

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 5, 2024**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 5, 2024, at 5:01 p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Townsend, Hill. Commissioner Ramirez was absent. The following officials were also in attendance: Kallie McLaughlin, Planning Department; Bridgette Cobbins, Assistant County Administrator; Angela Lawson, Acting Chief Counsel; Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy UG Clerk.

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

When speaking, please speak directly into a microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made.

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

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also has an opportunity to provide brief comments either by telephone or via Zoom and from here in the 5th floor conference room at the Municipal Office Building.

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

February 5, 2024

Chairman Davis asked, Clerk, are there any revisions to the agenda. **Monica Sparks, Deputy County Clerk**, said there are no revisions this evening.

Chairman Davis said awesome, and we have no previous minutes to approve, so we are smooth sailing. So, Mr. Knapp, I'll go ahead and hand it off to you.

Committee Agenda

Item No. 1 - LAND BANK APPLICATIONS

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 new site to review the applications below.

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

A. Single Family Homes – 5 Homes

1. Rogelio Avalos – 2 homes
823 Ohio Ave – 119802
819 Ohio Ave – 119801
2. Miguel Cortes – 1 home
2122 State Ave – 065500
3. Cecily Marrero – 1 home
2949 N. 40th St – 105317
4. Dallas Wolfe – 1 home
917 Shawnee Ave - 072946

Jud Knapp, Land Bank Manager, said so for tonight, we have A1 through A 4 we can vote on I believe as one. Those are all single-family homes. My homes are usually under the A bracket and then we have three in the B section, those are multi-family and then we'll finish up with a C1 which is commercial.

So, the first one is A1 at 823 Ohio Avenue, this is for two of our lots to build two homes on. This applicant has already built four homes on Land Bank properties so they're kind of a proven builder and it is zoned correctly and then staff and the neighborhood group didn't have any comments against this.

We'll move on to A2. A2 is at 2122 State Avenue. This applicant is tied to the previous applicant's group, but they're a little separated, so this one is in an Historic District of Westheights, so this would require a Landmarks review. This will definitely change the design of this home to match the character of the neighborhood. The applicant has been notified of that and they haven't told me to remove the application yet, so they are willing to try to get that home so it matches the neighborhood.

A3 is at 2949 N. 40th Street, this is just south of Leavenworth Road. This applicant is looking to build a home to live in. They do have building experience with Habitat for Humanity and then staff and the neighborhood groups didn't have any comments on this one either.

A4 is at 917 Shawnee Avenue, this is for a single-family home. They're going to build it for their granddaughter, he has 20 years of building experience. From the photo there is a house there, but that house has been torn down because it caught fire. This was a donation we got before, but it burnt down before we could get it into a rehabbers hand, so it is a vacant lot today. Commissioner that summarizes A1 through A4.

Chairman Davis said I'll ask the Clerk if there are any comments received from the public. **Ms. Sparks** said no comments were received. **Chairman Davis** said I'll recognize any members of the public who wish to address the Committee. I'll ask the Clerk if there are any raised hands either here or online. **Ms. Sparks** said we have no one online. **Chairman Davis** said alright, I don't see any raised hands there in the gallery. Committee, any comments or anything regarding these applications.

Commissioner Bynum said I just want to circle back around to 2122 State. So, it's in the environs of Historic Westheight, and so you said that it would require—we can permit the option, but then it would require that they also appear in front of the Landmarks Commission, and hopefully or probably, be required to submit a plan that fits the historic character of the neighborhood. Did I get that right? **Mr. Knapp** said yes, that is completely correct. **Commissioner Bynum** said so if that were to fail, if they weren't able to appease the Landmark Commission, is there a clawback for the property or what happens then? **Mr. Knapp** said they can't get the building permit. **Commissioner Bynum** said no building permit. **Mr. Knapp** said once that Landmark review is

there. That is our clawback that we don't transfer until they get a building permit and proof of funds, so that's when you get it back.

