

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, March 28, 2024

7:19 PM-8:20 PM

Attendance:

Commissioner's Present:

- Commissioner Burroughs (Mayor Pro Tem)
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Hill
- Commissioner Burns
- Commissioner Townsend

Commissioner's Absent:

- Mayor Tyrone Garner
- Commissioner Ramirez

Staff Present:

- Monica L. Sparks (UG Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Gunnar Hand (Director, Urban Planning & Design)
- Brittne MacDonald (Professional Assistant, UG Clerk Department)

I. Call to Order

Mayor Pro Tem Burroughs called the meeting to order at 7:19 PM. Chaplain Annie Erickson of the Grandview Park Presbyterian Church led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 4:15)

The Clerk reported there was an agenda update: adding Item No. 2 to the Consent Agenda and removal of Item No. 1.B from the Land Bank Consent Agenda.

VI. Clerk's Statement (Statement Read 5:04)**VII. Planning and Zoning Consent Agenda (Discussion Begins 8:47)****A. SPECIAL USE PERMIT APPLICATIONS**

1. SP2023-109 - JOSEPH AAKER .
2. SP2023-119 - HOUSTON DEFOE
3. SP2024-003 - JOHN MANN WITH AVENUE OF LIFE

B. VACATION APPLICATION

1. VAC2024-001 - DARYL K. RAKOSKI

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

1. AN ORDINANCE rezoning property at 3921 North 51st Street
3. AN ORDINANCE rezoning property at 3909 and 3011 North 57th Street
4. AN ORDINANCE authorizing a Special Use Permit (SP2023-078) for grading/removal of earthen fill at 4919 North 126th Street
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-094) to operate a cold-weather shelter at 550 State Avenue

6. AN ORDINANCE authorizing a Special Use Permit for a non-owner-occupied Short-Term Rental at 2903 West 45th Avenue
7. AN ORDINANCE authorizing a Special Use Permit (SP2023-111) to operate a group home at 2601 Ridge Avenue
8. AN ORDINANCE authorizing a Special Use Permit (SP2023-112) to operate an agro-tourism business at 3921 North 51st Street
9. AN ORDINANCE authorizing a Special Use Permit (SP2023-115) for an automotive dealership at 2959 North 7th Street Trafficway
10. AN ORDINANCE authorizing a Special Use Permit for a non-owner-occupied Short-Term Rental (SP2023-116) at 2311 North 104th Terrace
11. AN ORDINANCE authorizing a Special Use Permit (SP2023-118) to operate a drinking establishment at 401 North 6th Street
12. AN ORDINANCE authorizing a Special Use Permit (SP2023-121) for a non-owner-occupied Short-Term Rental at 611 Douglas Avenue
13. AN ORDINANCE authorizing a Special Use Permit (SP2024-001) for a truck leasing, maintenance, and repair facility at 11 North James Street
14. AN ORDINANCE authorizing a Special Use Permit (SP2023-071) for a non-owner-occupied Short-Term Rental at 731 North 75th Terrace

Commissioner Townsend made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. C.2. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

A request was made by CeCe Mank (Kansas City, Kansas), to set aside Item No. C.2 (Discussion Begins 49:10)

AN ORDINANCE rezoning property at 6815 Cernech Road and 3420 North 67th Street (COZ2023-033) from R-1 Single Family District to A-G Agriculture District

Gunner Hand, Director of Planning and Urban Design stated all items under C. Miscellaneous are not the cases. These have already been approved by the Planning Commission and the Board of Commissioners. State statute requires that an ordinance be published in the newspaper to make all Changes of Zones and Special Use Permits and Vacations legal. This is an administrative step for the approval to allow staff to publish it in a newspaper.

Public Comment:

- CeCe Mank (Kansas City, Kansas) (**Comment Begins 53:25**)

Commissioner Davis made a motion to approve Item C.2 Ordinance. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

X. Regular Consent Agenda (Discussion Begins 56:21)

Item No. 1 – RESOLUTION: APPROVING A FIFTH AMENDMENT TO THE LEGENDS WEST LAWN DEVELOPMENT

Item No. 2 - APPROVAL: EXTENSION OF DEADLINE TO ISSUE INDUSTRIAL REVENUE BONDS (ADDING DOCUMENT PER AGENDA UPDATE)

Item No. 3 - APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 4 - PLAT: SCHUBERT'S ENCHANTED WILDS

Item No. 5 – MINUTES

Item No. 6 – WEEKLY BUSINESS

Commissioner Davis made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Davis. (Discussion Begins 56:58)

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 57:24)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

XVI. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA (Discussion Begins 58:26)

Item No. 1 - LAND BANK OPTIONS

B. Multi Family – 37 Units

- 1. Wall-ties & Forms INC – 37 units**
 - i. 827 Stewart Ave – 111573
 - ii. 825 Stewart Ave – 111574
 - iii. 826 Stewart Ave - 111575
 - iv. 827 Stewart Ave - 111576
 - v. 828 Stewart Ave - 111577
 - vi. 824 Parallel Ave – 111570
 - vii. 810 Parallel Ave – 111569

- viii. 808 Parallel Ave – 111568
- ix. 806 Parallel Ave – 111567
- x. 811 Parallel Ave – 095051
- xi. 807 Parallel Ave – 095049
- xii. 803 Parallel Ave – 095048
- xiii. 801 Parallel Ave – 095047
- xiv. 800 Troup Ave – 095067
- xv. 827 Troup Ave – 095104
- xvi. 823 Troup Ave – 095103

Commissioner Davis presented the Land Bank Non-Consent agenda item. He stated that the item was previously voted for approval and noted that initial community engagement concerns had been addressed.

Commissioner Davis made a motion to approve. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez

Not Voting: Burroughs as Mayor Pro Tem

Adjournment: (Discussion Begins 59:22)

Commissioner Kane moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

- Ayes: Stites, Davis, Bynum, Townsend, Burns, Hill, Kane, Lopez
- Nays: None
- Absent: Ramirez
- Not Voting: Burroughs as Mayor Pro Tem

**MAYOR PRO TEM BURROUGHS
ADJOURNED THE MEETING AT 8:20 PM**

March 28, 2024

Monica L. Sparks

Interim Unified Government Clerk