



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

*Commissioner, District 1 - Gayle Townsend, Commissioner At-Large District 1 - Melissa Bynum,
Commissioner, District 3 - Christian Ramirez, Commissioner, District 4 - Evelyn Hill*

UPDATED AGENDA

Monday, December 8, 2025

Immediately upon adjournment of the earlier committee, or 5:00 PM

1. **Call to Order/Roll Call**
2. **Revisions to December 8, 2025, Agenda**
 - 2.1 **AGENDA UPDATE: ADDING ITEM NO. 4.5**
3. **Approval of standing committee minutes of May 15, July 29, September 9, September 30, November 4, and December 9, 2024**

Tracking #: 211280

4. **Committee Agenda**
 - 4.1 **PRESENTATION: UPDATE ON STATUS OF PLANNING CODE REWRITE**

Synopsis: A presentation providing an update on the Planning Code Rewrite.
Tracking #: 211055
 - 4.2 **LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)**

Item	Name	Type	Address	Parcel
A 1	Keith Lott	Single Family Home	3025 N 43RD ST	172805
A 2	Matthew Blevins	Single Family Home	116 S 16TH ST	66328
A 3	Shane Meuschke	Single Family Home	1212 N 63RD TER	16115
A 4	Shane Meuschke	Single Family Home	1608 N 61ST TER	4520

A 5	Shane Meuschke	Single Family Home	6214 TROUP AVE	4042
A 6	Shane Meuschke	Single Family Home	2921 N 56TH ST	37508
A 7	Spencer Klaus	Single Family Home	2539 S 13TH TER	129510
A 8	RA ENGINEERING CORP	Single Family Home	3505 ORVILLE AVE	60100
A 9	Ryan Barr	Single Family Home	1600 S 86TH ST	145656
A10	Ryan Barr	Single Family Home	3111 S 33RD ST	150317
A11	Colin Gardner	Single Family Home	2108 N 10TH ST	156757
			2100 N 10TH ST	156759
A12	Colin Gardner	Single Family Home	1936 N 11TH ST	269311
A13	Colin Gardner	Single Family Home	52 N 9TH ST	93525
			56 N 9TH ST	93524
			60 N 9TH ST	93523
			64 N 9TH ST	93521
			68 N 9TH ST	93520
			70 N 9TH ST	93519
			74 N 9TH ST	93517
A14	Paul McAnany	Single Family Home	910 S FERREE ST	72775
A16	Taylor Miller	Single Family Home	3530 LUST DR	79439
A17	Daniel Bryant Hill	Single Family Home	2730 N ALLIS ST	132101
A18	Taylor Miller	Single Family Home	734 GILMORE AVE	122113

			264 BUCKEYE ST	122100
A19	Peregrine Falcon RFP	Single Family Home	2610 N 6TH ST	292416
			2608 N 6TH ST	292417
			2606 N 6TH ST	292418
			2604 N 6TH ST	292419
			2600 N 6TH ST	292420
			2530 N 6TH ST	292421
			2528 N 6TH ST	292422
			2527 N 6TH ST	292425
			2605 N HALLOCK ST	292411
			2609 N HALLOCK ST	292409
			2608 N HALLOCK ST	292408
			2705 N HALLOCK ST	292407
			2707 N HALLOCK ST	131209
			2731 N HALLOCK ST	131208
			2720 N HALLOCK ST	131407
			2718 N HALLOCK ST	131408
			2702 N HALLOCK ST	292405
			2610 N HALLOCK ST	292404
B1	Millennial Money Solutions	Multi Family	1739 S 35TH ST	170221
			1745 S 35TH ST	170220
B 2	Stormie Pryor	Multi Family	1238 WOOD AVE	98943
			1236 WOOD AVE	98942
			1234 WOOD AVE	98941
			1232 WOOD AVE	98130
C 2	First Wave Investments	Commercial	1604 MINNESOTA AVE	907522
C 3	Jason A Bowman	Commercial	236 SANTA FE RD	960428

Tracking #: 211259

4.3 **LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)**

Synopsis:

Item	Name	Type	Address	Parcel
PT 1	Horacio Guerra	Garden	15 N MILL ST	121196
PT 2	The Stock Spot KC LLC	Garden	1923 S 38TH ST	168301
PT 3	Franklin Bryant	Garden	2102 N 11TH ST	156828
PT 4	Bryan Torres	Garden	829 S 10TH ST	72850
PT 5	Joshua Yoakum	Garden	1837 S 35TH ST	170215
PT 6	Yuniel Ramos	Garden	1709 N 26TH ST	68552
PT 7	Ulises Jimenez Lopez	Garden	1009 ANN AVE	80475
PT 8	Tonya Love	Garden	2278 RUSSELL AVE	161803
PT 9	Noel Nunez Jr	Garden	1021 TENNY AVE	93809
PT10	Jose I Majano	Garden	2926 N ALLIS ST	131500
PT11	Jeffrey Lysinger	Garden	1700 STINSON AVE	126704
PT12	Antonio Cervantes	Yard Extension	1137 ANN AVE	80823
PT13	Pompilio Valenzuela	Yard Extension	1055 ARMSTRONG AVE	80450
PT14	Audrey Pierre	Yard Extension	949 NEW JERSEY AVE	81143
PT15	Rajinder Goyal	Yard Extension	1045 ROWLAND AVE	157416
PT16	Pamela Guess	Yard Extension	830 GARFIELD AVE	95283
PT18	Morris Sanders	Yard Extension	2712 WAVERLY AVE	101009
PT19	Mario Santillan	Yard Extension	918 WALKER AVE	81081

Tracking #: 211261

4.4 LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)

Synopsis:

Item	Name	Type	Address	Parcel
WO A15	Lora Diallo	Single Family Home	3052 HUTCHINGS ST	158508
Opposition- OCP states that while applicant has reached out, they have not had enough time to discuss and are asking this to be held to allow for further discussion.				
WO B 3	LMK & Associates LLC	Multi Family	1746 GREELEY AVE	115996
			1742 GREELEY AVE	115995
			1738 GREELEY AVE	115994
			1732 GREELEY AVE	115992
			1720 GREELEY AVE	115988
			1716 GREELEY AVE	115987
Opposition- OCP is stating that no progress has been made on lots under option across the street by same developer.				
WO C 1	Guinn Group Properties	Commercial	1414 STEWART AVE	158019
			1412 STEWART AVE	158018
			1410 STEWART AVE	158017
			1408 STEWART AVE	158016
			1406 STEWART AVE	158015
			1404 STEWART AVE	158014
			1326 STEWART AVE	158012
			1324 STEWART AVE	158011
			1322 STEWART AVE	158010
			1318 STEWART AVE	158008

	1314 STEWART AVE	158007
	1500 STEWART AVE	158020
	1502 STEWART AVE	158021
Opposition - OCP would like to know what the updated plan is.		

Tracking #: 211260

4.5 LAND BANK PROPERTY TRANSFERS WITH OPPOSITION (FOR DISCUSSION) (Added per Agenda Update)

Synopsis:

Item	Name	Type	Address	Parcel
WO PT20	Laura Sanchez	Yard Extension	3800 SEWELL AVE	167000
			3451 R N 39 th St.	167037
			3509 R N 39 th St.	913318

Comments: Application does not meet requirements for a yard extension, per policy

Tracking #: 211308

5. Public Agenda

6. Adjourn

Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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View the meeting live on our website at: [YouTube](#).

**AGENDA UPDATE
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MEETING
MONDAY, DECEMBER 8, 2025**

4. COMMITTEE AGENDA

ADDING ITEM

**Item No. 4.5 – LAND BANK PROPERTY TRANSFERS WITH OPPOSITION
(FOR DISCUSSION)**

Synopsis:

Item	Name	Type	Address	Parcel
WO PT20	Laura Sanchez	Yard Extension	3800 SEWELL AVE	167000
			3451 R N 39 th St.	167037
			3509 R N 39 th St.	913318
Comments: Application does not meet requirements for a yard extension, per policy.				

