MARCH 2, 2017 UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **INVOCATION GIVEN BY REVEREND MICHAEL MAY (RET.), ST. LUKE'S LUTHERAN CHURCH**

IV. **PLEDGE OF ALLEGIANCE**

V. **REVISIONS TO THURSDAY, MARCH 2, 2017 AGENDA**

VI. **CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

VII. **PLANNING AND ZONING CONSENT AGENDA**

VIII. **PLANNING AND ZONING NON-CONSENT AGENDA**

IX. **MAYOR'S AGENDA**

X. **NON-PLANNING CONSENT AGENDA**

XI. **PUBLIC HEARING AGENDA**

XII. **STANDING COMMITTEES' AGENDA**

XIII. **ADMINISTRATOR'S AGENDA**

XIV. **COMMISSIONERS' AGENDA**

XV. **LAND BANK BOARD OF TRUSTEES' AGENDA**

XVI. **PUBLIC ANNOUNCEMENTS**

XVII. **ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN ALEX KUMP

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3129 - YADIRA LUNA-FLORES**
   SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot at 667 South 55th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR DENIAL)**
   Tracking #: 17980

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2017-3 - YADIRA LUNA-FLORES**
   SYNOPSIS: Special Use Permit for a used car lot at 667 South 55th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR DENIAL)**
   Tracking #: 17981

2. **#SP-2017-6 - DON GRAY WITH BOARD OF PUBLIC UTILITIES**
   SYNOPSIS: Special Use Permit to operate/develop a community solar farm at 4240 North 55th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 17982

3. **#SP-2017-7 - JEFF STEHNEY WITH JOE'S KANSAS CITY BAR-B-QUE, INC.**
   SYNOPSIS: Special Use Permit for a parking lot for Joe's Kansas City BBQ at 4620 Mission Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 17983

C. MASTER PLAN AMENDMENT APPLICATION

1. **#MP-2017-2 - YADIRA LUNA-FLORES**
   SYNOPSIS: Master Plan Amendment from Low Density Residential to Community Commercial at 667 South 55th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR DENIAL)**
   Tracking #: 17984

D. MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

1. **REZONING ORDINANCE #3124 - MARIANA PEREDO - AN ORDINANCE** rezoning property at 100 North 10th Street from R-1(B) Single Family District to CP-3 Planned Commercial District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR MARCH 2, 2017

One of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2016. Rezoning Ordinance #3124 - Mariana Peredo at 100 North 10th Street: 2015 - $783.31; 2016 - $303.61.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

REGULAR SESSION

IX. MAYOR'S AGENDA

X. NON-PLANNING CONSENT AGENDA

1. **MINUTES**
   SYNOPSIS: Minutes from special session of February 2, 2017, and regular session of January 26, 2017.
   Tracking #: MINUTES

2. **WEEKLY BUSINESS MATERIAL**
   SYNOPSIS: Weekly business material dated February 16 and 23, 2017.
   Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. **PRESENTATION: COUNTY ADMINISTRATOR'S REPORT**
   SYNOPSIS: Presentation of the County Administrator's Report, submitted by Doug Bach, County Administrator.

   For information only.
   Tracking #: 17987

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: March 2, 2017

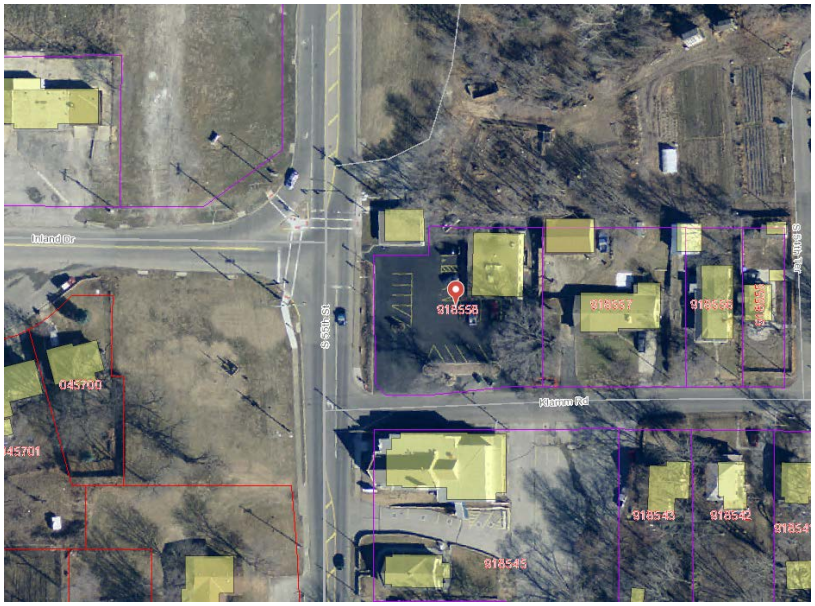
Re: **Change of Zone Petition #3129**
Special Use Permit Petition #SP-2017-3 and
Master Plan Amendment #MP-2017-2

GENERAL INFORMATION

Applicant:
Yadira Luna-Flores

Status of Applicant:
Representative
667 South 55th Street
Kansas City, Kansas

Requested Action:
Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District, Special Use Permit for used car sales and Master Plan Amendment from Low Density Residential to Community Commercial



Date of Application:
November 23, 2016

Purpose: This application has been submitted in order to open a used car lot at 667 South 55th Street.

Property Location: 667 South 55th Street

Existing Zoning: C-1 Limited Commercial District

Existing Surrounding Zoning: **North:** Right-of-Way (BNSF Railway)
South: R-1 Single Family District
East: R-1 Single Family District
West: C-1 Limited Business District, R-1 Single Family District, and RP-5 Planning Apartment District

Existing Uses: **North:** Right-of-Way (BNSF Railway)
South: Church and Single Family Houses
East: Single Family Houses
West: Open Space, Apartments, and Single Family Houses

Total Tract Size: 0.46 acre

Master Plan Designation: The City-Wide Master Plan designates this property as low density residential.

Major Street Plan: The City-Wide Master Plan designates 55th Street as a Class B Thoroughfare between Kansas Avenue and Inland Drive and as a Class C Thoroughfare south of Inland Drive. Klamm Road is a local street.

Advertisement: The Wyandotte Echo – December 15, 2016
Letters to Property Owner – December 13, 2016, December 29, 2016 and February 21, 2017

Public Hearings: February 13, 2017 and March 2, 2017

Public Opposition: Staff has received several emails from neighborhood residents opposed to the application. There were six (6) people present in opposition at the February 13, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.

City Ordinance Requirements: Article VIII sections 27-340 – 27-765 and Article VI sections 27-213.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   This property is in a predominately single family neighborhood in the Turner area. There are a number of apartments, commercial uses, institutional uses, and single family homes on 55th Street between Inland Drive and Swartz Road.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The proposed use is a more intense commercial use and could create compatibility issues with the adjacent single family houses. The commercial development design guidelines, if adhered to, would help mitigate compatibility issues.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

   This property is suitable for limited businesses uses. It has been used as a medical office/family health clinic in the recent past. Removal of the restrictions could detrimentally affect nearby property if a more intense commercial use detracts from the aesthetics or single family nature of the area.

4. ***The length of time the property has remained vacant as zoned.***

   This property was recently used as a family health clinic within the last few years.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Intensifying the commercial use is not in conformance with the Master Plan. The Master Plan designates this property as low-density residential.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will not increase the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   There are many used car lots in the city; therefore the proposed use is not reasonably necessary for the convenience and welfare of the public. A used car

lot could injure the appropriate use, visual quality, and/or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   This is not likely an issue.

9. ***Whether the proposed use will pollute the air, land or water.***

   This is not likely an issue provided that repairs are not being conducted on site and all by products are appropriately disposed of.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    This is not an issue.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Denial of the change of zone or special use permit would require the proposed business to find a different location and the landowner would not be able to lease to this tenant.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    This is not an issue.

13. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

    a. ***Water service***

       Existing

    b. ***Sanitary sewer service***

       Existing

    c. ***Storm water control***

       Existing

    d. ***Police***

       Police service is provided by South Patrol, District #334

e. Fire

Fire service is provided by District #2

f. Transit

KCATA route 115 provides transit service on 55th Street

g. Schools

Turner USD 202

h. Streets

See item #6 above

14. The economic impact of the proposed use on the community.

The proposed use may provide additional sales tax revenue, but it has the potential to diminish surrounding property values.

15. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use has the capability to meet applicable ordinance requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on Thursday, December 15. No one from the neighborhood attended the meeting.

