

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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

MINUTES

Monday, March 30, 2026

9:38 PM-10:39 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum (Arrived at 9:42 P.M.)

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Rodney Lucas (Interim Assistant County Administrator/ Interim Planning Director)
- Alyssa Marcy (Planning Department/Brownfields Coordinator)
- Michael Sutton (Redevelopment Coordinator)
- Jeff Conway (Senior Counsel)

Call to Order:

Commissioner Davis called the meeting to order at 9:38 P.M.

Revisions to Agenda (Discussion Begins 4:27:07)

The agenda was rearranged by Chair Davis to have Planning Department presentations first, followed by Land Bank items. Michael Sutton noted there were changes to the Land Bank agenda, with some items removed due to receiving opposition.

Approval of Previous Minutes: (Discussion Begins 4:52:21)

Commissioner Bynum moved to approve the minutes from the March 3, March 31, April 28, 2025, and February 2, 2026, meetings. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Committee Agenda:

Item No. 4.1 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 4:53:25)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
			1214 GILMORE AVE	067334
			1220 GILMORE AVE	067335
			1228 GILMORE AVE	067336
			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411
			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416

Item #	Name	Type	Address	Parcel
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654
			1952 N 13TH ST	213731
A 3	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
A 6	LaKaira Edmonds	Single Family Home	2512 N 21ST ST	159024
A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726
			914 S MILL ST	072727
B 3	Izora Thompson	Multi-Family	1874 N 18TH ST	068700
			1872 N 18TH ST	068701
			1870 N 18TH ST	068702
			1866 N 18TH ST	068703
B 4	Wilson Collier and Associates	Multi-Family	1000 NEW JERSEY AVE	081211
			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
C 1	Fadoua Elouerrassi	Commercial	2000 N 10TH ST	906502

Items A1-A2, A4-A7:

Mr. Sutton presented Items A1-A2 and A4-A7. Changes to the agenda will be updated by Mr. Sutton. [A3 has changed to WO A3 and will be heard with Land Bank Options – With Opposition items.]

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to approve the consent items: A1-A2 and A4-A7. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items B1-B3:

Mr. Sutton presented Item B1-B3. [B4 has changed to WO B4, and C1 has changed to WO C1, and will be heard with Land Bank Property Transfer – With Opposition item.]

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to approve the Item Nos. B1-B3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.2 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 5:04:41)

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
WO A 8	T&M General Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
WO A 9	T&M General Construction LLC	Single Family Home	6742 YECKER AVE	019340
Opposition – Loving Neighbors neighborhood group states that the applicant has not reached out to the neighborhood group to discuss the details of these builds.				

Item WO A3, WO A8, and WO A9:

Mr. Sutton presented Item Nos. WO A3, WO A8, and WO A9 with opposition.

The Chairman opened the public hearing. Comments were received from the following:

- **Fran Sutton (Wyandotte County) (Comment Begins 5:07:11)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold Item Nos. WO A3, WO A8, and WO A9 to the next Neighborhood & Community Development standing committee meeting, so the applicants can talk to the neighborhood groups. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 4:59:10)

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
PT 1	Luis Aparicio	Garden	1920 S 38TH ST	168309
			1918 S 38TH ST	168310
			1912 S 38TH ST	168311
PT 2	Joel Miller	Garden	1848 N 18TH ST	068708
PT 4	Mario Simental	Yard Extension	730 S VALLEY ST	072326
PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553

The Chairman opened the public hearing. Comments were received from the following:

- **Eva Garcia Meza (Comment Begins 5:00:47)**

The Chairman closed the public hearing.

Commissioner Stites moved to approve all property transfer: PT1-2, PT4, PT 6-PT7. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items WO B4, WO C1, WO PT9: (Discussion Begins 5:11:10)

Mr. Sutton presented Item WO B4, Item WO C1, and Item WO PT9 with opposition.

Item No. 4.4 - LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 5:13:10)

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
WO PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	162442
Comments: Item was held at 3.2.26 NCD to allow applicant time to provide neighborhood group better clarification on how they plan to use the lot.				

The Chairman opened the public hearing for Items WO B4, WO C1, WO PT9. Comments were received from the following for WO PT9:

- **Tina James (5:14:16)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve Item No. WO B4. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/1

- Ayes: Howard, Pacheco, Stites, Davis
- Nays: Bynum
- Absent: None

Commissioner Bynum moved to deny Item No. WO C1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Commissioner Davis moved to approve the yard extension application, Item No. WO PT9. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.5 - UPDATE: ZONING CODE REWRITE (Discussion Begins 4:29:19)

Alyssa Marcy, Planning Department/Brownfields Coordinator, provided an update on the comprehensive zoning code rewrite project.

Key Points:

- Full rewrite of 40+ year old zoning code
- Technical analysis completed identifying challenges in code organization, zoning framework, development standards, design guidelines, historic preservation, and procedures
- Currently have 67 zoning districts total
- Housing-specific analysis funded by Health Forward Foundation completed
- Analysis shows many barriers preventing diverse housing development
- Draft recommendations report expected by June 2026
- Lot testing phase underway with design consultant creating architectural drawings for Douglas Sumner and Northeast area lots

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

Item No. 4.6 - UPDATE: PLANNING AND URBAN DESIGN DEPARTMENT (Discussion Begins 4:41:04)

Rodney Lucas, Interim Assistant County Administrator/ Interim Planning Director, presented the 2025 annual report.

Key Points:

- Department currently has 9 staff members, with a goal of 14
- Four positions are currently posted, including the director position and zoning enforcement inspector
- Handles various permit types: zone changes, special use permits, vacations, master plan amendments, DRC plan review, lot splits, and variances
- Averages nearly 60,000 customer service interactions annually
- Long-Range Planning includes PlanKCK implementation: riverfront master plan development, Quindaro Master Plan with TerraCon Brown selected as consultant
 - A. GoDOtte: Vision Zero action plan in partnership with Public Works
- Prioritizing customer service improvements and application streamlining, managing Zoning Code update and rewrite

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

Adjournment: (Discussion Begins 5:28:05)

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 10:39 P.M.

ML