave. – 118453
7. William Brantley Development, LLC – 1 home
752 Sandusky Ave. – 081470
507 N. 8th St. - 081470
8. William Brantley Development, LLC – 1 home
645 Sandusky Ave. - 198815
9. Miguel Cortes – 1 home
2935 N. 77th St. - 928517

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

Item No. 2 – 212629...LAND BANK PROPERTY TRANSFERS

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

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Luis Cabrera – Yard Extension
1729 S. 15th St.
2. Unified Government – Storm Water Project
1060 Minnesota Ave. – 080412
1059 State Ave. – 080409

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

PUBLIC ANNOUNCEMENTS

No items

ADJOURN

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to adjourn. Roll call was taken and there were six “Ayes,” Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson.

MAYOR GARNER

ADJOURNED THE MEETING AT 8:55 P.M.

August 31, 2023

Monica L. Sparks
Deputy Unified Government Clerk

cg

August 31, 2023