KEY ISSUES

Master Plan Amendment Required
Change of Zone to Planned Zoning District Required
Development Plan Required
Commercial Design Guidelines
Special Use Permit Requirements

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Master Plan Amendment Application **#MP-2017-2 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Change of Zone Application **#3129 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Special Use Permit Application **#SP-2017-3 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of **Change of Zone Petition #3129**, **Special Use Permit Petition #SP-2017-3**, and **Master Plan Amendment #MP-2017-2** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 13, 2017 City Planning Commission Minutes
Zoning Map
Applicant's Description of Project
Site Plan
Site Plan Detail
Emails from Neighborhood Residents

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing COZ	February 13, 2017 Denial	March 2, 2017
Public Hearing SP	February 13, 2017 Denial	March 2, 2017
Public Hearing Master Plan	February 13, 2017 Denial	March 2, 2017

STAFF CONTACT: **Zach Flanders**
zflanders@wycokck.org

MOTIONS

Master Plan Amendment #MP-2017-2

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2017-2** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2017-2** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Change of Zone Petition #3129

I move the Unified Government Board of Commissioners **DENY Change of Zone Petition #3129** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Petition #3129** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Special Use Permit Petition #SP-2017-3

I move the Unified Government Board of Commissioners **DENY Special Use Permit Petition #SP-2017-3** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Petition #SP-2017-3** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

February 13, 2017 City Planning Commission Minutes:

Recording Secretary Parker stated that the Consent Agenda is completed and the Commission will now move on to the Non-Consent Agenda **which started at 57:40.**

CHANGE OF ZONE APPLICATION #3129 – YADIRA LUNA-FLORES - SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot at 667 South 55th Street

SPECIAL USE PERMIT APPLICATION #SP-2017-3 – YADIRA LUNA-FLORES – SYNOPSIS: Special Use Permit for a used car lot at 667 South 55th Street

MASTER PLAN AMENDMENT #MP-2017-2 – YADIRA LUNA-FLORES – SYNOPSIS: Master Plan Amendment from Low Density Residential to Community Commercial at 667 South 55th Street

Detailed Outline of Requested Action: **The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.**

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 13, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated December 15, 2016; and
7. The Notices to property owners dated December 12, 2016 and December 29, 2016.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- Mr. Yadira Luna-Flores, applicant, 667 South 55th Street, Kansas City, Kansas, 66106
- Mr. John Luna, 1922 West 36th Avenue, Kansas City, Kansas, 66103
- Dr. Mohammad Ghassemi, property owner 5900 State Avenue, Kansas City, Kansas, 66102

Present in Opposition:

- Ms. Sharon Hoover, 1043 South 55th Street, Kansas City, Kansas, 66106
- Mr. Jim Jansulic, 1658 South 55th Street, Kansas City, Kansas, 66106
- Four person appeared that did not speak

Staff Recommendation: Planning Director Richardson stated that the staff report outlines the current conditions of the area. At this time the staff does not believe that the three applications are warranted or justified in this area. The Board of Commissioners very recently passed an ordinance that requires a special use permit for used car dealerships when not associated with a new car dealer. The staff believes that this is the type of situation that they wanted to avoid to keep good quality buildings from being converted to less than potential uses. The staff recommends denial of these applications. If there is a motion to approve, the staff would ask the following stipulations: a public easement over the garden, hours of 10:00 a.m. to 6:00 p.m., a 10 car maximum and no repair or detailing on-site.

Motion and Vote starts at 1:33:

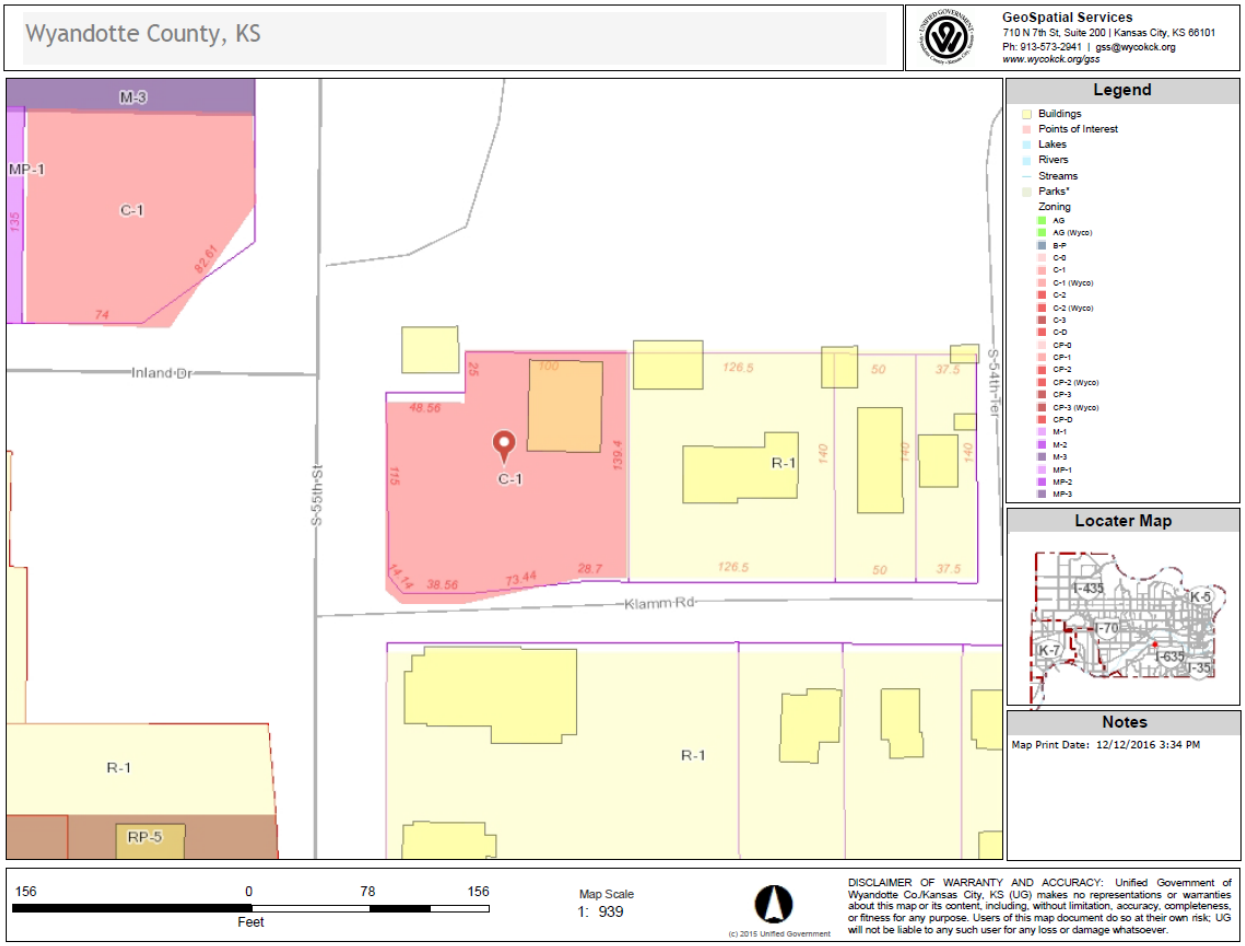
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Master Plan Amendment #MP-2017-2:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**

Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Change of Zone Application #3129:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

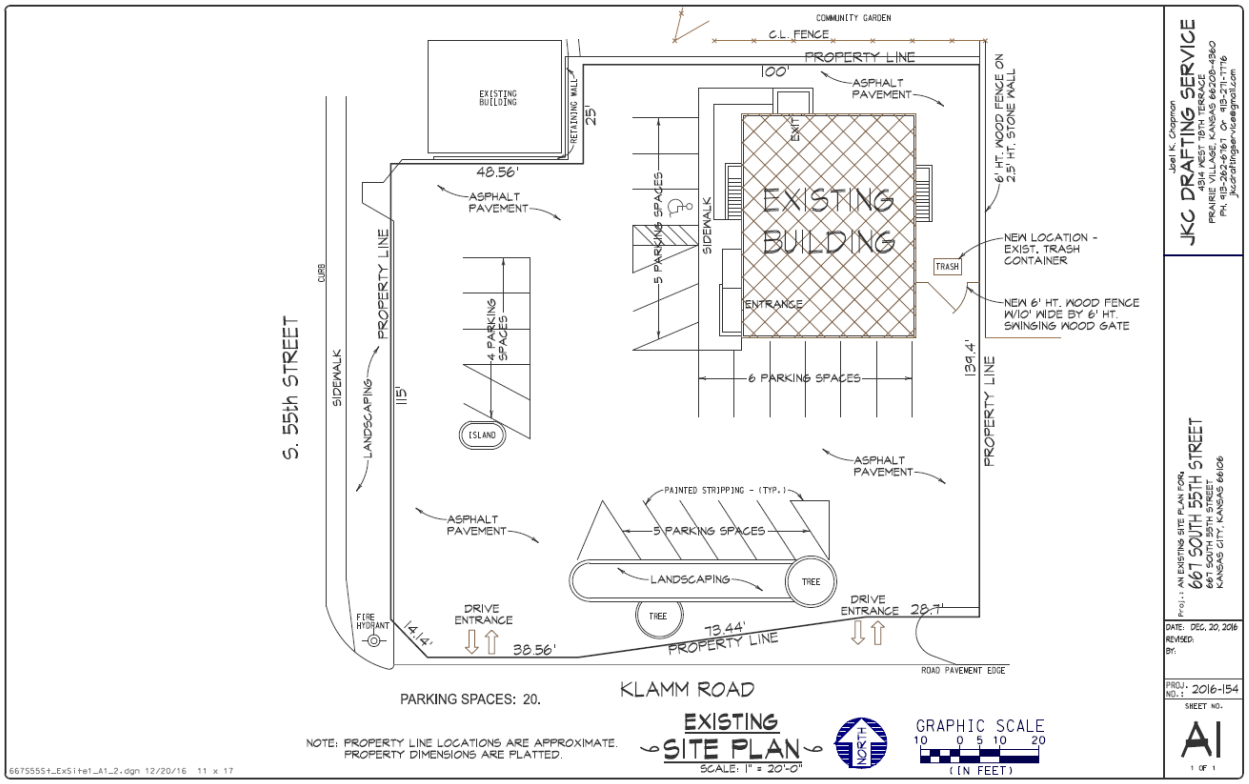
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Special Use Permit #SP-2017-3:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.