Tracking #: 211308

Unified Government of Wyandotte County and Kansas City, Kansas



**Neighborhood & Community Development
Special Meeting**

5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Wednesday, May 15, 2024

5:04 PM-7:50 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum
- Commissioner Ramirez

Committee Members Absent:

- None

Other Commissioners Present:

- Commissioner Burns (non-voting)

Staff Present:

- Monica L. Sparks (Interim UG Clerk)
- Wendy Green (Deputy Chief Counsel)
- SuZanne Bishop (Senior Attorney)
- Gunnar Hand (Director of Planning and Urban Design)
- Jason Haworth (License Administrator)
- Terrie Garrison (Deputy Director of the Health Department)

- Deputy Chief Kent Anderson (Deputy Chief, Kansas City Kansas Police Department)
- Chief Dennis Rubin (Fire Chief, Kansas City Kansas Fire Department)
- Jeff Miles (Director of Water Pollution Control)
- Bridgette Cobbins (Assistant County Administrator)

Call to Order: (Discussion Begins 11:53)

Commissioner Davis called the meeting to order at 5:04 PM.

Revisions to Agenda:

The Clerk reported there was an agenda update issued, removing Item No. 2 from the Committee Agenda.

Committee Agenda:

Item 1: - ORDINANCE: APPROVING CHANGES RELATED TO MOBILE VENDING OPERATIONS (Discussion Begins 15:36)

SuZanne Bishop from the Unified Government Legal Department presented the proposed changes to the mobile vending ordinance. Various staff members provided additional input and clarifications:

- Gunnar Hand (Planning and Urban Design Department) suggested amendments regarding distance measurements and light restrictions.
- Chief Dennis Rubin (Fire Department) explained fire code requirements for food trucks.
- Deputy Chief Kent Anderson (Kansas City, Kansas, Police Department) presented data on calls for service related to food trucks.
- Terrie Garrison (Public Health Department) clarified that the state Department of Agriculture handles food truck inspections.
- Jason Haworth (Business Licensing Department) explained current licensing and permit requirements.
- Jeff Miles (Public Works Department) discussed plans to implement a FOG (Fats, Oils, and Grease) program for food trucks.

Key Points:

- Operating Hours:
 - A. Sunday to Thursday: 8am to 11pm
 - B. Friday and Saturday: 8am to midnight
- Parking Duration:
 - A. Mobile vendors can park at one location for up to 8 hours
- Distance from Food Establishments:
 - A. 100 feet from the parcel of a food establishment (changed from "front door")
- Documentation Requirements:
 - A. Display two stickers (health and fire inspection)
 - B. Business license and occupation tax receipts on-site
- Restrictions:
 - A. Cannot park in fire lanes
 - B. Cannot park in electrical charging stations while not charging
 - C. No amplified sound beyond 50 feet (following existing noise ordinance)
 - D. No distracting lights that could interfere with traffic
- Penalties:
 - A. Increased fines for illegal dumping of food waste and cooking oil

The proposal aims to balance the needs of mobile vendors, brick-and-mortar businesses, and neighborhood residents.

Several members of the public were present both in-person and virtually. Public Comments included:

- Louise Lynch (Kansas City, Kansas resident) (**Comment Begins 56:34**)
- Gabe Munoz (The Toolbox Small Business Resource Center) (**Comment Begins 1:00:26**)
- Beatrix Arce (Kansas City, Kansas resident) (**Comment Begins 1:02:27**)
- Leonardo Nolazquez (Food truck owner) (**Comment Begins 1:04:37**)
- Sarah Lynch (Wyandotte resident) (**Comment Begins 1:08:08**)
- Francisco Valencia (Food truck owner) (**Comment Begins 1:11:35**)
- Julio Arencibia (Food truck owner) (**Comment Begins 1:15:34**)

- Erik Andersen (Wyandotte County resident and small business owner) (**Comment Begins 1:16:34**)
- Fannie Hill (Wyandotte County resident) (**Comment Begins 1:20:08**)
- Irma Morataya (Food truck owner) (**Comment Begins 1:21:48**)
- Judith Arevalo (Food truck owner) (**Comment Begins 1:25:05**)

Commissioner Davis moved to allow hours of operation between 8 AM and 11 PM Sunday through Thursday and 8 AM to 12 AM Friday and Saturday. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Davis moved to allow 8 hours on a site, keeping prohibition of storage overnight. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Townsend moved to leave language as proposed regarding parking within 100' of a store, changing to parcel. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Davis moved to add language in Section 188(b)(4)(k) that no flashing lights should be directed toward the public right-of-way. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Bynum moved to adopt ordinance as submitted with all amendments as stated and to fast track approval to the next full commission meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 4-1

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: Ramirez

Item 2: RESOLUTION: APPROVING REVISED LAND BANK POLICY

The item was removed from the agenda per the Agenda Update.

Adjournment: (Discussion Begins 2:55:53)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

The meeting was adjourned at 7:50 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

Commissioner Gayle Townsend – Commissioner Evelyn Hill –

Commissioner Christian Ramirez – Commissioner Melissa Bynum

MINUTES

Monday, July 29, 2024

5:50 PM-8:44 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum

Committee Members Absent:

- Commissioner Ramirez

Staff Present:

- Brittnie MacDonald (Clerk)
- Judd Knapp (Land Bank)
- James Malloy (Planning and Urban Design)
- Kay Sharp (Interim Director of Community Development)
- Jeff Conway (Senior Counsel)
- Bridgette Cobbins (Assistant County Administrator)
- Rodney Lucas (Interim Assistant County Administrator)

Call to Order:

Commissioner Davis called the meeting to order at 5:50 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes (Comment Begins 47:31)

Commissioner Bynum moved to approve the minutes from the July 24, 2023, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Committee Agenda:

Item 1: LAND BANK OPTIONS (Discussion Begins 48:04)

Jud Knapp presented several Land Bank applications.

- A. Single Family Homes – 8 Homes
 - 1. Ryan Barr – 2 homes
 - i. 1211 Barnett Ave – 080967
 - ii. 1209 Barnett Ave - 080966
 - iii. 1205 Barnett Ave – 080965
 - 2. Pillar KC LLC – 1 home
 - i. 6737 Speaker Rd – 018617
 - 3. Jeremy Werden – 1 home
 - i. 722 N 62nd Pl – 014318
 - 4. Chris Shaw – 1 home
 - i. 129 S 16th St – 066328
 - 5. Phillip Scott – 1 home
 - i. 1225 N 62nd St – 921605
 - ii. 6141 Everett Ave - 004621

- iii. 6151 Everett Ave – 004624
- B. Multi Family – 44 units
 - 1. Michaela Hysten - 2 Units
 - i. 349 Richmond Ave – 081571
 - ii. 347 Richmond Ave – 081570
 - 2. Mosaic Construction – 24 units
 - i. 1915 N 10th St – 095702
 - ii. 1909 N 10th St – 095703
 - iii. 936 Troup Ave – 154089
 - iv. 941 Parallel Pkwy – 154087
 - v. 939 Parallel Pkwy – 154086
 - vi. 937 Parallel Pkwy – 154085
 - vii. 928 Troup Ave – 154094
 - viii. 920 Troup Ave – 154092
 - 3. LMK LLC -14 units
 - i. 1741 Greeley Ave – 115983
 - ii. 1737 Greeley Ave - 115982
 - iii. 1729 Greeley Ave - 115980
 - iv. 1725 Greeley Ave - 115979
 - v. 1721 Greeley Ave - 115978
 - vi. 1742 Greeley Ave - 115995
 - vii. 1738 Greeley Ave – 115994
 - 4. Zerryn Gines – 4 units
 - i. 740 Parallel Ave – 111560
 - ii. 734 Parallel Ave - 111561
- C. Commercial – 1
 - 1. Mahmood Akbar – strip mall
 - i. 2511 Metropolitan Ave – 207004

