

**OCTOBER 30, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ACTION AGENDA
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM – 7:50 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 this URL to join. <https://us02web.zoom.us/j/81576244127>

Webinar ID: 815 7624 4127

Or One tap mobile:

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Or join by phone:

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International numbers available: <https://us02web.zoom.us/j/81576244127>

I. CALL TO ORDER

II. ROLL CALL

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

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO WEDNESDAY, OCTOBER 30, 2024 AGENDA

VI. MAYOR'S AGENDA

VII. CLERK'S STATEMENT

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

VIII. PLANNING AND ZONING CONSENT AGENDA

IX. PLANNING AND ZONING NON-CONSENT 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. MAYOR'S AGENDA

1. **PRESENTATION: DOTTE PROUD RECOGNITION**

Synopsis: Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. The mayor will recognize the following individuals: Barbara Kill, and Leon Brady. Commissioner Lopez will recognize Mike Bergen, Hands to Hearts, and Commissioner Rameriz will recognize Erin Stryka, Rosedale Development Association.

For Information Only

Presentations completed

Tracking #: 21487

2. **RESOLUTION: SPANISH-LANGUAGE ELECTION MATERIALS**

Synopsis: Adoption of a resolution for the Kansas Secretary of State to work collaboratively with the Wyandotte County Election Commissioner to make Spanish-language election materials available to voters starting with elections in 2025.

Motion to approve: Ramirez

Second: Bynum

Resolution R-75-24 approved 10/0

Tracking #: 21449

DUE TO INCLEMENT WEATHER CONDITIONS, COMMISSIONER BURROUGHS MADE A MOTION TO CONTINUE ALL REMAINING ITEMS TO NOVEMBER 7, 2024 AT 7:00 PM AND ADJOURN THE MEETING

SECOND: LOPEZ

Approved 10/0

The meeting was adjourned at 7:50 PM

3. **PROCLAMATION: BREAST CANCER AWARENESS MONTH**

Synopsis: A Proclamation proclaiming the month of October 2024, as Breast Cancer Awareness Month, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 21489

4. **PROCLAMATION: DOMESTIC VIOLENCE AWARENESS MONTH**

Synopsis: A Proclamation proclaiming the month of October 2024, as Domestic Violence Awareness Month, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 21488

5. **PROCLAMATION: KANSAS CITY KANSAS FIRE STATION 11 DAY**

Synopsis: A Proclamation proclaiming the month of November 2, 2024, as Kansas City Kansas Fire Station 11 Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 21492

VII. 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.)

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2024-014 - SCOTT RAY WITH BUC-EES**

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District to construct a new travel center at 601 Village West Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 to the CP-2 Planned General Business District.

Tracking #: 21470

2. **COZ 2024-027 - JASON DANDROY**

Synopsis: Change of Zone from R-1(B) Single Family District to CP-O Planned Non-Retail Business District for a legal non-conforming office building at 4116 Strong Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21474

3. **COZ204-028 - JIM SULLIVAN WITH SULLIVAN PALMER ARCHITECTS**

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a fueling station and convenience store at 2404 South 51st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21475

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-040 - CODY FOLTZ

Synopsis: Special Use Permit for a Short-Term Rental at 2100 North 70th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 1 YEAR.

Tracking #: 21476

2. SP2024-054 - BRIEN DARBY WITH CULTIVATE KANSAS CITY, INC.

Synopsis: Renewal of a Special Use Permit (SP2022-052 – expires 2/1/2025) for a community garden and greenhouse at 1810 North 1st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21455

3. SP2024-055 - BRIEN DARBY WITH CULTIVATE KANSAS CITY, INC.

Synopsis: Renewal of a Special Use Permit (SP2022-052 – expires 2/1/2025) for storage containers, coolers, farm market training, and a community garden at 1900 North 1st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS).

Tracking #: 21456

4. SP2024-059 - PETE DAVIS JR. WITH AUTO PLUG LLC

Synopsis: Renewal of a Special Use Permit (SP2022-003, expired 7/7/2024) for an auto dealership with light repair and detailing at 1830 Quindaro Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21457

5. SP2024-062 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

Synopsis: Special Use Permit for a Short-Term Rental at 10000 Hollingsworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 1 YEAR.