Wyandotte County, KS
GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss
Legend
Buildings
Points of Interest
Lakes
Rivers
Streams
Parks*
Zoning
Locater Map
Notes
Map Print Date: 12/12/2016 3:34 PM
M-3
MP-1
C-1
Inland Dr
S-55th St
S-54th Ter
Klamm Rd
R-1
RP-5
156
0
78
156
Feet
Map Scale
1: 939
(c) 2015 Unified Government
DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.

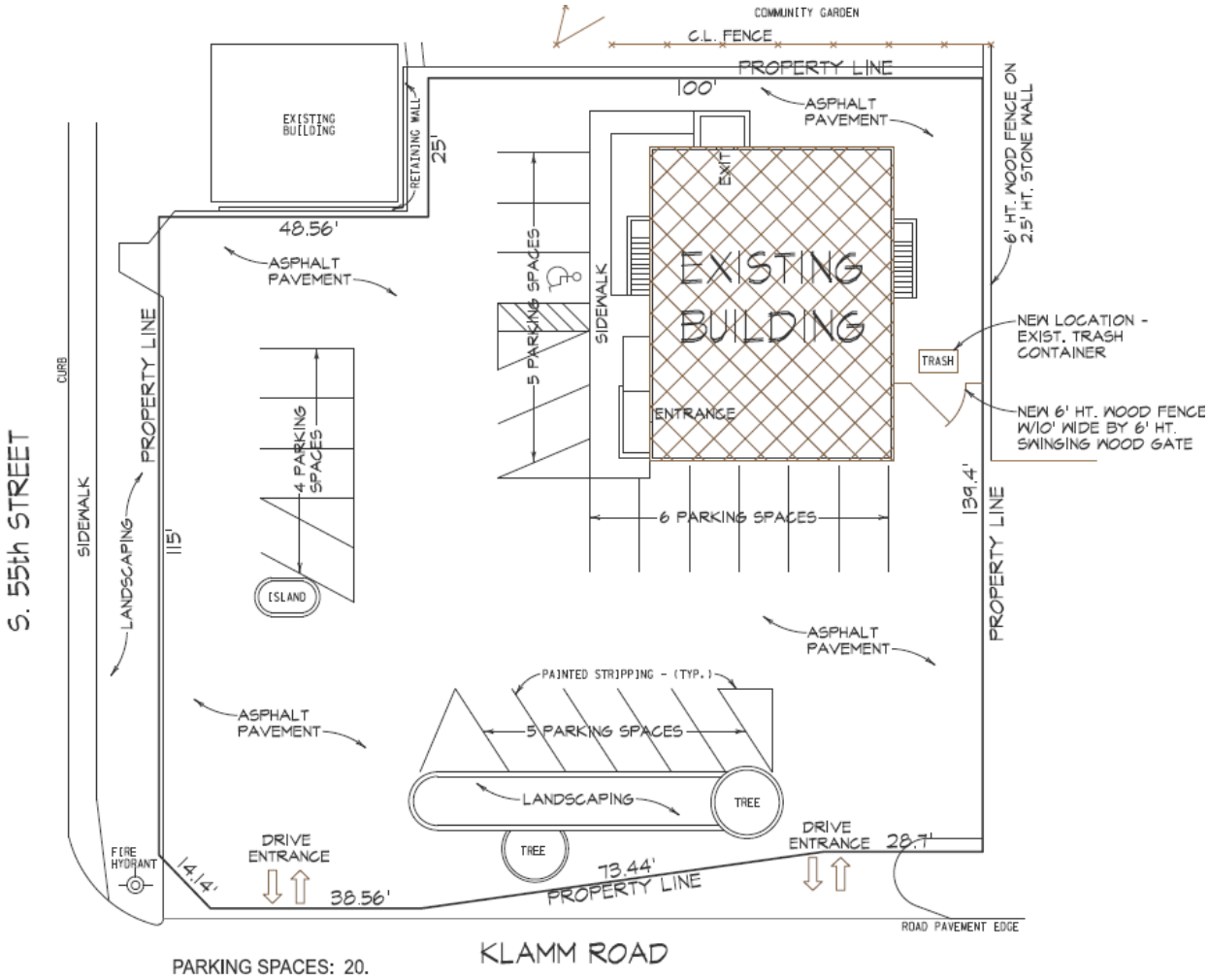
Zoning Map

The location use to be a doctor office which now is vacant. It is in a fair condition with 2 levels. Upper level and basement level. It has a lobby and multiple exam rooms, the lot is all around the building. The location is in fair condition.

The proposed use for this property is to become a used car lot dealership. The plans are to the used car lot from 9 a.m. to 6 p.m. I will have around 5 to 10 cars. I am planning on calling it Turner auto sales. To start off there will only be two employees my brother and I. It will be open from monday to saturday. I think the space in this property is great for a car lot.


COMMUNITY GARDEN
C.L. FENCE
PROPERTY LINE
100'
ASPHALT PAVEMENT
EXISTING BUILDING
RETAINING WALL
25'
48.56'
ASPHALT PAVEMENT
ENT.
EXISTING BUILDING
6' HT. WOOD FENCE ON 2.5' HT. STONE WALL
5 PARKING SPACES
SIDEWALK
NEW LOCATION - EXIST. TRASH CONTAINER
TRASH
ENTRANCE
NEW 6' HT. WOOD FENCE W/10' WIDE BY 6' HT. SWINGING WOOD GATE
4 PARKING SPACES
6 PARKING SPACES
139.4'
PROPERTY LINE
S. 55th STREET
CURB
SIDEWALK
LANDSCAPING
PROPERTY LINE
115'
ISLAND
ASPHALT PAVEMENT
PAINTED STRIPPING - (TYP.)
ASPHALT PAVEMENT
5 PARKING SPACES
LANDSCAPING
TREE
TREE
DRIVE ENTRANCE
DRIVE ENTRANCE
28.7'
FIRE HYDRANT
14.14'
38.56'
73.44'
PROPERTY LINE
ROAD PAVEMENT EDGE
KLAMM ROAD
PARKING SPACES: 20.
NOTE: PROPERTY LINE LOCATIONS ARE APPROXIMATE. PROPERTY DIMENSIONS ARE PLATTED.
EXISTING SITE PLAN
SCALE: 1" = 20'-0"
NORTH
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
JKC DRAFTING SERVICE
Joel K. Chapman
4914 WEST 157TH TERRACE
PRAIRIE VILLAGE, KANSAS 66224-4360
PH. 913-262-6761 Or 913-271-7776
jkcdrafting-service@gmail.com
Proj.: AN EXISTING SITE PLAN FOR,
661 SOUTH 55TH STREET
661 SOUTH 55TH STREET
KANSAS CITY, KANSAS 66106
DATE: DEC. 20, 2016
REVISED:
BY:
PROJ. NO.: 2016-154
SHEET NO.
A1
1 OF 1
6675555t_ExSite1_A1_2.dgn 12/20/16 11 x 17

Site Plan



Site Plan Detail

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Yadira Luna, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ #3129 #SP 2017-3 CZ 16401-00025
2. That I conducted a neighborhood meeting on December 15, 2016.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Yadira Luna
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 12 day of January, 2017

My commission expires 2 of 18, 2020

HELEN MAYNEZ
Notary Public
State of Kansas
My Commission Expires 2-18-20

Helen Maynez
Notary Public

Application number: C02 #3129 # SP 2017-3

The meeting was on December 15, 2016 at 667 S 55th Street Kansas city, KS 66106

Time: 6:00 P.M.

