

ACTION AGENDA
JANUARY 11, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:06 – 10:38 PM

Location: Hybrid

We invite you to view the meeting in person in the Commissioner Chambers, Lobby Level of the Municipal Office Building, 701 N 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83163649075>

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I. CALL TO ORDER

II. ROLL CALL

Present: Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Garner

III. INVOCATION GIVEN BY SISTER THERESE BANGERT

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, JANUARY 11, 2024 AGENDA

AGENDA UPDATE: ADDING ITEM NOS. 6 AND 7 TO MAYOR'S AGENDA

VI. CLERK'S STATEMENT

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

- XIII. ADMINISTRATOR'S AGENDA
- XIV. COMMISSIONERS' AGENDA
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. ADJOURN

VI. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)

VII. MAYOR'S AGENDA

1. **PROCLAMATION: BOB BREITENSTEIN DAY**
Synopsis: Proclamation proclaiming December 14, 2023, as Bob Breitenstein Day, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 212956
Proclamation read.
2. **PROCLAMATION: JUSTICE SUNDAY DAY**
Synopsis: Proclamation proclaiming January 14, 2024, as Justice Sunday Day, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 212897
Proclamation read.
3. **PROCLAMATION: GOLDEN ROYALTIES CHAPTER DAY**
Synopsis: Proclamation proclaiming January 20, 2024, as Golden Royalties Chapter Day, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 212898
Proclamation read.
4. **PRESENTATION: COMMUNITY-WIDE EARLY LITERACY PROGRAM**
Synopsis: A presentation on the Community-wide Early Literacy Program given by Dr. Megan Cook, Executive Director of Early Childhood, Erin Pitts, Assistant Specialist of Early Childhood, and Dr. Eva Tucker-Nevels, Kansas City Kansas Public Schools, submitted by Tyrone A Garner, Mayor/CEO.

For information only
Tracking #: 212890
PowerPoint presentation complete.

5. **UPDATE: APPOINTMENTS TO BOARDS AND COMMISSIONS**

Synopsis: Discussion of the process regarding policy and procedures for appointments to Boards and Commissions, submitted by Irene Caudillo, Chief of Staff.

Tracking #: 212899

Presentation complete.

6. **RESOLUTION: SALARY OF THE REGISTER OF DEEDS (ADDED PER AGENDA UPDATE)**

Synopsis: A resolution providing for the salary of the Register of Deeds by amending section 2-142 of the unified Government Code of Ordinance, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212902

Motion to approve: Kane

Second: Burns

Approved 9/1 (Townsend voting no)

R-1-24 adopted, O-20-24 Approved

7. **RESOLUTION: SALARY OF THE DISTRICT ATTORNEY (ADDED PER AGENDA UPDATE)**

Synopsis: A resolution regarding the salary of the District Attorney of the Unified Government of Wyandotte County, Kansas City, Kansas, submitted by Tyrone A Garner, Mayor/CEO.

Tracking #: 212901

Motion to approve: Burns

Second: Kane

Approved 9/1 (Townsend voting no)

R-2-24 adopted, O-21-24 Approved

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2023-021 - GRANT LESLIE**

Synopsis: Change of Zone from C-1 Limited Business and R-1 Single Family Districts to RP-5 Planned Apartment District to operate a mental health care facility at 6111 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL to RP-4 Planned Garden Apartment District)**

Tracking #: 215

Motion to approve: Kane

Second: Burroughs

Approved 10/0

2. **COZ2023-029 - LYDIA NEBEL**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to expand the KC Farm School at 4105 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 216

Motion to approve: Kane

Second: Burroughs

Approved 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2023-058 - GRANT LESLIE**

Synopsis: Special Use Permit for a group home at 6111 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 218

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

2. **SP2023-102 - ARTIE SCHOLLES WITH 403 CLUB**

Synopsis: Renewal of a Special Use Permit (SP2021-062) to continue to operate a drinking establishment with live entertainment at 614 Reynolds Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 213002

Motion to approve for 5 years: Kane

Second: Burroughs

Approved 10/0

3. **SP2023-104 - ALYSSA SCHIFERL**

Synopsis: Home Occupation Special Use Permit for a cottage bakery at 1206 North 132nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 2110

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

4. **SP2023-105 - DAVID DIAL**

Synopsis: Special Use Permit for a Short-Term Rental at 4509 Garfield Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 2111

Motion to approve for 1 year: Kane

Second: Burroughs

Approved 10/0

5. **SP2023-107 - SHERISA STROTHER WITH EARLY LEARNERS ACADEMY**

Synopsis: Special Use Permit to operate a daycare within the Boys and Girls Club at 1220 Troup Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 2112

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

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

1. **AN ORDINANCE** rezoning property located at approximately 2443R South 88th Street (COZ2023-026) from R-1 Single Family District to MP-3 Planned Heavy Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212

Motion to approve: Kane

Second: Burroughs

O-1-24 Approved 10/0

2. **AN ORDINANCE** rezoning property located at approximately 9700 State Avenue, (COZ2023-028) from A-G Agriculture District to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 213

Motion to approve: Kane

Second: Burroughs

O-2-24 Approved 10/0

3. **AN ORDINANCE** authorizing a Special Use Permit (SP2023-099) for grading, fill/removal of earthen fill at 9700 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 214

Motion to approve: Kane

Second: Burroughs

O-3-24 Approved 10/0

4. AN ORDINANCE authorizing a Special Use Permit (SP2023-025) for the continuation of an auto body shop at 744 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 217
Motion to approve: Kane
Second: Burroughs
O-4-24 Approved 10/0
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-038) for a Non-Owner-Occupied Short-Term Rental at 2559 West 46th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2116
Motion to approve: Kane
Second: Burroughs
O-5-24 Approved 10/0
6. AN ORDINANCE authorizing a Special Use Permit (SP2023-064) for a drinking establishment with live entertainment at 5235 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2117
Motion to approve: Kane
Second: Burroughs
O-6-24 Approved 10/0
7. AN ORDINANCE authorizing a Special Use Permit (SP2023-074) for a Non-Owner-Occupied Short-Term Rental at 2501 North Tremont Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2118
Motion to approve: Kane
Second: Burroughs
O-7-24 Approved 10/0
8. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2023-075) for a wig-making business at 8127 Troup Avenue, #106, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2119
Motion to approve: Kane
Second: Burroughs
O-8-24 Approved 10/0
9. AN ORDINANCE authorizing a Special Use Permit (SP2023-077) for a Non-Owner-Occupied Short-Term Rental at 508 Ohio Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 2120

Motion to approve: Kane

Second: Burroughs

O-9-24 Approved 10/0

10. AN ORDINANCE authorizing a Special Use Permit (SP2023-081) for a Non-Owner-Occupied Short-Term Rental at 1918 Federal Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

(RECOMMENDED FOR APPROVAL)

Tracking #: 2122

Motion to approve: Kane

Second: Burroughs

O-10-24 Approved 10/0

11. AN ORDINANCE authorizing a Special Use Permit (SP2023-080) for the continuation of a Non-Owner-Occupied Short-Term Rental, at 419 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 2123

Motion to approve: Kane

Second: Burroughs

O-11-24 Approved 10/0

12. AN ORDINANCE authorizing a Special Use Permit (SP2023-083) for a drinking establishment at 412-414 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 2124

Motion to approve: Kane

Second: Burroughs

O-12-24 Approved 10/0

13. AN ORDINANCE authorizing a Special Use Permit (SP2023-084) for a drinking establishment at 1200 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 2125

Motion to approve: Kane

Second: Burroughs

O-13-24 Approved 10/0

14. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2023-085) for an instrument repair business at 1108 Shawnee Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
(RECOMMENDED FOR APPROVAL)
Tracking #: 2126
Motion to approve: Kane
Second: Burroughs
O-14-24 Approved 10/0
15. AN ORDINANCE authorizing a Special Use Permit (SP2023-086) for a Non-Owner-Occupied Short-Term Rental at 4211 South Thompson, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
(RECOMMENDED FOR APPROVAL)
Tracking #: 2127
Motion to approve: Kane
Second: Burroughs
O-15-24 Approved 10/0
16. AN ORDINANCE authorizing a Special Use Permit (SP2023-092) for a used truck dealership business at 1701 South 45th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2129
Motion to approve: Kane
Second: Burroughs
O-16-24 Approved 10/0
17. AN ORDINANCE authorizing a Special Use Permit (SP2023-093) for a Non-Owner-Occupied Short-Term Rental at 625 Northrup Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
(RECOMMENDED FOR APPROVAL)
Tracking #: 2130
Motion to approve: Kane
Second: Burroughs
O-17-24 Approved 10/0
18. AN ORDINANCE authorizing a Special Use Permit (SP2023-095) for a Non-Owner-Occupied Short-Term Rental at 535 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 2131
Motion to approve: Kane
Second: Burroughs
O-18-24 Approved 10/0
19. AN ORDINANCE authorizing a Special Use Permit (SP2023-097) for a Non-Owner-Occupied Short-Term Rental at 4110 South Minnie Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
(RECOMMENDED FOR APPROVAL)

Tracking #: 2132

Motion to approve: Kane

Second: Burroughs

O-19-24 Approved 10/0

IX. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. CCOZ2023-027 - ALEX ELLIOTT WITH ATLAS LAND CONSULTANTS

Synopsis: Change of Zone from R-1 Single Family District to RP-4 Planned Garden Apartment District to develop a senior living facility at 9205 Garfield Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL - 5/3 VOTE)**

Tracking #: 219

Motion to deny Planning recommendation: Stites

Second: Burroughs

Approved 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-079 - CORINNA WEST