Tracking #: 21478

6. SP2024-063 - BLAKE LOSTAL WITH COLONIAL CLUB LLC

Synopsis: Renewal of a Special Use Permit (SP-2022-046 – expired 10/3/2024) for live entertainment at a drinking establishment at 322 North 6th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 5 YEARS.

Tracking #: 21458

7. SP2024-067 - DANIEL RIOS

Synopsis: Special Use Permit to keep landscaping equipment at a residence at 1323 South 51st Terrace, RECOMMENDED FOR DENIAL BY A VOTE OF 9 TO 0.

Tracking #: 21481

8. **SP2024-068 - DARCY SWAN WITH YMCA**

Synopsis: Special Use Permit to operate a before and after school daycare at the Piper Creek Elementary School at 4420 North 107th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21482

9. **SP2024-069 - DARCY SWAN WITH YMCA OF GREATER KC**

Synopsis: Special Use Permit to operate a before and after school daycare at the Piper Early Childhood Center at 4410 North 107th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21483

10. **SP2024-070 - MEGAN DUMA WITH MD HOMES, LLC**

Synopsis: Renewal of a Special Use Permit (SP-2023-066 – expires 3/14/2025) for a Short-Term Rental at 408 Sandusky Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21459

11. **SP2024-071 - MEGAN DUMA WITH MD HOMES LLC**

Synopsis: Renewal of a Special Use Permit (SP-2023-067 – expires 12/14/2024) for a Short-Term Rental at 2706 Espenlaub Lane, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21460

12. **SP2024-072 - AARON LILLY**

Synopsis: Renewal of a Special Use Permit (SP-2023-046 – expired 10/5/2024) for a Short-Term Rental at 4138 Lloyd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21461

13. **SP2024-073 - ALISON SCHWARTZ**

Synopsis: Renewal of a Special Use Permit (SP-2023-093 – expires 1/25/2025) for a Short-Term Rental at 625 Northrup Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21462

14. **SP2024-075 - BETSY AND RYAN MAXFIELD**

Synopsis: Renewal of a Special Use Permit (SP2023-057 – expires 12/14/2024) for a Short-Term Rental at 4436 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21463

15. **SP2024-076 - ELIZABETH HARDING**

Synopsis: Renewal of a Special Use Permit (SP2023-053 – expired 10/5/2024) for a Short-Term Rental at 2822 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21464

16. **SP2024-078 - MADISON BERCIUNAS**

Synopsis: Renewal of a Special Use Permit (SP2023-056 – expired 10/5/2024) for a Short-Term Rental at 4206 Mission Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 1 YEAR.

Tracking #: 21465

17. **SP2024-079 - LANCE PIERCE**

Synopsis: Renewal of a Special Use Permit (SP2024-048 – expired 10/5/2024) for a Short-Term Rental at 3925 Springfield Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21466

18. **SP2024-080 - LANCE PIERCE**

Synopsis: Renewal of a Special Use Permit (SP2024-049 – expired 10/5/2024) for a Short-Term Rental at 4028 Booth Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21467

19. **SP2024-081 - LANCE PIERCE**

Synopsis: Renewal of a Special Use Permit (SP2024-049 – expired 10/5/2024) for a Short-Term Rental at 4028 Booth Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21468

20. **SP2024-086 - RACHEL MILLS**

Synopsis: Special Use Permit for a drinking establishment with live entertainment at 612 North 5th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21484

C. VACATION APPLICATIONS

1. **VAC2024-008 - JOE MCCLAUGHLIN**

Synopsis: Vacation of street right-of-way at 1621 North 25th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21486

D. MASTER PLAN AMENDMENT APPLICATIONS

1. MPL2024-008 - SCOTT RAY WITH BUC-EE'S

Synopsis: Master Plan Amendment from Planned Entertainment District to Planned Commercial District (Prairie-Delaware-Piper Area Plan) to construct a new travel center at 601 Village West Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21471