Commissioner Bynum said with regard to—just refresh me on the process because I know that when you have these items come up to an agenda, the Advisory Group is told of the parcels that are up for a vote tonight. What about the specific neighborhood Historic Westheight? Is the specific neighborhood told? **Mr. Knapp** said yes, they are. I have a map on here that shows me the neighborhood groups that are officially recognized by Livable Neighborhoods. When I first get this map, you see this kind of here—I'll zoom out, we can see our properties here and this is the Westheight Neighborhood Group, so I would see that, and the Westheight Group got an email telling them about this with a link to this application to review it. They have the opportunity to come down here and fill out this survey and say whether they are in support or opposition. I didn't receive a survey from them. I also meet with the Land Bank Advisory Board; they also have the same emails that I get, and I also have a meeting with them like a Zoom meeting. **Commissioner Bynum** said okay, thank you very much.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to approve as submitted under A, Items 1-4.** Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

B. Multi Family – 11 units

1. Sumey – 2 units
919 Argentine Blvd – 072991
917 Argentine Blvd – 073198
2. Ryan Barr – 2 units
1835 S 5th St – 154893
3. Karmal Rhodes – 7 units
711 Greeley Ave – 111210
715 Greeley Ave – 111211
719 Greeley Ave – 111518
723 Greeley Ave – 111519
726 Greeley Ave – 111515

Mr. Knapp said next we go into the B section and that's mostly multi-family requests that I get. B1 is at 919 Argentine Boulevard. There's actually two lots there, to be a total of 50 feet or if we combine those two for a duplex and it meets the zoning of R-2B, so we are all good there and staff and neighborhood group didn't have any comments on this one.

B2 is our next one, this is at 1835 South 5th Street. This applicant has actually built a home in the Land Bank already and this one is zoned R-2B to have a duplex on it and this one's a little different because the street is not here, so they would have to build a little street to the UG standards. That's the only caveat with this one, but if they can't figure that one out, the options canceled and it goes back into our inventory. I meet with staff, and I tell them, I show them the project and they tell me all the things of the person needs to do to build that project and then I share that with the applicant. That's where those comments are coming from.

B3 is at 711 Greeley Avenue. This one is for three duplexes on the south side of Greeley and then one single-family home on the north side of Greeley. The applicant is currently in school to be an architect and has a Construction Management—the family has a longstanding—they lived on Greeley for a long time and this applicant wants to re-build his neighborhood. There was some comments about how this project would affect the Mt. Carmel Tremont project. I did get an update on that project because we have a current hold, I'll zoom out on my map here. We have a current hold from 5th & Parallel to 7th & Parallel all the way up to Quindaro. This whole section here is currently on hold for that Tremont project. That is a total of 46 acres by the way, and they will start in the southern part so south of Parallel Avenue is where they're going to start and they expected to finish that in five to seven years and when they're done with that, they'll move to the north end and do single-family homes like in infield development and our project is close to the north end of this. That's all, I have Commissioner.

Chairman Davis said thank you Mr. Knapp. Committee, I'm sure you all have questions, I want to get to the public first. I'll ask the public if there are any comments received for those three items.

Ms. Sparks said no comments received. **Chairman Davis** said are there any folks online, Clerk, that are wanting to speak? **Ms. Sparks** said we have Carnell Rhodes. **Chairman Davis** said that is the applicant. Would you sir like to speak, you'll have three minutes. Go ahead and present.

Karmal Rhodes said my family, like I mentioned in the application, we've been living on that property, on that street for a very long time. We own 716 Greeley currently and the house currently next to 716 which is 718, our family owned that as well. So, we were looking to, as the application mentions, three duplexes across the street and a single-family home to the right of 718 to the left of it. We were requesting any assistance that we could possibly have in this process as we're new to it and anything, any type of assistance that the community will be able to receive to be able to push this forward. I will be working with an architect, a registered architect, to approve all of the designs that we're creating, and we want to be as transparent and as fluid so that way when we receive funding that we can make this process as streamlined as possible.

Chairman Davis said I appreciate you sir for your comment. Do stay put in case there are questions or things that you need to respond to for your application.

Mr. Rhodes said while I still have time, I have other team members online; I was wondering if they possibly wanted to say anything. **Chairman Davis** said if you have some other folks there, we probably didn't recognize them, but they each will have three minutes to speak on this item if they need to. **Mr. Rhodes** said great, and thank you again and I didn't hear clearly, will our development affect the Tremont project that you guys mentioned? **Chairman Davis** said yeah, that's what we're about to discuss right now, but let us finish out that process and then if we have any questions for you, we'll let you know. **Mr. Rhodes** said alright, thank you sir.

Chairman Davis said, Committee, before I entertain questions, I just want to make sure we got everything else from the public. Clerk, are there any other folks online that are wanting to speak on these three items. **Ms. Sparks** said no other hands are raised. **Chairman Davis** said any folks in the gallery wanting to speak on one of these three items or all three. I'll close the public comment for now, but sir, since you're the applicant if there are questions, we'll go ahead and allow that.

Commissioner Townsend said what I'm about to say may hasten this a little bit, this process. What I'd like to do is move to have this held over one month. I would very much like the opportunity to speak more thoroughly with the applicant and I want to commend the applicant whose family has lived in this area a long time and wants to build it up. I do want the opportunity to speak with the proponents of the Tremont project and that can't be done today, so I would just

like to have this held over for one month to give the parties and me an opportunity—and anyone else in the area, particularly the neighborhood group. I note that there's a request for a single family which is in keeping with that block. I've driven it several times, there aren't any duplexes currently in that block or really in that half west of 7th Street. So, I would motion to have this held over one month for some more discussions to take place and then come back next month. **Chairman Davis** said there's a motion to hold over is there a second to that motion. **Commissioner Bynum** said I would second the motion and it's multiple parcels. So, we'd hold all three or four, is that correct? **Commissioner Townsend** said thank you, the seven units all of the items listed under three would be included in my motion for the whole. **Commissioner Bynum** said I would second the motion and then—**Chairman Davis** said to get clarity on that because I know Mr. Knapp you had presented B1, B2, and B3. **Commissioner Townsend** your motion to hold over if I hear it correctly, is for just B3.

Commissioner Townsend said you're saying B3, all seven units 711, 715, 719, 723, and 726. **Chairman Davis** said all off of Greeley. **Commissioner Townsend** said yes, correct. **Chairman Davis** said **Commissioner Bynum** that's your second. **Commissioner Bynum** said yes. **Chairman Davis** said Clerk, we'll go ahead and do the roll call.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to hold over B3, 711, 715, 719, 723, 726 Greeley for 30 days.** Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

Chairman Davis said, Committee, we still have some business.

Commissioner Townsend said and I can get Mr. Rhodes' contact through you Mr. Knapp, correct? **Mr. Knapp** said correct. **Chairman Davis** said thank you for mentioning that **Commissioner Townsend**. Mr. Rhodes, don't know if you're still there or not, but your application was held over for 30 days. Our staff will be reaching out to you to meet with elected officials and staff to talk more about your application. We will get on that.

Commissioner Hill said I just have a question for staff in regard to 1835 South 5th Street and you mentioned about building a road and I'm so new I'm trying to figure stuff out. You said if the individual does not—is not able to provide the road or get that done, then the whole application will be discarded, correct? **Mr. Knapp** said that is correct. **Commissioner Hill** said and about how much is it to build a road? You said just a small road, so I don't know what a small road versus a big road cost. So, just asking. **Mr. Knapp** said it is very expensive. I don't have the exact amount on that but—**Commissioner Hill** said more than \$10,000, less than? **Mr. Knapp** said definitely, but there isn't like—Public Works will review this more thoroughly and say you know what, you could just build like a little driveway type thing, but usually Public Works makes them build a road. We've never built a road in the Land Bank. We've never had an application with that criteria actually go through, so it's very expensive. It's probably more than the house.

Chairman Davis said any other questions? **Commissioner Bynum** said I would make a motion to approve items B1 and B2. **Chairman Davis** said any other comments? Clerk, can we have the roll call?

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve B1 and B2.** Roll call was taken and there were four “Ayes,” Hill, Townsend, Bynum, Davis.

C. Commercial – 1

1. Amelia Harshfield
1705 N 1st St – 081672

Chairman Davis said I think we're on our last item which is C1, 1705 North 1st Street, Mr. Knapp? **Mr. Knapp** said yes, this is our commercial application. So, this is at 1705 North 1st Street. They want to build a 2 unit building for contractors, like electricians and plumbers to work out of. It is zoned M3 so it's heavy industrial, so it matches the current zoning of these parcels. The Land Bank Advisory Board did have a comment of how will this project affect the trail, the Heritage Master Trail Plan that's there, and it's too far east for all the connectivity things like lighting, sidewalks,

and things because that plan has like—so here's 3rd Street and the trail turns right here at New Jersey so staff told me that the building of this building here will not affect that Heritage Master Trail Plan. That sums up my application Commissioner.

Chairman Davis said, Committee, before I get to you all I want to ask the Clerk, do we have anyone online or any comments for this application? **Ms. Sparks** said no comments were received; no hands are raised. **Chairman Davis** said anyone in the gallery?

Elnora Jefferson, Kansas City, KS; said I'm here to ask that the Commission oppose this application and the reason for that has to do with what Mr. Knapp has referenced and that is the Northeast KCK Heritage Trail. The Northeast KCK Heritage Trail has involved a lot of work and it has involved a lot of input from the community. We have several plans in the Northeast, we have the Northeast Area Master Plan. As everyone knows we have the Northeast KCK Heritage Trail. We have also certain plans for that that deals with stormwater overflow and that type of thing. I do applaud the Planning Commission for being able to try to synthesize and integrate those plans into something so that it's no longer on the shelf as many of them are. The thing about the Northeast KCK Heritage Trail, even though Mr. Knapp has mentioned that it does turn, is that the 3rd Street did not receive and needs to receive more of the attention than what it originally received in the first go around. For example, we have Northeast Junior High School right there. You look at the map, the only thing that's there really is the Juniper Gardens. Fortunately, and hopefully that's the correct word, but Juniper Gardens is no longer there. It was sold by the Housing Authority, so when we look at the potential of that Heritage Trail to not turn wherever—I think it was on New Jersey, but to go all the way down 3rd Street and to go to the Historic Oak Grove Cemetery, which was incorporated in the city of Wyandotte in 1867.

I say all of that to say that it's a great opportunity, if you could go to their area, a great opportunity to look at the history and the Exodusters and the others who came up out of the City Market area, the Native Americans who populated that particular area. Our history in the Northeast is buried in the dirt so to be able to bring in tourism, to be able to bring in all of the things that we might wanted. **Ms. Sparks** said one minute remaining. **Ms. Jefferson** said I'm asking that this particular application be denied. Now in all fairness, I have met with the applicant, we met prior to this being her plan. Her plan originally was to install a mushroom farm but because of the profit

margin she changed because as she says it's easy access in and out, egress and ingress that traffic. I believe that what we should do is to actually look at a full development using the Heritage Trail as an initial entry and ask Ms. Harshfield, who is a realtor by trade, very successful to work with the community in order to make this go and finally I would say it's important because we look at the Stole School, which is right there at the corner of 3rd & Richmond, you can't see it anymore, it's because we have the Cultivate Kansas City through the Land Bank which acquired some land, and that land is on the Historic Stole School. Then we have also now the people who purchased the land from the Kansas City Kansas Housing Authority, and they've installed a couple of cargo containers. I haven't been able to find out what they're doing but now the Stole School only exist—**Ms. Sparks** said your time has expired. **Ms. Jefferson** said that's six steps.

Chairman Davis said any other comments from the gallery? I'll go ahead and close our public comment period. Committee, questions?

Commissioner Townsend said I would like to move to hold this item over as well for next month. I would like the opportunity to speak with Ms. Harshfield. I would like the opportunity to speak and consider what has been talked about with the perceived implications of the Heritage Trail with this, but more importantly I drove by that property today and I know that Commissioner Bynum and I were on a committee that was quite large that talked about what to do with the Juniper Gardens property. That's my bigger concern. I'm supportive of the Heritage Trail but with so many—I've lived in other cities with historic locations, but they had to build the city. We have to strike a balance between the trails where what we're recognizing no longer is and how we move forward and continue to develop, but I would like to have this item held over for one more month so that I can explore more of the concerns raised here and also get some more information about that plan, go back and revisit that. So that is my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to hold over for 30 days as submitted.**

Commissioner Bynum said I would second it, but I have comments or questions. **Chairman Davis** said yeah, go ahead. **Commissioner Bynum** said so I will second the motion, but my question is, didn't we see this exact thing like three or four months ago or something that was almost identical and we held it for conversations with Groundwork. Is it this parcel? **Ms. Jefferson** said it is Commission. **Commissioner Bynum** said a different applicant? **Ms. Jefferson** said a different purpose. One of the mushroom—**Chairman Davis** said before we—Mr. Knapp do you have some commentary on this?

Mr. Knapp said yes, this has been held for in the past. **Commissioner Bynum** said and I remember a man being the applicant. **Mr. Knapp** said there's also the one—the Silos that are just south of here. **Commissioner Bynum** said is that the one we held? **Mr. Knapp** said that they were trying to build like a trucking parking lot on. **Commissioner Bynum** said right, it was not this one, but this one also has been held in the past by this applicant?

Chairman Davis said it was originally the mushroom farm deal. That's why I got held. **Commissioner Bynum** said now it's going to be industry if you will, contractors or that's the plan. The gentleman had a parcel that was—I mean almost in this same area, but what did we do? What was the disposition of that, the other one that we held?

Commissioner Townsend said ultimately if this is the one that I recall and drove down there several times, it was much farther to the south and he was contemplating bringing in a business, paving that. There were going to be containers. He was going to have a business there, but ultimately it was approved out of committee, but then because of the basin—**Mr. Knapp** said stormwater. **Commissioner Townsend** said the stormwater issue. It did not go beyond that, but it was approved out of committee. **Commissioner Bynum** said and so did he withdraw the application? It never went forward. Even though I know it's a separate thing and I know it's not this one, that makes sense to me now. **Commissioner Townsend** said yeah, it's not active now. **Commissioner Bynum** said that's okay. So go ahead.

Chairman Davis said I was going to say it might be good Mr. Knapp if you could just come back and get us more information because I do vaguely recall what you are referencing Commissioner, but I don't know if we have all of the information. **Commissioner Bynum** said and that's okay. I was just thinking this was that one, but it's not, so that's okay. Question, Mr.

Knapp, are you able to show us a map on the screen, this parcel in comparison to the cemetery relative to where the cemetery location is, and we may need Elnora or—is that it? It's clear up at Quindaro is it not? **Mr. Knapp** said yes, it's straight down 3rd Street. **Commissioner Bynum** said but to the point of making the Heritage Trail and tying these things together, I can see that it's in proximity and anyway, that's the end of my comments and I did go ahead and second that motion. **Chairman Davis** said I'll also add I think there's a lot of opportunity here. We do have a developer that is willing to take a risk, and so I'm glad that we're holding it over and not denying because there might be some potential and Amelia Harshfield might be willing to acquiesce to some of the concerns and questions and the alignment with that plan. Any other—yes Clerk? **Ms. Sparks** said Kallie McLaughlin has her hand raised.

Kallie McLaughlin, Planning Department, said I just wanted to add a little comment to that last holdover that the P designation and MP2 does stand for plan, so even if you guys approve the option today, it would still need to get a comprehensive review through the Planning Commission for a final development plan on that and, of course, any variances or deviations. Since it is already zoned MP2 so that kind of use would be allowed by right, but because it is a vacant lot, that's what makes that subject to that screening and during that process the Planning Department has the option to tie into those trails and request that things like sidewalks, trees and stuff are added to that plan to make that connection onto 3rd Street a little bit easier as it kind of looks like the street kind of trails off there and it's a little bit broken up in that area. Just keep in mind that there's still other opportunities there even if this one has some tricky nuances to it that the Planning Department could work through to make sure that we capture those elements of the Heritage Trail and add additional connectivity into that area.

Chairman Davis said I do have a question for you Ms. McLaughlin, and you may not know the answer to this and that's okay. For any of the items that you reference as far as next steps for this applicant if they were approved and I know the motion and second is to holdover but if it were approved, would any of those items come back before the public, particularly for a Planning Commission meeting for Full Commission. **Ms. McLaughlin** said what I've seen so far on tonight's agenda, no. There's a couple applications that would hit my desk that would do some

internal administrative reviews for narrow lots, but we typically don't see anything really going through Planning Commission until we hit commercial or multi-family three units or above. So, the multi-family was in B2 that was a duplex, so that I would have to look at its location, but it might be subject to the narrow lot design guidelines or the Rosedale design guidelines because of its location, but most of these will go through the narrow lot design review in which I would administratively review those. **Chairman Davis** said I was referencing specifically C1 to 1705 North 1st Street. **Ms. McLaughlin** said yes, that would go through Planning Commission for a final development plan and if there's any nuances to it once we see their developments, they might have to go through Board of Zoning Appeals. If there's something odd about it, but there would definitely be a review through a multi-step review process through the Planning and Zoning Department leading to that public hearing where we would get feedback from, again, neighboring property owners within 200 feet as long—and the commissioner for the district and so on and so forth. Yes, there would be a Public Entitlement Hearing on that property.

Chairman Davis said I just wanted again, Committee members, just to be aware that if again I know that the motion is to holdover, but whatever does happen, if this were to be approved, we would see it again probably in our capacity on the Planning Commission, so I just wanted to make that knowledge known to you all in the public. Any other comments? There was a motion and a second to holdover C1 which is 1705 North 1st Street. Clerk, can we get the roll?

Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

Chairman Davis said, Committee, that concludes our agenda. I do want to let you all know you all probably got the email from our Commission staff, but we've been working on this Land Bank Policy Review for a long time and so the updated proposal should be in every member of this committee's inbox, in your email inbox. I'm still working with the Mayor's Office, but the plan right now is to have it on the agenda so that staff can present all the work that's been done, and we can discuss in our next meeting on March 4th. That will also be—allow the public to provide commentary to us as well and so that's currently the plan of this committee as I see it and just wanted to let you all be aware. With that I will entertain a motion to adjourn.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: Commissioner Townsend made a motion, seconded by Commissioner Hill, to **adjourn**. Roll call was taken and there were four “Ayes,” Hill, Townsend, Bynum, Davis.

Acting Chairman Davis adjourned the meeting at 5:36 p.m.

JG

February 5, 2024