No one showed up at the meeting.

No information was given to anyone since it was only I there.

Meeting adjourned at: 667 S 55th Street Kansas city, KS 66106

Minutes taken: 0

From: dwaller1@kc.rr.com [mailto:dwaller1@kc.rr.com]
Sent: Saturday, January 28, 2017 10:45 PM
To: PlanningInfo
Subject: Proposal for Used Car Lot

A City Planning Commission public meeting will be held at City Hall on February 13 at 6:30 pm for the purpose of rezoning the clinic at 55th & Klamm from limited business to planned general business with a special permit for a used car lot.

We do not need a used car lot in our area. That would ruin the nice landscaping and the community garden area. 55th Street is fit with mainly nice building and small mall businesses. We already have two gas stations on 55th Street. It would make the area worse and take away from our home values. I live on 54th Terrace. Iam sure there is something else that could go in the clinic.

Deborah Miles

From: Linda Brann [mailto:lbrann@hotmail.com]
Sent: Sunday, January 29, 2017 1:30 PM
To: PlanningInfo
Subject: Car lot on 55 street in Turner

We say no to the car lot on 55 street in Turner. Can't attend meeting. Please keep the garden.
Sent from my iPhone

From: Terry Garner [mailto:tlgarner68@gmail.com]
Sent: Sunday, January 29, 2017 1:40 PM
To: PlanningInfo
Subject: Car lot in Turner

I live in Turner and I vote no on the car lot.
Terry Garner

From: imadotte [mailto:imadotte@sbcglobal.net]
Sent: Monday, January 30, 2017 11:28 AM
To: PlanningInfo
Subject: Objection of carlot

Dear Commisioners: This objection is from a reporter of the RECORD. A few of us "oldies" of Turner worked our selves to exhaustion to help Dr. G in that Community Garden. I had 3 sunstrokes from it & ended up in the hospital the first one. Arlie Gentry a wonderful lady of Turner use to sit there & watch the butterflies, the fountain, the birds, etc. We have picnics for the "community", Halloween parties, education fot children & youth. Older citizens love to come in. It is a place to educate to teach, to meditate & most of all to LOVE.
BUT--IF a carlot goes in next door, it will take away the beauty of that corner. There will be no place to park. It wont be accessible for the elderly, the handicapped,. PLUS, it would be dangerous & unsightly. I talked to every business there, I know this is hearsay but True & they do not approve. We were even talking about having spiritual meetings there. So many things derive from our "BLOOD, SWEAT & TEARS". Thank you, I hope & pray you take all of this into consideration. SUE REICH, reporter for the RECORD Newspaper.

From: Janet W [mailto:jrwinkie50@aol.com]
Sent: Tuesday, January 31, 2017 10:32 PM
To: PlanningInfo
Subject: proposed rezoning at 55th and Klamm

Dear board members,

As residents of the Turner community we wish to stand opposed to a change in the zoning of the small lot at 55th and Klamm. This used to be a Dr. office and is for sale now. We understand a permit has been requested to rezone it for a used car lot. This area is at the entry to our Turner community highlighted by our volunteer led Turner Community garden at which we volunteer. I , Janet Winkler, teach classes in gardening with Wyandotte County Extension Master Gardeners to children who walk down from Turner Recreation Center. I feel the traffic generated by a used car lot would be hazardous to these children. Also we both are opposed to the possibility of pollution generated by cars, oil and other fluids as well as the washing of same which would creat a hazard to the health of our garden both plants and people using the garden. In addition the friendly atmosphere of family usage and social and educational purposes would be at risk of disruption. We do not want a used car lot at this small site at the entry to Turner.

Sincerely,

Mark S Winkler and Janet R. Winkler

5541 Pawnee Drive 66106

913 287 2043

I will not be able to make the meeting on 2/13/17 and wanted to voice my opinion. I believe a used car lot at that intersection would impede access to the community garden, increase traffic at a point of town that's already a bottleneck, and does not fit with the aesthetic of this town.

Nathan D. Croy, LCMFT
Confidential Phone: 913.730.6389 | Office: 6811 Shawnee Mission PKWY, Suite 310, Overland Park, KS 66202 | Online: CroyMFT.Com

Please no!! Will this mean the Community Garden Center will have to go?
Cherie Hornbeck

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: March 2, 2017

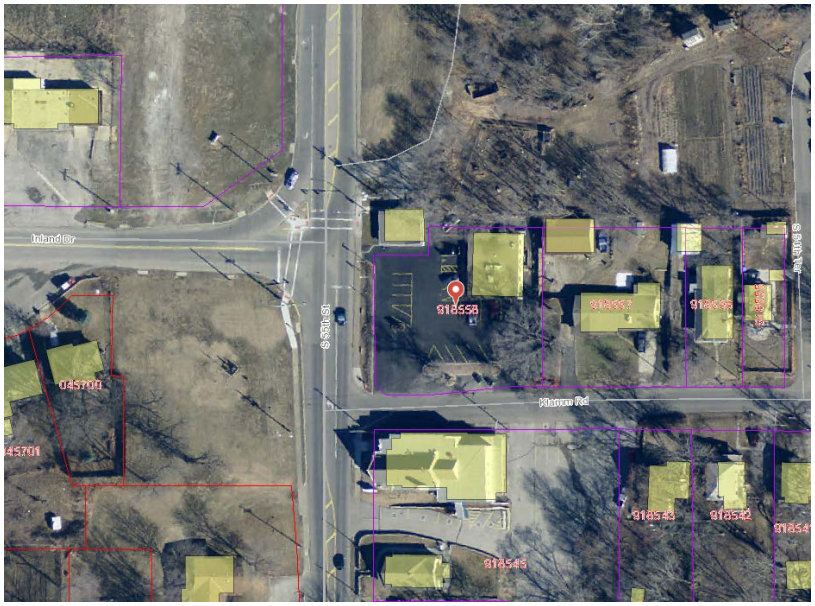
Re: **Change of Zone Petition #3129**
Special Use Permit Petition #SP-2017-3 and
Master Plan Amendment #MP-2017-2

GENERAL INFORMATION

Applicant:
Yadira Luna-Flores

Status of Applicant:
Representative
667 South 55th Street
Kansas City, Kansas

Requested Action:
Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District, Special Use Permit for used car sales and Master Plan Amendment from Low Density Residential to Community Commercial



Date of Application:
November 23, 2016

Purpose: This application has been submitted in order to open a used car lot at 667 South 55th Street.

Property Location: 667 South 55th Street

Existing Zoning: C-1 Limited Commercial District

Existing Surrounding Zoning: **North:** Right-of-Way (BNSF Railway)
South: R-1 Single Family District
East: R-1 Single Family District
West: C-1 Limited Business District, R-1 Single Family District, and RP-5 Planning Apartment District

Existing Uses: **North:** Right-of-Way (BNSF Railway)
South: Church and Single Family Houses
East: Single Family Houses
West: Open Space, Apartments, and Single Family Houses

Total Tract Size: 0.46 acre

Master Plan Designation: The City-Wide Master Plan designates this property as low density residential.

Major Street Plan: The City-Wide Master Plan designates 55th Street as a Class B Thoroughfare between Kansas Avenue and Inland Drive and as a Class C Thoroughfare south of Inland Drive. Klamm Road is a local street.

Advertisement: The Wyandotte Echo – December 15, 2016
Letters to Property Owner – December 13, 2016, December 29, 2016 and February 21, 2017

Public Hearings: February 13, 2017 and March 2, 2017

Public Opposition: Staff has received several emails from neighborhood residents opposed to the application. There were six (6) people present in opposition at the February 13, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.

City Ordinance Requirements: Article VIII sections 27-340 – 27-765 and Article VI sections 27-213.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   This property is in a predominately single family neighborhood in the Turner area. There are a number of apartments, commercial uses, institutional uses, and single family homes on 55th Street between Inland Drive and Swartz Road.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The proposed use is a more intense commercial use and could create compatibility issues with the adjacent single family houses. The commercial development design guidelines, if adhered to, would help mitigate compatibility issues.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

   This property is suitable for limited businesses uses. It has been used as a medical office/family health clinic in the recent past. Removal of the restrictions could detrimentally affect nearby property if a more intense commercial use detracts from the aesthetics or single family nature of the area.

4. ***The length of time the property has remained vacant as zoned.***

   This property was recently used as a family health clinic within the last few years.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Intensifying the commercial use is not in conformance with the Master Plan. The Master Plan designates this property as low-density residential.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will not increase the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   There are many used car lots in the city; therefore the proposed use is not reasonably necessary for the convenience and welfare of the public. A used car

lot could injure the appropriate use, visual quality, and/or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   This is not likely an issue.

