

ACTION AGENDA
MAY 30, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:36 – 10-04 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/83892561661>

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Webinar ID: 838 9256 1661

International numbers available: <https://us02web.zoom.us/j/83892561661>

I. CALL TO ORDER

II. ROLL CALL

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

Absent: Burroughs, Townsend.

III. INVOCATION GIVEN BY REVEREND FANNIE HILL

IV. PLEDGE OF ALLEGIANCE

**V. REVISIONS TO THURSDAY, MAY 30, 2024 AGENDA UPDATE REMOVING
ITEM #2 AND ADDING ITEM #10 TO THE 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. **PRESENTATION: WEEK OF KINDNESS CONTRIBUTIONS TO PARK FOUNDATION**

Synopsis: Presentation of funds to the Parks Foundation contributed by UG employees through the purchase of candy grams to recognize and thank their colleagues and team members during the April 2024 Week of Kindness.

For information Only

Tracking #: 21139

Presentation complete.

2. **PRESENTATION: DOTTE CARD INTRODUCTION (REMOVED PER AGENDA UPDATE)**

Synopsis: Presentation of the Dotte Card, an initiative for the Mayor and Commission to honor the community for their contributions and making our county Dotte Proud.

For Information Only

Tracking #: 21140

3. **PROCLAMATION: J.R. HOODSTAR DAY**

Synopsis: Proclamation proclaiming May 4, 2024, as J.R. Hoodstar Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 21162

Proclamation read.

4. **PROCLAMATION: NATIONAL CORRECTIONAL OFFICERS AND EMPLOYEES WEEK**
Synopsis: Proclamation proclaiming May 5-11, 2024, as National Correctional Officers and Employees Week, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21155
Proclamation read.
5. **PROCLAMATION: ALPHA KAPPA ALPHA SORORITY INCORPORATED MU OMEGA CHAPTER DAY**
Synopsis: Proclamation proclaiming May 10, 2024, as Alpha Kappa Alpha Sorority, Incorporated Mu Omega Chapter Day, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21156
Proclamation read.
6. **PROCLAMATION: KANSAS CITY KANSAS POLICE DEPARTMENT WEEK**
Synopsis: Proclamation proclaiming May 12-18, 2024, as Kansas City Kansas Police Department Week, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21157
Proclamation read.
7. **PROCLAMATION: SATURNINO FAMILY EDUCATIONAL EQUITY DAY**
Synopsis: Proclamation proclaiming May 19, 2024, as Saturnino Family Educational Equity Day, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21158
Proclamation read.
8. **PROCLAMATION: EMERGENCY MEDICAL SERVICES WEEK**
Synopsis: Proclamation proclaiming May 21-27, 2024, as Emergency Medical Services Week, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21159
Proclamation read.
9. **PROCLAMATION: OLDER AMERICANS MONTH**
Synopsis: Proclamation proclaiming the month of May 2024, as Older Americans Month, submitted by Tyrone A. Garner, Mayor/CEO.
Tracking #: 21160
Proclamation read.
10. **RESOLUTION: FIRST AMENDMENT TO THE DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT (ADDED PER AGENDA UPDATE)**
Synopsis: Resolution adopting the First Amendment to the Downtown Campus Development Agreement with Lanier United, LLC.
Tracking #: 21163
Motion to approve: Burns
Second: Lopez
Motion failed vote 2/6 (Kane, Stites, Davis, Bynum, Ramirez, Hill voting No.)

Commissioner Stites recused himself from voting on the Planning & Zoning Consent items not pulled due to conflict of interest.

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2023-035 - RYAN DENK

Synopsis: Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to MP-3 Planned Heavy Industrial District to construct a lay down yard at 1625 South 86th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 TO MP-2 GENERAL INDUSTRIAL DISTRICT.

Tracking #: 21124

Motion to remand back to Planning: Kane

Second: Ramirez

Approved 8/0

2. COZ2024-003 - DANA BLAY WITH DBL ARCHITECTURE

Synopsis: Change of Zone from CP-O Planned Non-Retail Business and C-3 Commercial Districts to CP-3 Planned Commercial District to construct a new C-Store, Retail Shops and Gas Station at 1200 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21126

Motion to approve: Kane

Second: Ramirez

Approved 7/0

3. COZ2024-007 - JAKE YOUNG

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agriculture use at 1435 and 1501 South 88th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21127

Motion to approve: Kane

Second: Ramirez

Approved 7/0

4. COZ2024-008 - JOSE PEREZ CARDENAS

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to keep animals on the property at 4140 North 60th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21128

Motion to approve: Kane

Second: Ramirez

Approved 7/0

5. **COZ2024-010 - ALICE VANN WITH ALTAR SUPPORT**

Synopsis: Change of Zone from R-1 Single Family District to CP-1 Planned Limited Business District to convert a portion of the building into office and retail uses at 9151 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 TO CP-O PLANNED NON-RETAIL BUSINESS DISTRICT.

Tracking #: 21129

Motion to approve: Bynum

Second: Kane

Approved 8/0

6. **COZ2024-011 - CASSANDRA PATRICK WITH SMH CONSULTANTS**

Synopsis: Change of Zone from R-1 Single Family and M-2 General Industrial Districts to MP-2 Planned General Industrial District to expand an industrial warehouse at 1323 South 59th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21130

Motion to approve: Kane

Second: Ramirez

Approved 7/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2023-117 - RYAN DENK**

Synopsis: Renewal of a Special Use Permit (SP-2019-20) to continue on-site grading and dirt removal at 1625 South 86th Street, RECOMMENDED FOR DENIAL BY A VOTE OF 5 TO 0.

Tracking #: 21125

Motion to remand back to Planning: Kane

Second: Ramirez

Approved 8/0

2. **SP2024-002 - ANDY JARRETT**

Synopsis: Special Use Permit to operate a used automotive dealership and auto repair at 8022 Leavenworth Road, RECOMMENDED FOR DENIAL BY A VOTE OF 6 TO 0.

Tracking #: 21131

Motion to approve denial: Kane

Second: Ramirez

Approved 7/0

3. **SP2024-015 - GEOFFREY KIGENYI**
Synopsis: Renewal of a Special Use Permit (SP2022-064) for a Short-Term Rental at 4410 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR 2 YEARS.
Tracking #: 21120
Motion to approve for 2 years: Kane
Second: Ramirez
Approved 7/0
4. **SP2024-016 - ALICIA VANN WITH ALTAR SUPPORT**
Synopsis: Special Use Permit for a daycare at 9151 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.
Tracking #: 21133
The applicant withdrew the application.
5. **SP2024-017 - CHAD WOLFE**
Synopsis: Special Use Permit for stockpiling of excavated materials at 1911 Foxridge Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.
Tracking #: 21134
Motion to approve for 2 years: Kane
Second: Ramirez
Approved 7/0
6. **SP2024-019 - ARIN J. WOODSON**
Synopsis: Special Use Permit for a Short-Term Rental at 7917 Tauromee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 1 YEAR.
Tracking #: 21122
Motion to approve for 1 year: Kane
Second: Ramirez
Approved 7/0
7. **SP2024-020 - AARON MARCH**
Synopsis: Renewal and expansion of a Special Use Permit (SP-2019-072) for extracting material/fill with State approved rubble and recycling and adding the production and stockpiling of sand at 8205 and 8251R Kaw Drive and 2103 South 84th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR 10 YEARS)
Tracking #: 21121
Motion to approve for 10 years: Kane
Second: Ramirez
Approved 7/0

8. **SP2024-022 - AARON MARCH**

Synopsis: Renewal and expansion of a Special Use Permit (SP-2019-67) for a sand plant/dredging operation and adding the production and stockpiling of sand at 2400 South 78th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR 10 YEARS.

Tracking #: 21123

Motion to approve for 10 years: Kane

Second: Ramirez

Approved 7/0

C. VACATION APPLICATION

1. **VAC2024-002 - GARY CALVERT SR. WITH CALVERT EXPRESS REAL ESTATE**

Synopsis: Vacation of a utility easement to construct a new drive-through bank at 7908 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21137

Motion to approve: Kane

Second: Ramirez

Approved 7/0

D. PLAN REVIEW APPLICATION

1. **PR2024-005 - WILLIE BRANTLEY JR.**

Synopsis: Preliminary Development Plan to construct a prefabricated commercial building at 1718 North 13th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21138

Motion to approve: Kane

Second: Ramirez

Approved 7/0

E. MASTER PLAN AMENDMENTS

1. **MPL2024-002 - DANA BLAY WITH DBL ARCHITECTURE**

Synopsis: Master Plan Amendment from Urban Density (Central Area Plan) to Community Commercial (Central Area Plan) at 16 North 12th Street, in conjunction with COZ2024-003, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21147

Motion to approve: Kane

Second: Ramirez

Approved 7/0

2. **MPL2024-003 - HOUSTON DEFOE WITH BLUE PALM LLC**

Synopsis: Master Plan Amendment from General Urban (Central Area Plan) to Mixed Use (Central Area Plan) at 204 Orchard Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21148

Motion to approve: Kane

Second: Ramirez

Approved 7/0

3. **MPL2024-005 - ALICIA VANN WITH ALTAR SUPPORT**

Synopsis: Master Plan Amendment from Planned Mixed-Residential (Prairie-Delaware-Piper Area Plan) to Planned Small Commercial (Prairie-Delaware-Piper Area Plan) in conjunction with COZ2024-010, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21149

Motion to approve: Bynum

Second: Ramirez

Approved 8/0

4. **MPL2024-006 - CASSANDRA PATRICK WITH SMH CONSULTANTS**

Synopsis: Master Plan Amendment from Public/Semi-Public and Rural-Density Residential (PlanKCK Comprehensive Plan) to Industrial (PlanKCK Comprehensive Plan) in conjunction with COZ2024-011, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21150

Motion to approve: Kane

Second: Ramirez

Approved 7/0

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

1. **AN ORDINANCE** rezoning property at 1198 -1200 North 134th Street, (COZ2024-002), from R Rural Residential District (WYCO) to A-G Agriculture District (City), RECOMMENDED FOR APPROVAL.

Tracking #: 21140

Motion to approve: Kane

Second: Ramirez

Approved 7/0

O-56-24 approved

2. **AN ORDINANCE** rezoning property at 9400 State Avenue, (COZ2024-006), from A-G Agriculture District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.
Tracking #: 21141
Motion to approve: Kane
Second: Ramirez
Approved 7/0
O-57-24 approved
3. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-003) to continue operation of transitional housing for youth at 3535 Wood Avenue, RECOMMENDED FOR APPROVAL.
Tracking #: 21142
Motion to approve: Kane
Second: Ramirez
Approved 7/0
O-58-24 approved
4. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-008) for a group dwelling for up to 14 veterans at 1026 Ann Avenue, RECOMMENDED FOR APPROVAL.
Tracking #: 21143
Motion to approve: Kane
Second: Ramirez
Approved 7/0
O-59-24 approved
5. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-010) for a Short-Term Rental at 2614 South 27th Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21144
Motion to approve: Kane
Second: Ramirez
Approved 7/0
O-60-24 approved
6. **AN ORDINANCE** rezoning property at 804 South 89th Street (COZ2024-005) from A-G Agriculture District to R-1 Single Family District, RECOMMENDED FOR APPROVAL.
Tracking #: 21145
Motion to approve: Kane
Second: Ramirez
Approved 7/0
O-61-24 approved

7. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-011) to operate an automotive dealership at 401 Kansas Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21146

Motion to approve: Kane

Second: Ramirez

Approved 7/0

O-62-24 approved

IX. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2024-004 - FRED DEL TORO** (NOTE: Applicant has requested that this application be held over to the June Board of Commissioners meeting as he is out of the country).