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

1. AN ORDINANCE authorizing a Special Use Permit (SP2024-052) for continuation of a Short-Term Rental at 3716 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21493

2. AN ORDINANCE authorizing a Special Use Permit (SP2024-053) for continuation of a Short-Term Rental at 4016 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21494

3. AN ORDINANCE authorizing a Special Use Permit (SP2024-007) for a Short-Term Rental at 2023 North 85th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21495

4. AN ORDINANCE rezoning property at 713 Osage Avenue and 813 South Pyle Street (COZ204-019) from R-2(B) Two Family District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21496

5. AN ORDINANCE authorizing a Special Use Permit (SP2024-056) for live entertainment in conjunction with an existing restaurant at 4929 State Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21497

6. AN ORDINANCE authorizing a Special Permit (SP2024-058) for continuation of the Temporary Use of Land for a commercial farmstead at 4141 Joyce Drive, RECOMMENDED FOR APPROVAL.

Tracking #: 21498

7. AN ORDINANCE authorizing a Special Use Permit (SP2024-060) for continuation of a Short-Term Rental at 527 Tenny Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21499

IX. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-022 - ROGER BARRETT

Synopsis: Change of Zone from R-2 Two Family District to TND Traditional Neighborhood Design District to construct a 24-unit apartment development at 4225 Mission Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 to 3.
Tracking #: 21472

2. COZ2024-023 - BRIAN HOCHSTEIN

Synopsis: Change of Zone from R-1 Single Family District to MP-2 Planned General Industrial District for outdoor storage at 1930 South 74th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1.
Tracking #: 21473

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-047 - SELENA UMANA WITH THE RED CIRCLE LLC

Synopsis: Special Use Permit for an event space at 6000 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 1 YEAR.
Tracking #: 21477

2. SP2024-064 - WENDY GONZALEZ

Synopsis: Special Use Permit for a car audio installation business at 1315 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 2 FOR 2 YEARS.
Tracking #: 21479

3. SP2024-065 - LAJOYCE CALLOWAY WITH BEAUTIFUL BEGINNINGS EARLY CHILDHOOD

Synopsis: Special Use Permit for a home-based daycare at 3424 North 99th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 2 YEARS.
Tracking #: 21480

4. SP2024-077 - JOHN SILL

Synopsis: Special Use Permit for a Short-Term Rental at 819 Southwest Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 1 YEAR.
Tracking #: 21485

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR OCTOBER 30, 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. RESOLUTION: AMENDING MASTER LEASE AGREEMENT

Synopsis: Approval of a resolution authorizing the Unified Government to add equipment to its Master Equipment Lease Purchase Agreement with Banc of America Corp, submitted by Shelley Kneuvean, Chief Financial Officer.

*On September 30, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21371

2. RESOLUTION: RESTATING AUTHORITY OF THE UNIFIED BOARD OF COMMISSIONERS TO SET OVERALL POLICY

Synopsis: Approval of a resolution restating the authority of the Unified Government Board of Commissioners to set overall policy and clarifying the intent that the determination of meaning, and implementation of such policy may be made by the Board.

This item was previously heard by the Board of Commission on July 18, 2024, and approval of the resolution was denied.

*On September 30, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21281

3. MINUTES

Synopsis: Minutes from the Special Session meeting on September 26 and October 3, 2024, and Planning & Zoning and Regular Session meeting on August 31, 2023.

Tracking #: MINUTES

4. WEEKLY BUSINESS

Synopsis: Weekly business materials dated September 19, 26, and October 3, 2024.

Tracking #: WEEKLY BUSINESS

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTIONS

Synopsis: The following **option application(s)** was presented at the 09/30/2024 meeting:

Please visit the new site to review the applications below

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

8 Single Family Homes + Nehemiah Project

2 Multi-Family Units

1 Commercial

Tracking #: 21376

2. LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfer application(s)** was presented at the 09/30/24 standing committee meeting:

Please visit the new site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

1 UG transfer into the Land Bank

Tracking #: 21377

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN