

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 8, 2025

6:36 PM-8:30 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Michael Sutton (Redevelopment Coordinator)
- Alyssa Marcy (Long Range Planner, Planning and Urban Design Department)
- Judd Knapp (Land Bank Manager)
- Alan Howze (Assistant City Administrator)
- Jeff Conway (Senior Counsel)

Call to Order:

Commissioner Davis called the meeting to order at 6:36 PM.

Revisions to Agenda:(Discussion Begins 1:27:59)

Michael Sutton, Redevelopment Coordinator, announced the following revisions:

Item 4.5 (WO PT-20): Application clarification needed - split into yard extension and garden applications

Item 4.2 (Land Bank Options with No Opposition): Item A-2: Pulled per applicant's request, Items A-11 and A-12: Pulled due to CSO (Combined Sewer Overflow) project conflicts, Item B-2: Pulled due to CSO conflict

Item 4.3 (Land Bank Property Transfers): Item PT-3: Pulled due to CSO conflict, Item PT-15: Pulled due to CSO conflict

Approval of Previous Minutes: (Discussion Begins 1:30:31)

Monica L. Sparks, Unified Government Clerk, provided an update that the city is nearly caught up on 2024 minutes and plans to complete the January through October 2025 backlog by the first quarter of 2026.

Commissioner Bynum moved to approve the minutes from the May 15, July 29, September 9, September 30, November 4, and December 9, 2024 meetings. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Committee Agenda:

Item No. 4.1 - PRESENTATION: UPDATE ON STATUS OF PLANNING CODE REWRITE (Discussion Begins 1:33:01)

Alyssa Marcy, Long Range Planner, provided a comprehensive update on the zoning code rewrite project.

Key Details:

- Current code written in 1984, over 300 pages due to piecemeal amendments
- Project funded by \$150,000 Mid-America Regional Council PSP grant matched with \$150,000 from planning budget, with additional \$210,000 recently allocated

- Primary consultant: Lisa Wise Consulting with sub-consultants Opticos Design, Inc., and Linchpin Ideas
- When the project is launched, it will have stakeholder interviews
- Technical analysis phase currently underway
- Recommendations report for grant due July 2026

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. 4.2 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL)
(Discussion Begins 1:57:15)

Michael Sutton presented several land bank applications.

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

Item	Name	Type	Address	Parcel
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	292411

Item	Name	Type	Address	Parcel
			ST	
			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

A2 was withdrawn by applicant.

A11, A12, and B2 all have conflict with CSO project. CSO stands for Combined Sewer Overflow.

Single Family Homes read A1, A3-A10, A13-A19.

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

- **Elnora Jefferson (Comments Begin: 2:05:40)**
- **Jontel Jones (Comments Begin: 2:07:47)**
- **WD Young (Comments Begin: 2:08:51)**

The Chairman closed the public hearing.

Commissioner Townsend moved to approve A19, the recommendation of the RFP committee and move the award to the Land Bank Board of Trustees, with the requirement that the specific awardee be publicly named at the Land Bank Board of Trustees hearing. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Commissioner Bynum moved to approve the remaining A items. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Items B1, C2, and C3 were presented.

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

Commissioner Bynum moved to approve Items B1, C2, and C3. The motion was seconded by Commissioner Townsends.

Vote: Motion carried 5-0

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

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION
(GROUPED FOR APPROVAL) (Discussion Begins 2:29:58)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
PT 1	Horacio Guerra	Garden	15 N MILL ST	121196

Item	Name	Type	Address	Parcel
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

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

Commissioner Bynum moved to approve all items as presented in Item No. 4.3. The motion was seconded by Commissioner Townsends.

Vote: Motion carried 5-0

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

Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 2:34:27)

Michael Sutton presented several land bank applications.

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

Item	Name	Type	Address	Parcel
			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.				

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

- **Jontel Jones (Comments Begin: 2:37:32)**

The Chairman closed the public hearing

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

Vote: Motion carried 5-0

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

Commissioner Bynum moved to approve Item WO B3. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-1

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

Commissioner Bynum moved to approve Item WO C1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Item No. 4.5 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (ADDED PER AGENDA UPDATE) (Discussion Begins 03:02:05)

Michael Sutton presented several land bank applications.

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

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

Commissioner Townsend moved to approve the property at 3800 Sewell Avenue as a garden, approve the property at 3451 R N 39th as a yard extension, and approve the property at 3509 R N 39th Street as a garden. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Adjournment: (Discussion Begins 03:19:00)

The meeting concluded with a collective agreement and well-wishes for Commissioner Townsend's future from fellow committee members.

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
- Absent: None

The meeting was adjourned at 8:30 PM

ML