Synopsis: Renewal of a Special Use Permit (SP2021-052 - expired 11/4/2023) to keep ducks on the property at 1921 Nebraska Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS - VOTE 6/2)**

Tracking #: 212889

Motion to approve as recommended: Stites

Second: Lopez

Approved 8/2 (Kane and Davis voting No)

C. PLAN REVIEW APPLICATIONS

1. PR2023-028 - JACOB DOBBS WITH KAW VALLEY ENGINEERING

Synopsis: Final Development Plan for a change in occupancy to convert a vacant retail shop into a laundromat at 1720 Minnesota Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL - 6/2 VOTE)**

Tracking #: 2113

Motion to approve: Davis

Second: Kane

Approved 10/0

2. **PR2023-034 - CURTIS PETERSEN WITH POLSINELLI**

Synopsis: Preliminary Plan Review to construct a multi-family development at 1300 North 59th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL - 7/1 VOTE)**

Tracking #: 2114

Motion to deny: Kane

Second: Burroughs

Approved 10/0

D. MASTER PLAN APPLICATION

1. **MPL2023-017 - CURTIS PETERSEN WITH POLSINELLI**

Synopsis: Master Plan Amendment from Medium-Density Residential to High-Density Residential (Citywide Comprehensive Plan) at 1300 North 59th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL - 7/1 VOTE)**

Tracking #: 2115

Motion to deny: Kane

Second: Burroughs

Approved 10/0

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JANUARY 11, 2024

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

X. REGULAR CONSENT AGENDA

1. **NOMINATIONS: BOARDS AND COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

Landmarks Commission: RE-APPOINTMENT of Charles VansMiddlesworth – Term: 1/11/24-12/31/27

Advisory Committee on Human Relations & Disability Issues: **RE-APPOINTMENT** of Thomas Alonzo – Term: 1/11/24-12/31/27

Wyandotte County Library Board: **RE-APPOINTMENT** of Jody Boeding – Term: 1/11/24-12/31/27

Wyandotte/Leavenworth Area Wide Advisory Council on Aging: **RE-Appointment** of Pam Blood – Term: 1/11/24-12/31/27

Self-Supported Municipal Impv Dist Advisory Board (SSMID): **RE-APPOINTMENT** of Jason Glasrud – Term: 1/11/24-12/31/27

Golf Advisory Board: Appointment of James Orth – Term: 1/11/24-12/31/27

Housing Authority: **RE-APPOINTMENT** of Anne McDonald – Term: 1/11/24-12/31/27

Law Enforcement Advisory Board: Appointment of Paul Soptic – Term: 1/11/24-12/31/27

Planning & Zoning Appeals Commission: Appointment of Mary Beth Schwartz – Term: 1/11/24-12/31/27

UG Park Board: Appointment of Jim Schneweis – Term: 1/11/24-12/31/27

Community Benefits Advisory Board: Appointment of Barbara Kill - Term to: 12/25

Quindaro Ruin Advisory Committee: Appointment of LaVert Murray - Term to: 12/25

Commission on Human Relations and Disability Issues: RE-Appointment of Abbie Dillard - Term: 12/31/23-12/25

Community Corrections Juvenile Advisory Board: Appointment of Reginald Davis - Term to: 12/31/25

Tracking #: 212895

Motion to approve: Ramirez

Second: Townsend

Approved 9/0 (Kane not voting)

2. PLAT: RESIDENCES AT VICTORY HILLS

Synopsis: Plat of Residences at Victory Hills, located at 78th and Tauromee Avenue, and being developed by TWG Victory Hills, LP, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212893

Motion to approve: Ramirez

Second: Townsend

Approved 9/0 (Kane not voting)

3. PLAT: GRINTER'S CHAPEL

Synopsis: Plat of Grinter's Chapel, located at 78th and Swartz Road, and being developed by GLMV Architects, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212894

Motion to approve: Ramirez

Second: Townsend

Approved 9/0 (Kane not voting)

4. MINUTES

Synopsis: Minutes from the Regular Session meeting on January 12th, 2023, and Special Session meeting on October 12th, November 16th & 30th, 2023.

Tracking #: MINUTES

Motion to approve: Ramirez

Second: Townsend

Approved 9/0 (Kane not voting)

5. **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated November 16th, 30th, and December 7th and 21st, 2023.

Tracking #: WEEKLY BUSINESS

Motion to approve: Ramirez

Second: Townsend

Approved 9/0 (Kane not voting)

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

Motion to adjourn and reconvene as Land Bank Board of Trustees: Townsend

Second: Davis

Approved 10/0

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. **LAND BANK OPTIONS**

Synopsis: The Land Bank Manager respectfully requests that the neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the site to review the applications below.

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

8 Single Family Homes

14 Multifamily Units

Tracking #: 212871

Motion to approve: Davis

Second: Ramirez

Approved 10/0

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

Motion to adjourn: Burroughs

Second: Davis

Approved 10/0

The meeting adjourned at 10:38 PM.