Commissioner Townsend moved to approve Items A1 – A5. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Public comments:

- Vanessa Robinson (Kansas City, KS) **(Comment Begins 59:17)**

Commissioner Townsend moved to approve Item B1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Commissioner Bynum moved to approve Item B2. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Public comments:

- Candy Leonard Caldwell (President, Organization for Community Preservation) **(Comment Begins 1:21:27)**

Commissioner Townsend moved to approve Item B3, all items included, allowing the substitution, removing lots 1742 and 1738 in favor of 1706 and 1702 Greeley Avenue. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Public comments:

- Vanessa Robinson (Caring Neighborhood) **(Comment Begins 1:28:35)**

Commissioner Townsend moved to approve Item B4. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Commissioner Bynum moved to approve Items C1 and PT1. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Item 2: Land Bank Property Transfers (Discussion Begins 1:31:47 with Item C1 per Chair's request)

Jud Knapp presented the Land Bank transfers item with Item C1.

PT – Property Transfers

1. UG to Land Bank – 5
 - i. 1923 N 10th St – 095707
 - ii. 1921 N 10th St – 095701
 - iii. 943 Parallel Pkwy – 154088
 - iv. 932 Troup Ave – 154090
 - v. 930 Troup Ave – 154091

The motion on this item was made with Item C1 (see action item before this).

Item 3: RESOLUTION: COMMUNITY DEVELOPMENT DRAFT 2024 ANNUAL ACTION PLAN (Discussion Begins 1:35:15)

Kay Sharp, the Interim Director of Community Development, presented the Community Development draft for 2024. She explained the HUD funding process, the need for a five-year plan, and the requirement to submit an annual action plan.

Key Points:

- Submission of annual action plan for HUD funding by August 16, really by August 13 to give time for glitches that may occur
 - A. Budget changes in fund allocation:
 - B. Moving home repair funds from CDBG to Home Partnership Program, a lot more options to work with
 - C. Proposed budget \$556,283.90 for 2024 Funding for roofing, furnace, ADA electrical
 - D. Increased income eligibility from CDBG for home repair under Home Partnership (from \$48,000 to \$57,000)
- Three grants: CDBG, Home Partnership and Emergency Solutions (ESG)
 - A. Still Funds from previous program years
- Funding allocations:
 - A. Total award for the HOME Investment Partnership Program: \$741,711.85
 - B. Community Development Block Grant (CDBG) for public facilities and improvements for beautification: \$1.4 million requested by parks and recreation department
 - C. Emergency Solutions Grant for homeless activities, services and outreach for warming center: \$184,000
- Funds can be used for:
 - A. Home rehabilitation
 - B. Potential demolition and property acquisition
 - C. Emergency home repairs
 - D. Park improvements and signage
 - E. Homeless services
- Preliminary award for next year's funding has been received
- Public engagement included three public events for community input

- Plan requires commission approval before submission to HUD
- If no HUD response within 45 days, the plan is automatically approved

Commissioner Townsend moved to adopt the resolution and fast-track the item to the August 1, 2024, Board of Commissioners meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Item 4: PRESENTATION: EQUITY SCORE CARD (Discussion Begins 1:57:14)

Elnora Jefferson, the president of Oak Grove Neighborhood Association, presented the Equity Scorecard. She was accompanied by her daughter Racheal Jefferson, Pastor Tony Carter, Salem Baptist Church, and Adrienne Showalter Matlock, Operations Director of Groundwork Northeast Revitalization Group, who provided additional context and details during the presentation.

Key Points:

- Develop without displacement, focusing on enabling people to age in place with dignity
- Create a tool to assess development projects through community-defined principles
- Address historical issues like redlining, urban renewal, and racial wealth gap
- Incorporate health equity considerations, especially regarding urban soil contamination on land
- Encourage community engagement through peer learning groups
- Provide a framework for evaluating development projects that centers the most directly affected community members
- Adapt the scorecard to different neighborhood needs, with a focus on the Northeast KCK Heritage Trail area
- Promote collaborative relationships between government representatives and community residents
- Highlight the importance of technical assistance and sustained community involvement
- Ensure development projects consider human and neighborhood development, not just housing

Public comments:

- Daysha Bush (Northeast Area) (**Comment Begins 2:54:03**)
- Beverly Easterwood (Kansas City, KS) (**Comment Begins 2:57:54**)
- Nasa Robinson (Kansas City, KS) (**Comment Begins 3:01:13**)
- Darnell Bush (Kansas City, KS) (**Comment Begins 3:04:20**)
- Candy Leonard Caldwell (Kansas City, KS) (**Comment Begins 3:07:30**)

This item was for information only and no action was required.

Item 5: RESOLUTION: APPROVING LAND BANK POLICY UPDATE (Discussion Begins 3:32:28)

Commissioner Davis postponed the voting on the Land Bank Policy to allow more time to digest the Equity Scorecard presentation and have further discussions on soil remediation issues. The committee agreed to hold off on the policy vote and have staff present on Brownfield efforts at a future meeting.

No action was taken by the Committee.

Adjournment (Discussion Begins 3:36:53)

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

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

The meeting was adjourned at 8:44 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



**Neighborhood & Community Development
Meeting**

5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

**Monday, September 9, 2024
6:00 PM-8:29 PM**

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Ramirez
- Commissioner Townsend
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Brittnie MacDonald (Clerk)
- Jud Knapp (Land Bank Administrator)
- Alyssa Marcy (Long Range Planner and Brownfield Coordinator)
- Wendy Green (Deputy Chief Counsel)
- Alan Howze (Assistant County Administrator)

Call to Order:

Commissioner Burroughs called the meeting to order at 6:00 PM.

Revisions to Agenda:

Mr. Knapp stated that Item A5 was removed by the City of Bonner Springs.

Approval of Previous Minutes: (Discussion Begins 55:02)

Commissioner Ramirez moved to approve the minutes from the May 8 and June 5, 2023, meetings. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Committee Agenda:

Item 1: Land Bank Options (Discussion Begins 56:19)

Jud Knapp presented Land Bank applications.

A. Single Family Homes 10 Homes

1. Pillar KC LLC – 1 home
929 Splitlog Ave – 092870
2. Chris Shaw – 1 home
1711 Metropolitan Ave – 160411
3. Kelsey Miles – 1 home
4944 Washington Ave – 047520
4. Elizabeth Hinkle – 1 home
8708 Yecker Ave – 041208
5. Brett G Burton – 1 home
942 S 132nd St – 236230
6. John Deneen – 4 homes
10 S 34th St - 065601
4 S 34th St – 065600
13 S 35th St – 065604
14 S 34th St – 0656028

8. Atlar Support – 1 home
2601 Sherman St – 109665

Item A5 was removed at the request of the City of Bonner Springs.

Commissioner Ramirez moved to approve items A1 – A8, except A5. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Item 2: Land Bank Property Transfers (Discussion Begins 1:04:53)

Jud Knapp presented Land Bank applications.

PT- Property Transfers

1. Tmika Louie – Yard Extension (Unbuildable lot)
2733 R N 11th St – 106274
2. Jennifer Helfenberger – Yard Extension (Need for new septic system)
645 Ridgeview Ave - 154881

Public Comments:

- Tamika Louie (Kansas City, KS) **(Comment Begins 1:06:30)**

Commissioner Ramirez moved to approve both items. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Item 3: Presentation: Land Bank Policy Update (Discussion Begins 1:13:30)

Jud Knapp presented the Land Bank Policy Update. He discussed two main aspects of the policy:

1. Neighborhood Notification Process
 - A. Current procedures for notifying neighborhood groups
 - B. Providing contact information to applicants and neighborhood groups

- C. Collecting comments through online surveys and meetings
- 2. Buried Buildings/Demolition Information
 - A. Explained historical context of demolitions before and after 1999
 - B. Discussed the Land Bank's current data on parcels
 - C. Highlighted the process of checking aerial maps and historical records
 - D. Created a public-facing Land Bank application to provide transparency about parcel conditions

Public Comments:

- Pamela Hicks (Wyandotte County) **(Comment Begins 1:22:37)**
- Jane Philbrook [No residency provided] **(Comment Begins 1:23:57)**
- Elnora Jefferson (Kansas City, KS) **(Comment Begins 1:14:35)**

Additionally, Alyssa Marcy from Planning and Urban Design provided a presentation on the Brownfield program, and Elnora Jefferson from Groundworks presented policy recommendations.

Brownfield Program Presentation

Alyssa Marcy presented information on the Brownfield program, including:

- Definition and prevalence of brownfields
- Available funding options
- Process for assessment and remediation

Public Comments:

- Daysha Bush (Kansas City, KS) **(Comment Begins 2:03:43)**
- Vanessa Robertson [No residency provided] **(Comment Begins 2:05:51)**

Groundworks Energy Policy Proposals

Elnora Jefferson presented policy recommendations on behalf of Groundworks, including:

- Creating a separate policy section for Northeast KCK
- Adding methods to address HOA covenants
- Including law enforcement in the Staff Advisory Team
- Changing the selection method for neighborhood representatives

Public Comments:

- Beverly Easterwood (Kansas City, KS) **(Comment Begins 2:43:03)**
- Daysha Bush (Kansas City, KS) **(Comment Begins 22:46:22)**
- Pamela Hicks (Kansas City, KS) **(Comment Begins 2:49:57)**
- Darnell Bush [No residency provided] **(Comment Begins 2:51:36)**
- Vanessa Robertson (Kansas City, KS) **(Comment Begins 2:55:35)**
- Eric Murray (Kansas City, KS) **(Comment Begins 2:57:02)**
- Candy Leonard Caldwell (Kansas City, KS) **(Comment Begins 3:01:11)**

This item was for information only and no action was required.

Adjournment: (Discussion Begins 3:21:10)

Commissioner Ramirez moved to adjourn the meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

The meeting was adjourned at 8:29 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Monday, September 30, 2024

7:25 PM-10:24 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum

Committee Members Absent:

- Commissioner Ramirez

Staff Present:

- Brittnie MacDonald (Clerk)
- Deasiray Bush (Director of Public Transportation)
- James Malloy (Urban Planning and Zoning)
- Judd Knapp (Land Bank Administrator)
- Wendy Green (Deputy Chief Counsel)
- Rodney Lucas (Interim Assistant County Administrator)
- LaVert Murray (Economic Development Advisor to the Mayor)

Call to Order:

Commissioner Davis called the meeting to order at 7:25 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 2:15:29)

No previous minutes were presented for approval.

Committee Agenda:**Item 1: PRESENTATION: UNIFIED GOVERNMENT TRANSPORTATION 2025 SERVICE OPTIMIZATION (Discussion Begins 2:15:34)**

Deasiray Bush, the director of the Unified Government Transportation Department, presented the 2025 service optimization plan. She was accompanied by James Malloy from Urban Planning and Zoning, who helped her present the data during the meeting.

Key Points

- Optimizing existing fixed routes for a revenue-neutral budget
- Proposing six route changes
- Reducing from nine fixed routes to seven routes
- Changing most route frequencies to 60 minutes
- Reducing weekend service from four routes to two routes (101 and Seventh Street)
- Eliminating some routes like 18th Street and Leavenworth Road
- Expanding micro transit services to fill service gaps
- Addressing financial challenges due to the end of COVID relief funds
- Aiming to maintain service to core areas with high population density
- Introducing a \$3 micro transit ride-share service in the Northeast community

Public Comments:

- Lisa Walker Yeager (Kansas City, KS)(**Comment Begins 2:53:36**)
- Carolynn Wyatt (Kansas City, KS)(**Comment Begins 2:57:08**)

This item was for information only and no action was required.

Item No. 2 - LAND BANK OPTIONS (Discussion Begins 3:13:23)

Jud Knapp presented several land bank applications.

A. Single Family Homes – 15 Homes + Nehemiah Project

7. Junior Miguel Paz Morales – 1 home
 - i. 3431 Barnett Ave – 059421
8. Pillar KC LLC – 1 home
 - i. 1517 N 55th St – 918005
9. Fran Sutton, FMJ Properties – 1 home
 - i. 3501 Lust Dr – 079409
10. Juan Gilt / Patricia Carreon – 2 homes
 - i. 17 S 13th ST – 103245
 - ii. 1241 Ridge Ave – 067000
11. Jared Storhaug – 1 home
 - i. 841 N 84th St – 009406
12. Mohamed Huubse – 1 home
 - i. 1852 S Early St – 155050
13. Jorge Gutierrez – 1 home
 - i. 1122 Lafayette Ave – 157002
14. Altar Support – 7 homes
 - i. 2605 Sherman St – 109666
 - ii. 2607 Sherman St - 109667
 - iii. 2611 Sherman St - 109668
 - iv. 2615 Sherman St - 109669
 - v. 2701 Sherman St – 109670
 - vi. 619 Georgia Ave – 132109
 - vii. 622 Rowland Ave - 111801
15. Nehemiah Project -???
 - i. 3090 N 18TH ST - 162402
 - ii. 3084 N 18TH ST - 162403
 - iii. 3056 N 18TH ST - 162407
 - iv. 3054 N 18TH ST - 162408
 - v. 3042 N 18TH ST - 162410
 - vi. 3058 N 18TH ST - 162506
 - vii. 2936 N 18TH ST - 162600
 - viii. 3061 N 20TH ST - 162416
 - ix. 3063 N 20TH ST - 162417

- x. 3069 N 20TH ST - 162418
- xi. 3075 N 20TH ST – 162419
- xii. 3035 N 20th St – 162604
- xiii. 3019 N 20th St - 162602
- xiv. 2836 HIAWATHA ST - 158759
- xv. 1818 YECKER AVE - 115779
- xvi. 1828 YECKER AVE - 158753
- xvii. 1826 YECKER AVE - 158754
- xviii. 1816 YECKER AVE - 158756
- xix. 1810 YECKER AVE - 158757
- xx. 1806 YECKER AVE - 158758
- xxi. 1800 YECKER AVE - 158760
- xxii. 1811 YECKER AVE - 158764
- xxiii. 1821 YECKER AVE - 158766
- xxiv. 1823 YECKER AVE - 158767
- xxv. 1825 YECKER AVE - 158769
- xxvi. 1829 YECKER AVE - 158770
- xxvii. 1831 YECKER AVE - 158771

B. Multi Family – 2 units

- 1. Don White – 2 Units
 - i. 1007 N 33rd St – 194334

C. Commercial

- 1. RA Engineering Corp
 - i. 5320 State Ave - 406501

Public Comments for A7-A14:

- Elnora Jefferson (Kansas City, KS)(**Comment Begins 3:19:39**)
- Lisa Walker Yeager (Kansas City, KS)(**Comment Begins 3:21:10**)
- Pamela Hicks (Wyandotte County)(**Comment Begins 3:23:36**)

Public Comments for A15:

- Lisa Walker Yeager (Kansas City, KS)(**Comment Begins 4:01:49**)
- Dejsha Bush (Kansas City, KS)(**Comment Begins 4:04:44**)
- Greg Kindle (Kansas City, KS)(**Comment Begins 4:05:25**)
- Stephanie (Wyandotte County)(**Comment Begins 4:08:05**)
- Stevie Wakes (Kansas City, KS)(**Comment Begins 4:09:10**)
- Carolynn Wyatt (Kansas City, KS)(**Comment Begins 4:10:07**)
- Sandra Green (Wyandotte County)(**Comment Begins 4:10:50**)
- Jules Smiley (St. Louis)(**Comment Begins 4:13:40**)

- [No name and residency provided due to no audio] **(Comment Begins 4:14:50)**
- Terry Bradshaw, Sr. (Johnson County)**(Comment Begins 4:16:40)**
- Eric Murray (Kansas City, KS)**(Comment Begins 4:18:01)**
- Karen Daniels (Kansas City, KS)**(Comment Begins 4:18:23)**
- Pamela Hicks (Wyandotte County)**(Comment Begins 4:20:04)**
- Melissa Phillips (not a resident of Wyandotte County)**(Comment Begins 4:20:43)**
- Sherry Cade (not a resident of Wyandotte County)**(Comment Begins 4:22:28)**

Commissioner Hill moved to approve Items A7 – A12. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Commissioner Townsend moved to approve Item A13. The motion failed for lack of a second. Commissioner Townsend moved to approve Item A13. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Commissioner Townsend moved to continue Item A14. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

Commissioner Townsend moved to continue Item A15. The motion was withdrawn.

Commissioner Davis moved to approved Item A15 with conditions. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
 - Nays: none
- Absent: Ramirez

Commissioner Bynum moved to approve Items B1 and C1. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
 - Nays: none
- Absent: Ramirez

Item 3: Land Bank Property Transfers (Discussion Begins 5:11:48)

Jud Knapp presented several land bank applications.

PT- – Property Transfers

Nehemiah Project

- i. 1815 Yecker Ave – 158765

Transfer of an UG owned property into the Land Bank for the Nehemiah Project.

Commissioner Bynum moved to approve Item PT1. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
 - Nays: none
- Absent: Ramirez

Public Agenda

Item No. 1 - APPEARANCE: KAREN DANIELS (Comment Begins 5:13:42)

Karen Daniels, CEO of Boston Daniels Corporation, and Sherrie Cade, Gateway Regional Council, presented a brief overview of the Quindaro Peace and Arts District proposal, requesting designation as a Tax Increment Financing district.

No formal action was taken on this item.

Adjournment: (Discussion Begins 5:18:47)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: none
- Absent: Ramirez

The meeting was adjourned at 10:24 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Monday, November 4, 2024

7:25 PM-10:24 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum

Committee Members Absent:

- Commissioner Ramirez

Staff Present:

- Brittnie MacDonald (Clerk)
- Judd Knapp (Land Bank)
- Angel Ferrera (Director of Parks and Recreation)
- Matt Zayas (Fiscal Officer, Parks and Recreation)
- Vincent Ballaci (Parks Manager)
- Justin Ukena (Parks and Recreation)
- Bridgette Cobbins (Assistant County Administrator)
- Wendy Green (Deputy Chief Legal Counsel)

Call to Order (DISCUSSION BEGINS 02:06:39)

Commissioner Davis called the meeting to order at 7:09 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes (DISCUSSION BEGINS 02:08:36)

Commissioner Townsend moved to approve the minutes from the August 14, 2023 meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Committee Agenda:

Item 1: RESOLUTION: 2024 LAND & WATER CONSERVATION GRANT (DISCUSSION BEGINS: 02:09:01)

Angel Ferrera (Director of Parks) introduced Matt Zayas to present the grant application for Parkwood Pool improvements. The grant would provide \$175,000 with a 50/50 match from the department's 2025 CIP budget. Total project cost estimated at \$350,000.

Key Points

- Grant amount: \$175,000 (50% of total project cost)
- Project location: Parkwood Pool
- Total project cost: \$350,000
- Proposed improvements:
 - A. Repair water loss leak
 - B. Install new pump motor and strainer

- C. Install chemical controller
- D. Replace valves
- E. Sandblast main and waiting pools
- F. Apply epoxy paint
- G. Replace pool filtration system

- Recommendations based on a 2023 consultant study
- Funding will come from the department's 2025 CIP budget
- Grant administered by Kansas Department of Wildlife and Parks
- Notification of award expected in early 2025

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

**Item 2: RESOLUTION: KANSAS FOREST SERVICE GRANT PROGRAM
(DISCUSSION BEGINS 02:17:18)**

Angel Ferrera (Director of Parks) introduced Vincent Ballaci (Parks Manager) to present the no-match grant application for up to \$100,000 for tree planting and maintenance in various parks and Oak Grove Cemetery.

Key Points

- Grant type: No-match grant
- Maximum award: \$100,000
- Purpose: Revitalize community forests and mitigate heat island effects
- Proposed planting locations:
 - A. Kensington Park
 - B. Klamm Park

C. Jersey Creek Park

D. Klopper Field

E. Huron Park

F. Leo Alvey Park

- Tree pruning - Damaged tree removal at Oak Grove Cemetery
- Planting requirement: Two-to-one planting-to-removal ratio
- Funds must be utilized within two years
- Application deadline: November 8
- Grant notification expected: Early 2025
- Location selection based on:
 - Economic and Climate Justice Screening Tool - Wyandotte County Public Health Department's 2023 heat mapping campaign
 - Focus on areas with less tree canopy and potential heat island effects

Commissioner Bynum moved to adopt the resolution and fast-track the item to the November 7, 2024, Board of Commissioners meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Item No. 3 - LAND BANK OPTIONS (DISCUSSION BEGINS 02:23:19)

Jud Knapp presented several Land Bank applications.

- Single Family Homes – 34 Homes
 1. Dazilon Arthur – 1 home
 - a. 4109 Hagemann St – 213407
 4. Latosha Duckworth – 1 home
 - a. 2008 Ball Ln – 128429
 - b. 2014 Ball Ln – 128432
 5. Wyatt Seidel – 2 homes
 - a. 1331 Yecker Ave – 115741
 - b. 1337 Yecker Ave – 115744

- 7. JM Framing LLC – 1 home
 - a. 6241 May Ln – 031805
 - b. 6231 May Ln – 031804
- 8. T&M General Construction – 1 home
 - a. 2605 N Hallock St – 292411
- 12. Jeremy Worden – 11 homes
 - a. 2710 N 5th St – 095824
 - b. 2714 N 5th St - 095822
 - c. 2800 N 5th St - 095819
 - d. 2801 N 5th St - 095809
 - e. 2803 N 5th St - 095810
 - f. 2806 N Thompson St - 095804
 - g. 2814 N 5th St - 095814
 - h. 2925 N 5th St - 095915
 - i. 2929 N 5th St - 095916
 - j. 2934 N 5th St - 095822
 - k. 515 Boswell St – 095933
- 13. Kenneth Washington – 4 homes
 - a. 2530 N 6th St – 292421
 - b. 2528 N 6th St - 292422
 - c. 2527 N 6th St – 292425
 - d. 2600 N 6th St – 292420
- 14. Invictus Builders LLC / Visionary Homes LLC / Dan Lynch – 6 homes
 - a. 2700 N 6th St – 292414
 - b. 2612 N 6th St - 292415
 - c. 2610 N 6th St - 292416
 - d. 2608 N 6th St - 292417
 - e. 2606 N 6th St - 292418
 - f. 2604 N 6th St - 292419
- 15. Altar Support – 7 homes
 - a. 2605 Sherman St – 109666
 - b. 2607 Sherman St - 109667
 - c. 2611 Sherman St – 109668
 - d. 2615 Sherman St – 109669
 - e. 2701 Sherman St – 109670
 - f. 619 Georgia Ave – 132109
 - g. 622 Rowland Ave - 111801
- Multi Family – 2 units
 - 1. Latosha Duckworth – 2 Units
 - a. 1111 Shawnee Ave – 072011
 - b. 1113 Shawnee Ave – 072012