9. ***Whether the proposed use will pollute the air, land or water.***

   This is not likely an issue provided that repairs are not being conducted on site and all by products are appropriately disposed of.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    This is not an issue.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Denial of the change of zone or special use permit would require the proposed business to find a different location and the landowner would not be able to lease to this tenant.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    This is not an issue.

13. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

    a. ***Water service***

       Existing

    b. ***Sanitary sewer service***

       Existing

    c. ***Storm water control***

       Existing

    d. ***Police***

       Police service is provided by South Patrol, District #334

e. Fire

Fire service is provided by District #2

f. Transit

KCATA route 115 provides transit service on 55th Street

g. Schools

Turner USD 202

h. Streets

See item #6 above

14. The economic impact of the proposed use on the community.

The proposed use may provide additional sales tax revenue, but it has the potential to diminish surrounding property values.

15. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use has the capability to meet applicable ordinance requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on Thursday, December 15. No one from the neighborhood attended the meeting.

KEY ISSUES

Master Plan Amendment Required
Change of Zone to Planned Zoning District Required
Development Plan Required
Commercial Design Guidelines
Special Use Permit Requirements

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Master Plan Amendment Application **#MP-2017-2 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Change of Zone Application **#3129 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Special Use Permit Application **#SP-2017-3 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of **Change of Zone Petition #3129**, **Special Use Permit Petition #SP-2017-3**, and **Master Plan Amendment #MP-2017-2** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 13, 2017 City Planning Commission Minutes
Zoning Map
Applicant's Description of Project
Site Plan
Site Plan Detail
Emails from Neighborhood Residents

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing COZ	February 13, 2017 Denial	March 2, 2017
Public Hearing SP	February 13, 2017 Denial	March 2, 2017
Public Hearing Master Plan	February 13, 2017 Denial	March 2, 2017

STAFF CONTACT: **Zach Flanders**
zflanders@wycokck.org

MOTIONS

Master Plan Amendment #MP-2017-2

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2017-2** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2017-2** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Change of Zone Petition #3129

I move the Unified Government Board of Commissioners **DENY Change of Zone Petition #3129** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Petition #3129** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Special Use Permit Petition #SP-2017-3

I move the Unified Government Board of Commissioners **DENY Special Use Permit Petition #SP-2017-3** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Petition #SP-2017-3** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

February 13, 2017 City Planning Commission Minutes:

Recording Secretary Parker stated that the Consent Agenda is completed and the Commission will now move on to the Non-Consent Agenda **which started at 57:40.**

CHANGE OF ZONE APPLICATION #3129 – YADIRA LUNA-FLORES - SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot at 667 South 55th Street

SPECIAL USE PERMIT APPLICATION #SP-2017-3 – YADIRA LUNA-FLORES – SYNOPSIS: Special Use Permit for a used car lot at 667 South 55th Street

MASTER PLAN AMENDMENT #MP-2017-2 – YADIRA LUNA-FLORES – SYNOPSIS: Master Plan Amendment from Low Density Residential to Community Commercial at 667 South 55th Street

Detailed Outline of Requested Action: **The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.**

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 13, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated December 15, 2016; and
7. The Notices to property owners dated December 12, 2016 and December 29, 2016.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- Mr. Yadira Luna-Flores, applicant, 667 South 55th Street, Kansas City, Kansas, 66106
- Mr. John Luna, 1922 West 36th Avenue, Kansas City, Kansas, 66103
- Dr. Mohammad Ghassemi, property owner 5900 State Avenue, Kansas City, Kansas, 66102

Present in Opposition:

- Ms. Sharon Hoover, 1043 South 55th Street, Kansas City, Kansas, 66106
- Mr. Jim Jansulic, 1658 South 55th Street, Kansas City, Kansas, 66106
- Four person appeared that did not speak

Staff Recommendation: Planning Director Richardson stated that the staff report outlines the current conditions of the area. At this time the staff does not believe that the three applications are warranted or justified in this area. The Board of Commissioners very recently passed an ordinance that requires a special use permit for used car dealerships when not associated with a new car dealer. The staff believes that this is the type of situation that they wanted to avoid to keep good quality buildings from being converted to less than potential uses. The staff recommends denial of these applications. If there is a motion to approve, the staff would ask the following stipulations: a public easement over the garden, hours of 10:00 a.m. to 6:00 p.m., a 10 car maximum and no repair or detailing on-site.

Motion and Vote starts at 1:33:

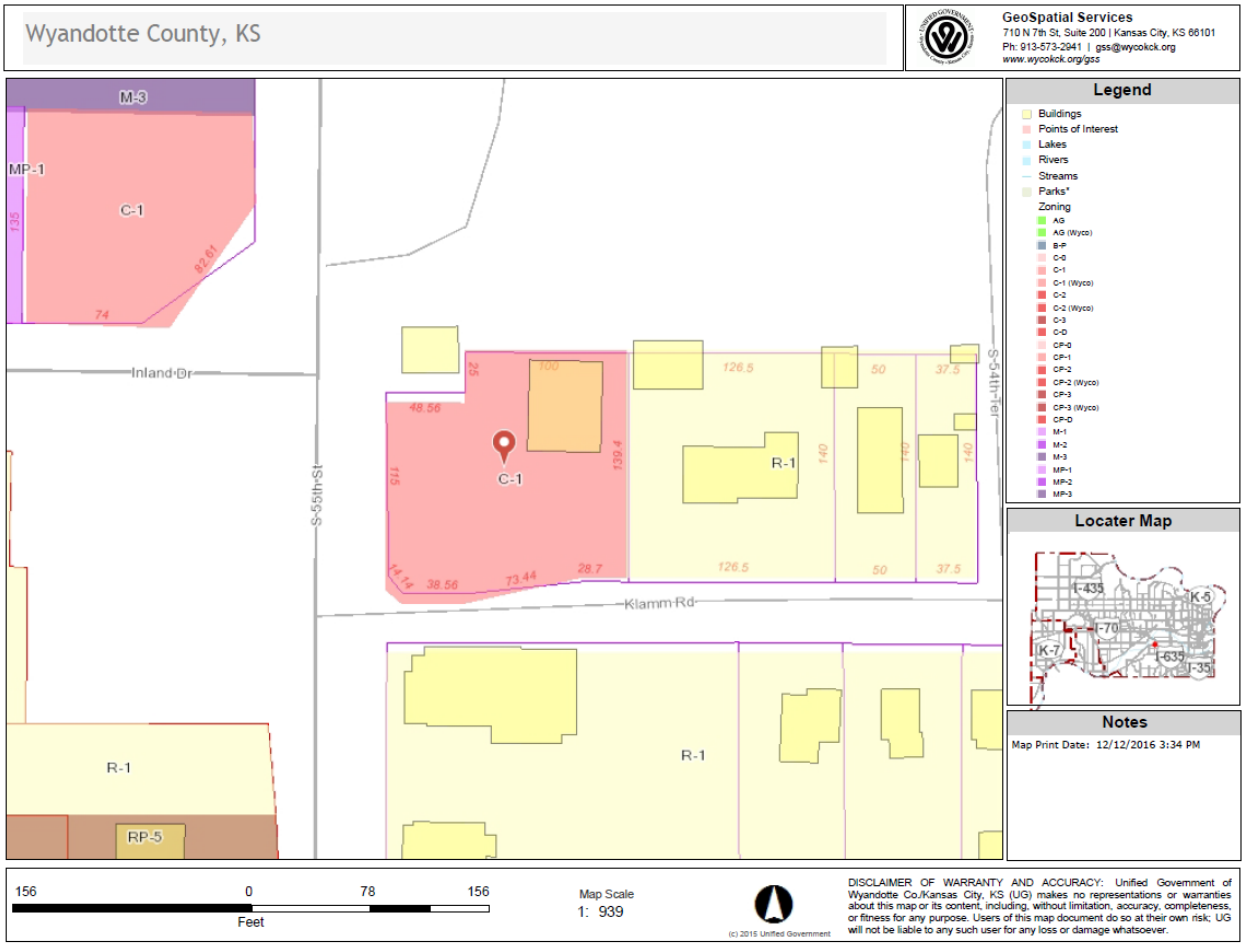
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Master Plan Amendment #MP-2017-2:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**

Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Change of Zone Application #3129:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