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural purposes, at 3612 Emmons Drive, RECOMMENDED FOR DENIAL BY A VOTE OF 6 TO 4.

Tracking #: 21153

Motion to hold over 30 days: Bynum

Second: Ramirez

Approved 8/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2023-122 - ANDREW MALL**

Synopsis: Special Use Permit for a Short-Term Rental at 6115 Oak Grove Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 4 FOR 1 YEAR.

Tracking #: 21154

Motion to approve for 1 year: Bynum

Second: Kane

Approved 6/3 (Mayor voting Yes. Lopez, Burns, and Hill voting No.)

2. **SP2024-013 - MYLES MCMILLON WITH THE AUTOMOTIVE GAME CHANGERS**

Synopsis: Special Use Permit to operate a used automobile sales lot at 7609 Leavenworth Road, RECOMMENDED FOR DENIAL BY A VOTE OF 5 TO 1.

Tracking #: 21132

Motion for approval with staff recommendations: Kane

Second: Davis

Approved 8/1 (Mayor voting Yes. Burns voting No.)

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR MAY 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: KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT THIRD AMENDMENT

Synopsis: Adoption of a resolution to approve the Third Amendment to the Kaw River Bridge Cooperative and Development Agreement.

*On April 29, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2156

Motion to approve: Ramirez

Second: Burns

Approved 8/0

R-23-24 adopted

2. RESOLUTION: KAW RIVER BRIDGE COMMUNITY DEVELOPMENT IMPROVEMENT DISTRICT

Synopsis: Adoption of a resolution calling for a public hearing and providing notice on the advisability of creating a community improvement district (CID) known as the Kaw River Bridge Community Improvement District and levying a CID sales tax within the district.

*On April 29, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2158

Motion to approve: Ramirez

Second: Burns

Approved 8/0

R-24-24 adopted

3. **RESOLUTION: ROCK ISLAND BRIDGE IRB AMENDMENT**

Synopsis: Amending the Resolution of Intent to issue Industrial Revenue Bonds for the benefit of Flying Truss, LLC for the Rock Island Bridge. The previous resolution of intent was approved June 30, 2022, with the adoption of R-27-22 which specified an amount not to exceed \$13,000,000. This amendment increases the amount to \$17,000,000.

*On April 29, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2143

Motion to approve: Ramirez

Second: Burns

Approved 8/0

R-25-24 adopted

4. **RESOLUTION/ORDINANCE: ROCK ISLAND BRIDGE COMMON CONSUMPTION AREA**

Synopsis: Approval of an ordinance and adopting a resolution establishing a common consumption area (CCA) within the Rock Island Bridge and authorizing the possession and consumption of alcoholic liquor within the CCA.

*On April 29, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2159

Motion to approve: Ramirez

Second: Burns

Approved 8/0

R-26-24 adopted, O-63-24 approved

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

1. **ORDINANCE: APPROVING CHANGES RELATED TO MOBILE VENDING OPERATIONS**

Synopsis: Approval of an ordinance updating the Code of the Unified Government of Wyandotte County, Kansas City, Kansas, related to mobile vending.

*This item was scheduled to appear before the **Neighborhood & Community Development Standing Committee**, chaired by Commissioner Davis, on May 15, 2024. It was requested voted 4-1 to fast-track this item to the May 30, 2024, full commission meeting.*

Tracking #: 21108

Motion to adopt recommendation with strikeout of section 4-J for the music/sound: Davis

Second: Bynum

Approved 7/1 (Burns voting No.)

O-64-24 approved

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

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

Second: Davis

Approved 8/0

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 items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

14 Single Family Homes

6 Multi Family Units

1 Commercial

*On April 29, 2024, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2153

Motion to approve: Davis

Second: Kane

Approved 8/0

2. LAND BANK PROPERTY TRANSFERS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

1 Transfer from UG to Land Bank

*On April 29, 2024, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2154

Motion to approve: Davis

Second: Kane

Approved 8/0

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

Motion to adjourn: Kane

Second: Ramirez

Approved 8/0

The meeting adjourned at 10:04 PM.