Commissioner Townsend moved to approve Items A1, A4, A5 and A7. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Commissioner Townsend moved to hold over items A8, A12, A13, A14 and A15. The motion was seconded by Commissioner Bynum

Comments were received from Alicia Van, Applicant for A15 (**Comments begin: 02:36:11**)

Commissioner Townsend moved to amend the previous motion to remove Item A15. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Commissioner Townsend moved to approve Item A15. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Commissioner Townsend moved to approve Item B1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Item 4: RESOLUTION: APPROVING LAND BANK POLICY (DISCUSSION BEGINS 02:52:03)

Jud Knapp presented the Land Bank Policy draft. He walked the committee through the timeline of policy development, which included:

- 18 total public meetings over three years
- 318 total people engaged in the process
- Meetings included:
 - A. Land Bank Advisory Board meetings
 - B. Five public meetings in 2022
 - C. Bee Lee Center meeting in 2023
 - D. Five subcommittee meetings in 2023
 - E. Current meeting being the eighth meeting discussing the policy

Key Points:

- Option Program Changes:
 - A. Agreement start date begins at full commission vote
 - B. 45 days to sign or option is canceled
 - C. Land Bank manager can give one two-year extension
 - D. Additional extensions require committee approval
- New Policy Provisions:
 - A. Make efforts to follow Northeast Area Master Plan
 - B. Add a police department member to Land Bank Advisory Board
 - C. Land bank manager to provide contact information to neighborhood groups
 - D. Applicants shall contact neighborhood groups
 - E. Applicants must be aware of HOA regulations
 - F. Encourage use of local minority/woman-owned businesses

Development Goals:

G. Affordable housing

H. Increase tax base

I. Reduce land bank inventory

J. Support yard extensions and gardens

- Community Engagement:

- A. 18 total public meetings over three years

- B. 318 people participated in engagement process

- C. Feedback from multiple neighborhood groups

- Staffing Recommendation:

- A. One staff member per 1,000 parcels

- B. Currently recommended four staff members

- C. Currently two staff members

- Reporting Requirements:

- A. Annual report on approved/completed/canceled options

- B. Annual update on property holds

- C. Add Brownfield information to Land Bank website

Public Comments

Beverly Easterwood (**Comments begin 02:57:43**)

Elnora Jefferson (**Comments begin 03:00:09**)

Commissioner Townsend moved to hold over the resolution to the next meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

Adjournment: (DISCUSSION BEGINS 03:11:55)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Commissioner Ramirez

The meeting was adjourned at 8:15 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Monday, December 9 2024

6:59 PM-9:05 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum
- Commissioner Ramirez

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Clerk)
- Judd Knapp (Land Bank)
- Wendy Green (Deputy Chief Legal Counsel)
- Shelly Kneuvean (Chief Financial Officer)
- SuZanne Bishop (Legal Department)
- Allen Howze (Assistant County Administrator)

Call to Order (DISCUSSION BEGINS: 01:57:02)

Commissioner Davis called the meeting to order at 6:59 PM.

Revisions to Agenda (DISCUSSION BEGINS 01:59:04)

No revisions to the agenda were reported.

Approval of Previous Minutes (DISCUSSION BEGINS 01:59:08)

No previous minutes were presented for approval.

Committee Agenda:

Item 1: - LAND BANK OPTIONS (DISCUSSION BEGINS 01:59:11)

Jud Knapp presented Land Bank applications.

A. Single Family Homes – 32 Homes

2. Dora Moreno – 1 home
 - i. 6138 Haskell Ave – 001143
3. Steven Brown – 1 home
 - i. 525 N 84th St – 009583
5. Lizett Delgado – 1 home
 - i. 3426 Barber Ave – 169043
 - ii. 3426 Barber Ave – 169043
 - iii. 3422 Barber Ave – 912208
 - iv. 3422 H Barber Ave – 912207
6. P Doyle – 1 home
 - v. 1810 Rosedale Dr – 126406
7. RA Engineering Corp – 4 homes
 - i. 1132 Armstrong Ave – 080798
 - ii. 1134 Armstrong Ave - 080797
 - iii. 1136 Armstrong Ave - 080796
 - iv. 1138 Armstrong Ave - 080795
8. Pillar KC LLC – 2 homes
 - i. 1240 Armstrong Ave – 080888
 - ii. 1238 Armstrong Ave – 080883
 - iii. 1236 Armstrong Ave – 080889
12. T&M General Construction – 1 home
 - i. 2605 N Hallock St – 292411
13. Kenneth Washington – 4 homes
 - i. 2530 N 6th St – 292421
 - ii. 2528 N 6th St - 292422

- iii. 2527 N 6th St – 292425
- iv. 2600 N 6th St - 292420
- 14. Jeremy Worden – 11 homes**
 - i. 2710 N 5th St – 095824
 - ii. 2714 N 5th St - 095822
 - iii. 2800 N 5th St - 095819
 - iv. 2801 N 5th St - 095809
 - v. 2803 N 5th St - 095810
 - vi. 2806 N Thompson St - 095804
 - vii. 2814 N 5th St - 095814
 - viii. 2925 N 5th St - 095915
 - ix. 2929 N 5th St - 095916
 - x. 2934 N 5th St - 095822
 - xi. 515 Boswell St – 095933
- 15. Invictus Builders LLC / Visionary Homes LLC / Dan Lynch – 6 homes**
 - i. 2700 N 6th St – 292414
 - ii. 2612 N 6th St - 292415
 - iii. 2610 N 6th St - 292416
 - iv. 2608 N 6th St - 292417
 - v. 2606 N 6th St – 292418

Public Comments for Item A12:

- Nathan Barnes (Kansas City, KS)(**Comment Begins 02:10:00**)
- W.D. Young (Kansas City, KS)(**Comment Begins 02:13:08**)
- Elnora Jefferson (Kansas City, KS)(**Comment Begins 02:14:59**)

Public Comments for Item A13:

- W.D. Young (Kansas City, KS)(**Comment Begins 02:55:36**)
- Nathan Barnes (Kansas City, KS)(**Comment Begins 02:56:49**)

Commissioner Ramirez moved to approve Items A2 through A8. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Townsend moved to continue Items A12. The motion was seconded by Commissioner Hill. Commissioner Townsend amended the motion to add A14 and A15. The amended motion was seconded by Commissioner Hill.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Commissioner Townsend moved to continue Item A13. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Item 2: RESOLUTION: APPROVING LAND BANK POLICY (DISCUSSION BEGINS: 03:03:16)

Mr. Knapp presented updates to the Land Bank Policy, including recommendations from Groundworks.

Key Points:

- Make every effort to abide by the Northeast Area Master Plan
- Add a Kansas City, Kansas police department representative to land bank staff meetings
- Land Bank manager must:
 - A. Contact all neighborhood groups
 - B. Provide contact information
 - C. Provide an annual project update
- Applicants are encouraged to:
 - A. Utilize local, minority, and women-owned businesses –
 - B. Make best effort to contact neighborhood groups –
 - C. Be aware of any existing Homeowners Associations (HOAs)
- Brownfields information will be added to the Land Bank website

Public Comments:

- Elnora Jefferson (Kansas City, KS) **Comment Begins 03:05:50**

- Stasha Bush (Kansas City, KS) (**Comment Begins 03:09:02**)
- Nathan Barnes (Kansas City, KS) (**Comment Begins 03:12:01**)
- W.D. Young (Kansas City, KS) (**Comment Begins 03:14:16**)
- Darnell Bush (Kansas City, KS) (**Comment Begins 03:15:11**)

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

Item 3: PRESENTATION: COMMUNITY BENEFITS ORDINANCES (DISCUSSION BEGINS: 03:30:55)

Alan Howze presented proposed updates to the Community Benefits Ordinance, including changes to focus areas and implementation details.