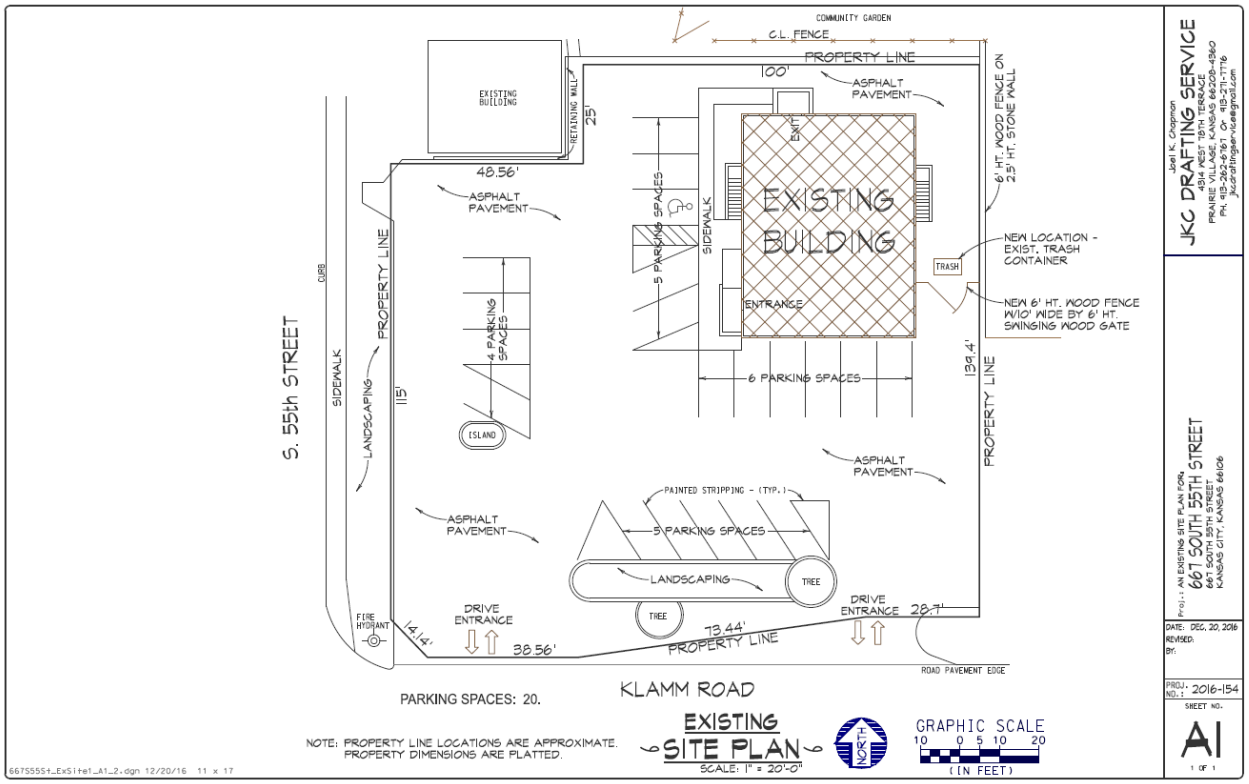
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Special Use Permit #SP-2017-3:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.


Wyandotte County, KS
GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss
Legend
Buildings
Points of Interest
Lakes
Rivers
Streams
Parks*
Zoning
Locater Map
Notes
Map Print Date: 12/12/2016 3:34 PM
M-3
MP-1
C-1
Inland Dr
S-55th St
S-54th Ter
Klamm Rd
R-1
RP-5
156
0
78
156
Feet
Map Scale
1: 939
(c) 2015 Unified Government
DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.

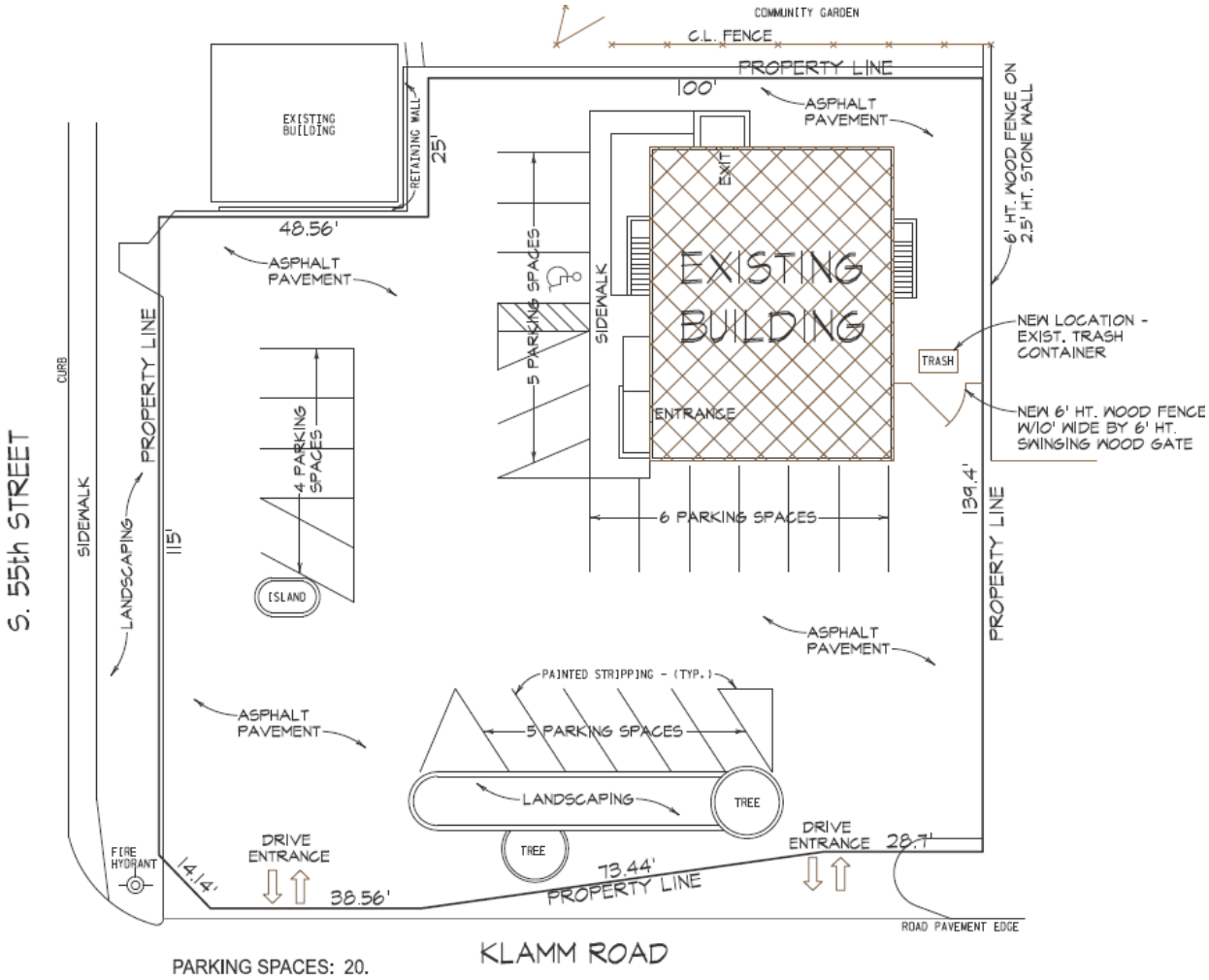
Zoning Map

The location use to be a doctor office which now is vacant. It is in a fair condition with 2 levels. Upper level and basement level. It has a lobby and multiple exam rooms, the lot is all around the building. The location is in fair condition.

The proposed use for this property is to become a used car lot dealership. The plans are to the used car lot from 9 a.m. to 6 p.m. I will have around 5 to 10 cars. I am planning on calling it Turner auto sales. To start off there will only be two employees my brother and I. It will be open from monday to saturday. I think the space in this property is great for a car lot.


COMMUNITY GARDEN
C.L. FENCE
PROPERTY LINE
100'
ASPHALT PAVEMENT
EXISTING BUILDING
RETAINING WALL
25'
48.56'
ASPHALT PAVEMENT
ENT.
EXISTING BUILDING
6' HT. WOOD FENCE ON 2.5' HT. STONE WALL
5 PARKING SPACES
SIDEWALK
NEW LOCATION - EXIST. TRASH CONTAINER
TRASH
ENTRANCE
NEW 6' HT. WOOD FENCE W/10' WIDE BY 6' HT. SWINGING WOOD GATE
4 PARKING SPACES
6 PARKING SPACES
139.4'
PROPERTY LINE
S. 55th STREET
CURB
SIDEWALK
LANDSCAPING
PROPERTY LINE
115'
ISLAND
ASPHALT PAVEMENT
PAINTED STRIPPING - (TYP.)
ASPHALT PAVEMENT
5 PARKING SPACES
LANDSCAPING
TREE
TREE
DRIVE ENTRANCE
DRIVE ENTRANCE
28.7'
FIRE HYDRANT
14.14'
38.56'
73.44'
PROPERTY LINE
ROAD PAVEMENT EDGE
KLAMM ROAD
PARKING SPACES: 20.
NOTE: PROPERTY LINE LOCATIONS ARE APPROXIMATE. PROPERTY DIMENSIONS ARE PLATTED.
EXISTING SITE PLAN
SCALE: 1" = 20'-0"
NORTH
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
JKC DRAFTING SERVICE
Joel K. Chapman
4914 WEST 157TH TERRACE
PRAIRIE VILLAGE, KANSAS 66224-4360
PH. 913-262-6761 Or 913-271-7776
jkcdrafting-service@gmail.com
Proj.: AN EXISTING SITE PLAN FOR,
661 SOUTH 55TH STREET
661 SOUTH 55TH STREET
KANSAS CITY, KANSAS 66106
DATE: DEC. 20, 2016
REVISED:
BY:
PROJ. NO.: 2016-154
SHEET NO.
A1
1 OF 1
6675555t_ExSite1_A1_2.dgn 12/20/16 11 x 17

Site Plan



Site Plan Detail

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Yadira Luna, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ #3129 #SP 2017-3 CZ 16401-00025
2. That I conducted a neighborhood meeting on December 15, 2016.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Yadira Luna
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 12 day of January, 2017

My commission expires 2 of 18, 2020

HELEN MAYNEZ
Notary Public
State of Kansas
My Commission Expires 2-18-20

Helen Maynez
Notary Public

Application number: C02 #3129 # SP 2017-3

The meeting was on December 15, 2016 at 667 S 55th Street Kansas city, KS 66106

Time: 6:00 P.M.

