

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, January 30, 2025

7:00 PM – 9:05 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Hill
- Commissioner Townsend
- Commissioner Ramirez

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Gunnar Hand (Director of Planning & Urban Design)
- Debbie Johnscher (Deputy Chief Financial Officer)

1. Call to Order

Mayor Garner called the meeting to order at 7:00 PM. Pastor George Kemper, Ebenezer Ministries, led the invocation, followed by the Pledge of Allegiance.

5. Revisions to Agenda

The Clerk reported there was an addition to the Agenda at the request of the Mayor adding a Proclamation proclaiming Sunday, January 26, 2025, as the 161st Anniversary of the Walnut Boulevard Missionary Baptist Church.

6. Mayor's Agenda**Item No. 6.1 - PROCLAMATION: MARTIN LUTHER KING JR. COMMITTEE DAY (Discussion Begins: 4:10)**

This item was read into the record of the meeting, and no commission action was required.

Item No. 6.2 - PROCLAMATION: MICHAEL'S HERITAGE FLORIST DAY (Discussion Begins: 4:33)

This item was read into the record of the meeting, and no commission action was required.

Item No. 6.3 - PROCLAMATION: WALNUT BOULEVARD MISSIONARY BAPTIST CHURCH DAY (Discussion Begins: 1:19:47) (ADDED PER AGENDA UPDATE)

This item was read into the record of the meeting, and no commission action was required.

7. Clerk's Statement (Statement Read: 10:23)

Mayor left the meeting at 7:12 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to the meeting at 7:40 PM.

8. Planning and Zoning Consent Agenda (Discussion Begins: 14:37)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-036 - TIM WINKLER
2. COZ2024-037 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC
3. COZ2024-038 - KALIN CALLEWAERT
4. COZ2024-039 - STEPHONN ALCORN WITH ROSEDALE APARTMENTS LLC

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-061 - JESUS OSEGUERA
2. SP2024-094 - TAMARA MCCONNELL WITH BREATHE BEVERAGE
3. SP2024-095 - RUBEN ROSALES
4. SP2024-101 - NICK CHRISTIANSON
5. SP2024-108 - JASON HUSSEY

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-014 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC

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

1. AN ORDINANCE rezoning property at 810 North 10th Street, 1007 Armstrong Avenue, and 1013 Armstrong Avenue (COZ2024-031) from R-1(B) Single Family District to RP-2(B) Planned Two Family District.
2. AN ORDINANCE rezoning property at 621 North 17th Street (COZ2024-035) from R-1(B) Single Family District to R-2(B) Two Family District.
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-089) for continuation of a Short-Term Rental at 535 Central Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-102) for continuation of a Short-Term Rental at 2520 North 131st Street.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-104) for continuation of a Short-Term Rental at 419 North 6th Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-106) for operation of an emergency group home and event space at 901 North 8th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item Nos. B.8.2 and B.8.5. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Set Aside Items

SP2024-094 TAMARA MCCONNELL WITH BREATHE BEVERAGE (Discussion Begins: 20:14)

A request was made by Candy Leonard Caldwell (Kansas City, Kansas), to set Item No. B.8.2. Staff and the applicant presented opening comments.

The Mayor opened the public hearing.

Public Comments in Support of Item:

- Sandy Hampton (Kansas City, Kansas) **(Comment Begins: 27:04)**
- Cedric Patton (Kansas City, Kansas) **(Comment Begins: 30:50)**
- Michael Berry (Kansas City, Kansas) **(Comment Begins: 32:25)**
- Wanda Shannon (Blue Springs, Missouri) **(Comment Begins: 33:09)**
- Jevon Beggar (Kansas City, Kansas) **(Comment Begins: 33:54)**

Public Comments in Opposition to the Item:

- Candy Leonard Caldwell (Kansas City, Kansas) **(Comment Begins: 35:36)**
- Camille Caldwell (Kansas City, Kansas) **(Comment Begins: 38:42)**

The public hearing was closed.

Commissioner Burns made a motion to approve Item B.8.2. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/1

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

The Commission went into recess at 8:15 PM.

The meeting was reconvened at 8:20 PM.

SP2024-108 JASON HUSSEY (Discussion Begins: 1:24:49)

A request was made by Commissioner Lopez to set aside Item No. B.8.5.

Staff presented opening comments. The applicant was not present.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

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

Vote: Motion carries 10/0

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

9. Planning & Zoning Non-consent Agenda (1:30:27)

9.1. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-105 - BRANDON THOMPSON (Discussion Begins: 1:30:35)

Staff and the applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Davis made a motion to approve Item No. A.9.1. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/1

- Ayes: Burns, Ramirez, Hill, Stites, Davis, Bynum, Burroughs, Townsend
- Nays: Lopez
- Not voting: Kane

2. SP2024-109 - TODD HUFFMAN WITH DENT AND DETAIL CLINIC (Discussion Begins: 01:37:58)

Staff and the applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve Item No. A.9.2. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

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

10. Regular Consent Agenda (Discussion Begins: 1:44:26)

Item No. 1 - RESOLUTION: AMENDING 2024 PARKS AND RECREATION DEPARTMENT BUDGET

Item No. 2 - RESOLUTION: AMENDING PREVIOUS RESOLUTION OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL PROJECT)

Item No. 3 – MINUTES

Item No. 4 – WEEKLY BUSINESS

Item No. 5 – APPOINTMENT: BOARDS AND COMMISSIONS

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

Vote: Motion carries 10/0

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

13. Administrator's Agenda

Item No. 1 - RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE (Discussion Begins: 1:45:06)

David Johnston, County Administrator, introduced the item, explaining that the resolution would allow a portion of new residential and commercial revenue to be used for property tax or debt relief.

There was an extended discussion about what constitutes "new revenue" (property tax, sales tax, permit fees), possible implications for the budget, and differences between revenue-neutral budgets and capturing new revenue.

Commissioner Bynum made a motion to refer the matter back to standing committee for further discussion. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

14. Commissioners' Agenda

Item No. 1 - TRAVEL REQUEST: COMMISSIONER RAMIREZ (Discussion Begins: 2:01:47)

Commissioner Bynum made a motion to approve the request. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

15. Adjournment: (Discussion Begins: 2:02:39)

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

Vote: Motion carries 10/0

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

The meeting adjourned at 9:05 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 9:05 P.M.
January 30, 2025

Monica L. Sparks, CMC
Unified Government Clerk