Key Points:

- Funding Source: Issuance fees and administrative fees from city development projects
- Community Benefits Advisory Board
 - A. 11 members appointed by mayor and commissioners –
 - B. Make recommendations on fund allocation - Limited to distributing 1/3 of total funds per category –
 - C. Commission can override with a two-thirds vote
- Three Focus Areas:
 - A. Parks and Capital Recreation Projects - Supplemental funding for park capital projects and equipment - Administered by Parks and Recreation Department
 - B. Affordable Housing Trust Fund - Upper story housing development – Administered by Community Development Department
 - C. Homes for Generations program -Help resolve property ownership issues -Assist with probate matters -Work with Kansas Legal Services (Administered by UG Clerk’ Office)

D. Child Care - Funding for existing home-based childcare providers - Support for safety improvements, upgrades, and educational items - Encourage expansion of licensed home-based childcare (Administered by County Administrator's Office)

- Current Fund Balance: \$365,396.15

This item was for information only and no action was required.

Adjournment (Discussion Begins: 04:02:30)

Commissioner Ramirez moved to adjourn the meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None

The meeting was adjourned at 9:05 PM.

MLS



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Alyssa Marcy amarcy@wycokck.org X5755	Planning and Urban Design
AGENDA ITEM #4.1.		
PRESENTATION: UPDATE ON STATUS OF PLANNING CODE REWRITE		
BACKGROUND		
Zoning Code update.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
ZoningCodeUpdate_NCDMeetingDec1		

Approved by Mayor/Administrator to add to agenda.

KANSAS CITY, KANSAS
**ZONING CODE
UPDATE**



**Neighborhood and Community Development
Standing Committee**

December 1, 2025

Alyssa Marcy, Long Range Planner



Background



- Current zoning code was created in 1984
- Piecemeal amendments over last three decades
- Creates barriers to development and overall community prosperity
- Difficult to understand

Funding



KANSAS CITY, KANSAS **ZONING CODE UPDATE**

- \$150,000 Planning Sustainable Places (PSP)
 - +\$150,000 from Planning department budget
 - Only covers 50% of the project cost
- Additional \$200,000 from 2025 Planning department budget for Phase II



Project Team

Consultants

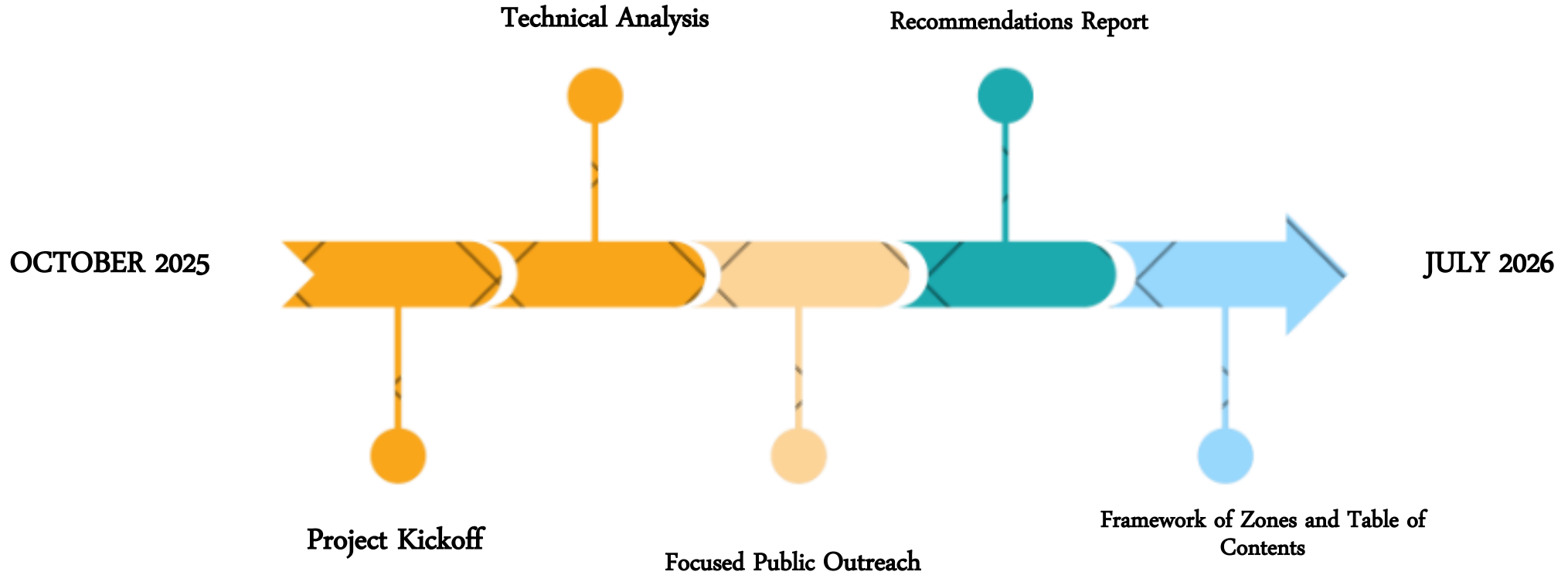
- Primary:
 - Lisa Wise Consulting
- Sub-consultants:
 - Opticos Design
 - Lynchpin Ideas

Steering Committee

- Includes representatives from:
 - Neighborhood Resource Center
 - Public Works
 - Health Department
 - Economic Development
 - Community Development
 - Strategic Communications
 - Legal
 - Transportation
 - County Administrator's Office

Current Project Scope

Project Timeline





Public Outreach

Stakeholder Interviews

- Held October 15 & 16
- Includes representatives from:
 - Developers (large and small)
 - Business owners
 - Home builders
 - NBRs
 - Nonprofits
 - Staff

Future Engagement

- Public webpage
- Tabling at events
- Community presentations
- Updates to city leadership and elected officials



Next Steps

- Continued analysis
- Review of best practices:
 - Other comparable cities
 - General best practices
- Launch website

Questions?



Alyssa Marcy

amarcy@wycokck.org

913-573-5755



KANSAS CITY, KANSAS

ZONING CODE UPDATE



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.2.

LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

Item	Name	Type	Address	Parcel
A 1	Keith Lott	Single Family Home	3025 N 43RD ST	172805
A 2	Matthew Blevins	Single Family Home	116 S 16TH ST	66328
A 3	Shane Meuschke	Single Family Home	1212 N 63RD TER	16115
A 4	Shane Meuschke	Single Family Home	1608 N 61ST TER	4520
A 5	Shane Meuschke	Single Family Home	6214 TROUP AVE	4042
A 6	Shane Meuschke	Single Family Home	2921 N 56TH ST	37508
A 7	Spencer Klaus	Single Family Home	2539 S 13TH TER	129510
A 8	RA ENGINEERING CORP	Single Family Home	3505 ORVILLE AVE	60100
A 9	Ryan Barr	Single Family Home	1600 S 86TH ST	145656
A10	Ryan Barr	Single Family Home	3111 S 33RD ST	150317
A11	Colin Gardner	Single Family Home	2108 N 10TH ST	156757

			2100 N 10TH ST	156759
A12	Colin Gardner	Single Family Home	1936 N 11TH ST	269311
A13	Colin Gardner	Single Family Home	52 N 9TH ST	93525
			56 N 9TH ST	93524
			60 N 9TH ST	93523
			64 N 9TH ST	93521
			68 N 9TH ST	93520
			70 N 9TH ST	93519
			74 N 9TH ST	93517
A14	Paul McAnany	Single Family Home	910 S FERREE ST	72775
A16	Taylor Miller	Single Family Home	3530 LUST DR	79439
A17	Daniel Bryant Hill	Single Family Home	2730 N ALLIS ST	132101
A18	Taylor Miller	Single Family Home	734 GILMORE AVE	122113
			264 BUCKEYE ST	122100
A19	Peregrine Falcon RFP	Single Family Home	2610 N 6TH ST	292416
			2608 N 6TH ST	292417
			2606 N 6TH ST	292418
			2604 N 6TH ST	292419
			2600 N 6TH ST	292420
			2530 N 6TH ST	292421
			2528 N 6TH ST	292422
			2527 N 6TH ST	292425
			2605 N HALLOCK ST	292411
			2609 N HALLOCK ST	292409
			2608 N HALLOCK ST	292408
			2705 N HALLOCK ST	292407
			2707 N HALLOCK ST	131209
			2731 N HALLOCK ST	131208
			2720 N HALLOCK ST	131407
			2718 N HALLOCK ST	131408

			2702 N HALLOCK ST	292405
			2610 N HALLOCK ST	292404
B1	Millennial Money Solutions	Multi Family	1739 S 35TH ST	170221
			1745 S 35TH ST	170220
B 2	Stormie Pryor	Multi Family	1238 WOOD AVE	98943
			1236 WOOD AVE	98942
			1234 WOOD AVE	98941
			1232 WOOD AVE	98130
C 2	First Wave Investments	Commercial	1604 MINNESOTA AVE	907522
C 3	Jason A Bowman	Commercial	236 SANTA FE RD	960428

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Options 12.01.25_No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: November 19, 2025
SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

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

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A 5	Shane Meuschke	Single Family Home	6214 TROUP AVE	4042
A 6	Shane Meuschke	Single Family Home	2921 N 56TH ST	37508
A 7	Spencer Klaus	Single Family Home	2539 S 13TH TER	12951 0
A 8	RA ENGINEERING CORP	Single Family Home	3505 ORVILLE AVE	60100
A 9	Ryan Barr	Single Family Home	1600 S 86TH ST	14565 6
A10	Ryan Barr	Single Family Home	3111 S 33RD ST	15031 7

Item	Name	Type	Address	Parcel
A11	Colin Gardner	Single Family Home	2108 N 10TH ST	156757
			2100 N 10TH ST	156759
A12	Colin Gardner	Single Family Home	1936 N 11TH ST	269311
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			2527 N 6TH ST	292425
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			2609 N HALLOCK ST	292409
			2608 N HALLOCK ST	292408

Item	Name	Type	Address	Parcel
			2705 N HALLOCK ST	29240 7
			2707 N HALLOCK ST	13120 9
			2731 N HALLOCK ST	13120 8
			2720 N HALLOCK ST	13140 7
			2718 N HALLOCK ST	13140 8
			2702 N HALLOCK ST	29240 5
			2610 N HALLOCK ST	29240 4
B1	Millennial Money Solutions	Multi Family	1739 S 35TH ST	17022 1
			1745 S 35TH ST	17022 0
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C 3	Jason A Bowman	Commercial	236 SANTA FE RD	96042 8



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.3.

LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	Horacio Guerra	Garden	15 N MILL ST	121196
PT 2	The Stock Spot KC LLC	Garden	1923 S 38TH ST	168301
PT 3	Franklin Bryant	Garden	2102 N 11TH ST	156828
PT 4	Bryan Torres	Garden	829 S 10TH ST	72850
PT 5	Joshua Yoakum	Garden	1837 S 35TH ST	170215
PT 6	Yuniel Ramos	Garden	1709 N 26TH ST	68552
PT 7	Ulises Jimenez Lopez	Garden	1009 ANN AVE	80475
PT 8	Tonya Love	Garden	2278 RUSSELL AVE	161803
PT 9	Noel Nunez Jr	Garden	1021 TENNY AVE	93809
PT10	Jose I Majano	Garden	2926 N ALLIS ST	131500
PT11	Jeffrey Lysinger	Garden	1700 STINSON AVE	126704
PT12	Antonio Cervantes	Yard Extension	1137 ANN AVE	80823
PT13	Pompilio Valenzuela	Yard Extension	1055 ARMSTRONG AVE	80450
PT14	Audrey Pierre	Yard Extension	949 NEW JERSEY AVE	81143
PT15	Rajinder Goyal	Yard Extension	1045 ROWLAND AVE	157416

PT16	Pamela Guess	Yard Extension	830 GARFIELD AVE	95283
PT18	Morris Sanders	Yard Extension	2712 WAVERLY AVE	101009
PT19	Mario Santillan	Yard Extension	918 WALKER AVE	81081

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Property Transfers 12.01.25 No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: November 19, 2025

SUBJECT: Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

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Ite m	Name	Type	Address	Parcel
PT1 2	Antonio Cervantes	Yard Extension	1137 ANN AVE	80823
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Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.4.

LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)

BACKGROUND

Item	Name	Type	Address	Parcel
WO A15	Lora Diallo	Single Family Home	3052 HUTCHINGS ST	158508
Opposition- OCP states that while applicant has reached out, they have not had enough time to discuss and are asking this to be held to allow for further discussion.				
WO B 3	LMK & Associates LLC	Multi Family	1746 GREELEY AVE	115996
			1742 GREELEY AVE	115995
			1738 GREELEY AVE	115994
			1732 GREELEY AVE	115992
			1720 GREELEY AVE	115988
			1716 GREELEY AVE	115987
Opposition- OCP is stating that no progress has been made on lots under option across the street by same developer.				
WO C 1	Guinn Group Properties	Commercial	1414 STEWART AVE	158019
			1412 STEWART AVE	158018
			1410 STEWART AVE	158017
			1408 STEWART AVE	158016
			1406 STEWART AVE	158015
			1404 STEWART AVE	158014

	1326 STEWART AVE	158012
	1324 STEWART AVE	158011
	1322 STEWART AVE	158010
	1318 STEWART AVE	158008
	1314 STEWART AVE	158007
	1500 STEWART AVE	158020
	1502 STEWART AVE	158021

Opposition - OCP would like to know what the updated plan is.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Options 12.01.25_With Opposition Comments

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: November 19, 2025

SUBJECT: Land Bank Options - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
WO A15	Lora Diallo	Single Family Home	3052 HUTCHINGS ST	158508
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Opposition- OCP is stating that no progress has been made on lots under option across the street by same developer.				
WO C 1	Guinn Group Properties	Commercial	1414 STEWART AVE	158019

Item	Name	Type	Address	Parcel
			1412 STEWART AVE	158018
			1410 STEWART AVE	158017
			1408 STEWART AVE	158016
			1406 STEWART AVE	158015
			1404 STEWART AVE	158014
			1326 STEWART AVE	158012
			1324 STEWART AVE	158011
			1322 STEWART AVE	158010
			1318 STEWART AVE	158008
			1314 STEWART AVE	158007
			1500 STEWART AVE	158020
			1502 STEWART AVE	158021
Opposition - OCP would like to know what the updated plan is.				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: December 8, 2025
SUBJECT: Land Bank Property Transfers - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

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

Item	Name	Type	Address	Parcel
WO PT20	Laura Sanchez	Yard Extension	3800 SEWELL AVE	16700 0
			3451 R N 39 th St.	16703 7
			3509 R N 39 th St.	91331 8
Comments: Application does not meet requirements for a yard extension, per policy.				