No one showed up at the meeting.

No information was given to anyone since it was only I there.

Meeting adjourned at: 667 S 55th Street Kansas city, KS 66106

Minutes taken: 0

From: dwaller1@kc.rr.com [mailto:dwaller1@kc.rr.com]
Sent: Saturday, January 28, 2017 10:45 PM
To: PlanningInfo
Subject: Proposal for Used Car Lot

A City Planning Commission public meeting will be held at City Hall on February 13 at 6:30 pm for the purpose of rezoning the clinic at 55th & Klamm from limited business to planned general business with a special permit for a used car lot.

We do not need a used car lot in our area. That would ruin the nice landscaping and the community garden area. 55th Street is fit with mainly nice building and small mall businesses. We already have two gas stations on 55th Street. It would make the area worse and take away from our home values. I live on 54th Terrace. Iam sure there is something else that could go in the clinic.

Deborah Miles

From: Linda Brann [mailto:lbrann@hotmail.com]
Sent: Sunday, January 29, 2017 1:30 PM
To: PlanningInfo
Subject: Car lot on 55 street in Turner

We say no to the car lot on 55 street in Turner. Can't attend meeting. Please keep the garden.
Sent from my iPhone

From: Terry Garner [mailto:tlgarner68@gmail.com]
Sent: Sunday, January 29, 2017 1:40 PM
To: PlanningInfo
Subject: Car lot in Turner

I live in Turner and I vote no on the car lot.
Terry Garner

From: imadotte [mailto:imadotte@sbcglobal.net]
Sent: Monday, January 30, 2017 11:28 AM
To: PlanningInfo
Subject: Objection of carlot

Dear Commisioners: This objection is from a reporter of the RECORD. A few of us "oldies" of Turner worked our selves to exhaustion to help Dr. G in that Community Garden. I had 3 sunstrokes from it & ended up in the hospital the first one. Arlie Gentry a wonderful lady of Turner use to sit there & watch the butterflies, the fountain, the birds, etc. We have picnics for the "community", Halloween parties, education fot children & youth. Older citizens love to come in. It is a place to educate to teach, to meditate & most of all to LOVE.
BUT--IF a carlot goes in next door, it will take away the beauty of that corner. There will be no place to park. It wont be accessible for the elderly, the handicapped,. PLUS, it would be dangerous & unsightly. I talked to every business there, I know this is hearsay but True & they do not approve. We were even talking about having spiritual meetings there. So many things derive from our "BLOOD, SWEAT & TEARS". Thank you, I hope & pray you take all of this into consideration. SUE REICH, reporter for the RECORD Newspaper.

From: Janet W [mailto:jrwinkie50@aol.com]
Sent: Tuesday, January 31, 2017 10:32 PM
To: PlanningInfo
Subject: proposed rezoning at 55th and Klamm

Dear board members,

As residents of the Turner community we wish to stand opposed to a change in the zoning of the small lot at 55th and Klamm. This used to be a Dr. office and is for sale now. We understand a permit has been requested to rezone it for a used car lot. This area is at the entry to our Turner community highlighted by our volunteer led Turner Community garden at which we volunteer. I , Janet Winkler, teach classes in gardening with Wyandotte County Extension Master Gardeners to children who walk down from Turner Recreation Center. I feel the traffic generated by a used car lot would be hazardous to these children. Also we both are opposed to the possibility of pollution generated by cars, oil and other fluids as well as the washing of same which would creat a hazard to the health of our garden both plants and people using the garden. In addition the friendly atmosphere of family usage and social and educational purposes would be at risk of disruption. We do not want a used car lot at this small site at the entry to Turner.

Sincerely,

Mark S Winkler and Janet R. Winkler

5541 Pawnee Drive 66106

913 287 2043

I will not be able to make the meeting on 2/13/17 and wanted to voice my opinion. I believe a used car lot at that intersection would impede access to the community garden, increase traffic at a point of town that's already a bottleneck, and does not fit with the aesthetic of this town.

Nathan D. Croy, LCMFT
Confidential Phone: 913.730.6389 | Office: 6811 Shawnee Mission PKWY, Suite 310, Overland Park, KS 66202 | Online: CroyMFT.Com

Please no!! Will this mean the Community Garden Center will have to go?
Cherie Hornbeck

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: March 2, 2017

Re: **Petition #SP-2017-6**

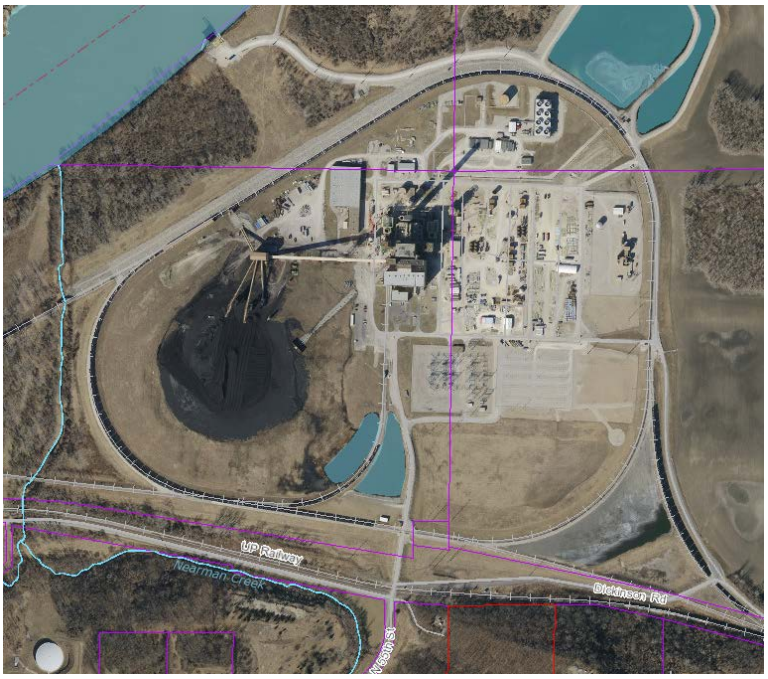
GENERAL INFORMATION

Applicant:
Don Gray

Status of Applicant:
Representative
Kansas City Board of Public Utilities
540 Minnesota Avenue
Kansas City, KS 66101

Requested Action:
Approval of a special use permit for a solar farm

Date of Application:
December 30, 2017



Purpose:
The application has been submitted in order to build a new solar farm.

Property Location:
4240 North 55th Street

Existing Zoning: R-1 Single Family District

Existing Surrounding Zoning: **North:** R-1 Single Family District
South: R-1 Single Family District
East: A-G Agriculture District
West: R-1 Single Family District

Existing Uses: **North:** Nearman Creek Power Station, Missouri River
South: Union Pacific Railway, vacant land
East: Vacant land
West: Nearman Creek Power Station, vacant land, Missouri River

Total Tract Size: 5.32 acres

Master Plan Designation: The City-Wide Master Plan designates this area as Employment District.

Major Street Plan: The City-Wide Master Plan designates North 55th Street as a Collector.

Advertisement: The Wyandotte Echo – January 19, 2017
Letters to Property Owner - January 18, 2017 and February 22, 2017

Public Hearings: February 13, 2017 and March 2, 2017

Public Opposition: One person appeared at the February 13, 2017 City Planning Commission meeting with questions.

PROPOSAL

Detailed Outline of Requested Action: This application has been submitted to build a new solar farm at the existing Nearman Creek Power Station. The solar farm is situated on 5.9 acres and features twelve (12) rows of panels installed over open space and a 416 square foot concrete equipment pad. The applicant has applied for an engineering variance for a gravel access drive to the concrete equipment pad.

City Ordinance Requirements: Chapter 27 Planning and Development, Article VII Zoning, Division 6 Special Use Permits, Sec. 27-592 – Sec. 27-606.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The proposed solar farm is within the levee surrounding the Nearman Creek Power Station. It is next to the Missouri River and surrounded by vacant land.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

The nearby properties are vacant and agricultural land within the floodplain. The proposed use does not create any compatibility issues.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

   Removal of restrictions will not detrimentally affect nearby property.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed use conforms to the Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use will increase the welfare of the public by providing a non-polluting, renewal energy source and it will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   This should not be an issue with the proposed use.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land, or water.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    This is not an issue

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The proposed use will increase the public welfare and does not impose a hardship on individual landowners.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

This is not an issue.

PREVIOUS ACTIONS

#PR-2005-7 – A Final Plan Review for the Nearman Water Treatment Plant was approved by the City Planning Commission on February 14, 2005

#PR-2005-21 – A Final Plan Review for a cooling tower was approved by the City Planning Commission on May 9, 2005

#PR-2007-30 – A Final Plan Review for combustion turbine addition to the existing BPU Nearman Creek Power Plant was approved by the City Planning Commission on October 8, 2007.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on January 25, 2017 with three people in attendance. The sign-in sheet, meeting minutes and neighborhood meeting affidavit are attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit Application **#SP-2017-6**, subject to:

Urban Planning and Land Use Comments:

BPU providing real substantial data/examples of residential glare and how it would impact residents before it goes to the Board of Commissioners. He would need it by Friday, February 17, 2016 so it can be included in the packet to the Board of Commissioners in order to make sure that the resident did not have anything to worry about.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval (stipulations):
   1) None
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF COMMENTS AND SUGGESTIONS

The staff **concurs** with the recommendation of approval by the City Planning Commission. Attached is the information submitted by MC Power, as requested by the City Planning Commission. Based on the analysis there will be no glare from the solar farm for nearby residents including 4120 North 55th Street. BPU commits to taking corrective action including realigning the solar farm to remedy any glare that may result from the solar farm.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#SP-2017-6** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 13, 2017 City Planning Commission Minutes
Information from MC Power
Site Plan
Site Plan (Detail)
Survey
Rack Elevation
Applicant Response to Comments
Stormwater Study Memorandum
Paved Surface Variance Request
Neighborhood Meeting Information

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	February 13, 2017	March 2, 2017
Special Use	Approval	

STAFF CONTACT: **Zach Flanders**
zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2017-6** as meeting all the requirements of the City Code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2017-6,** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

February 13, 2017 City Planning Commission Minutes:

Hearing begins at 3:02

SPECIAL USE PERMIT APPLICATION #SP-2017-6 – DON GRAY WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS: Special Use Permit to operate a community solar farm at 4240 North 55th Street. ***Detailed Outline of Requested Action:*** This application has been submitted to build a new solar farm at the existing Nearman Creek Power Station. The solar farm is situated on 5.9 acres and features twelve (12) rows of panels installed over open space and a 416 square foot concrete equipment pad. The applicant has applied for an engineering variance for a gravel access drive to the concrete equipment pad.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 13, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated January 19, 2017; and
7. The Notices to property owners dated January 18, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- Mr. Dong Quach, representing the applicant, Board of Public Utilities, 540 Minnesota Avenue, Kansas City, Kansas 66102
- Mr. Brian Thorne, MC Power

Present in Opposition/Concerns:

- Ms. Amy Stevens, 4132 North 55th Street, Kansas City, Kansas, 66104

Staff Recommendation: Planning Director Richardson stated that it is hard to appreciate the elevation difference and the residents already see the power plant. He is not sure he understands the answer how the FAA looks at that versus if it is his house or back yard. The staff recommends approval subject to BPU providing real substantial data/examples of residential glare and how it would impact residents before it goes to the Board of Commissioners. He would need it by Friday, February 17, 2016 so it can be included in the packet to the Board of Commissioners in order to make sure that the resident did not have anything to worry about.

Motion and Vote: - Started at 3:32

On motion by Mr. Carson, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-6:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**
Jones	**Aye**
Pauley	**Aye**
Rank	**Aye**
Schwartzman	**Aye**
Serda	**Aye**
Wing	**Not Present**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the following:

Urban Planning and Land Use Comments:

BPU providing real substantial data/examples of residential glare and how it would impact residents before it goes to the Board of Commissioners. He would need it by Friday, February 17, 2016 so it can be included in the packet to the Board of Commissioners in order to make sure that the resident did not have anything to worry about.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) **None**

B) **Items that are conditions of approval (stipulations):**

1) **None**

C) **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**

1) **None**

Solar Glare Hazard Analysis Report

Generated Feb. 21, 2017, 9:29 a.m.

Glare found

Print

Inputs

Analysis name	BPU
PV array axis tracking	none
Orientation of array (deg)	180.0
Tilt of solar panels (deg)	25.0
Rated power (kW)	1250.0
Vary reflectivity	True
PV surface material	Smooth glass without ARC

Timezone offset	-6.0
Subtended angle of sun (mrad)	9.3
Peak DNI (W/m^2)	1000.0
Ocular transmission coefficient	0.5
Pupil diameter (m)	0.002
Eye focal length (m)	0.017
Time interval (min)	1
Correlate slope error with material	False
Slope error (mrad)	10.0

PV array vertices

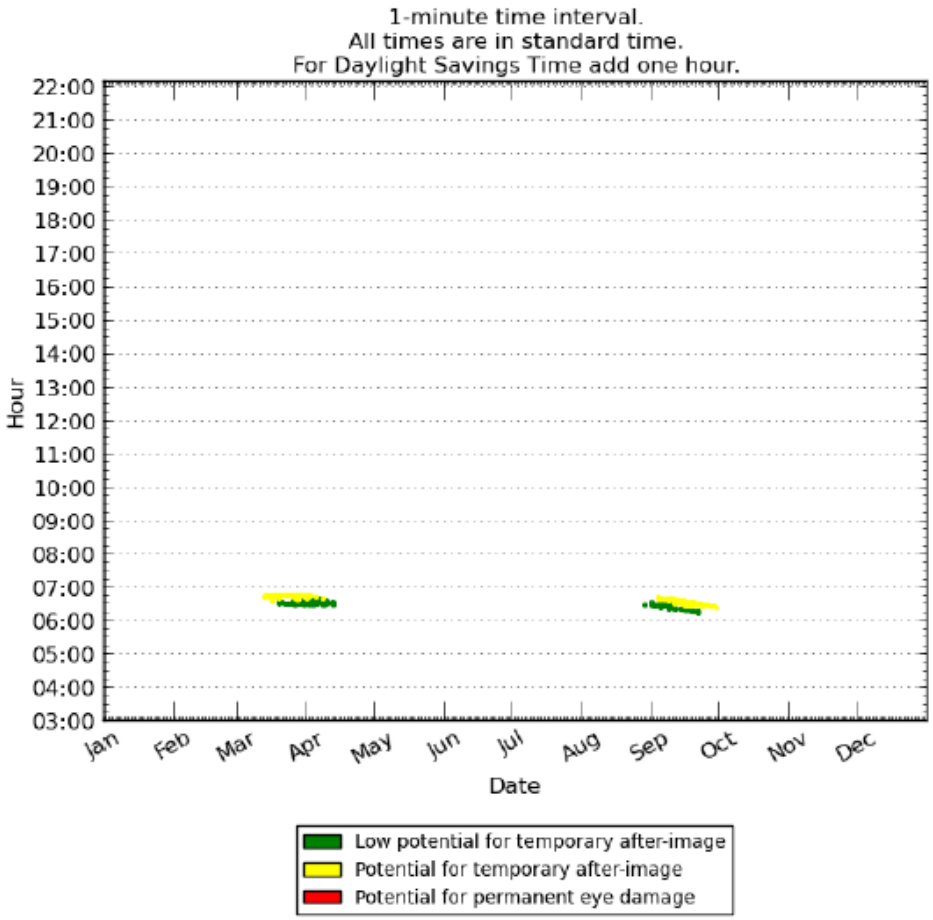
id	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Height of panels above ground (ft)	Total elevation (ft)
1	39.1672354596	-94.6958613396	747.07	10.0	757.07
2	39.1672354596	-94.6937155724	745.91	10.0	755.91
3	39.166337096	-94.6937155724	749.08	10.0	759.08
4	39.166337096	-94.6958613396	747.16	10.0	757.16

Observation Points

	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Eye-level height above ground (ft)
3	39.166603279	-94.7036719322	767.55	20.0

Glare Occurrence Plot

All times are in standard time. For Daylight Savings Time add one hour.



©1997-2014 Sandia Corporation

Solar Glare Hazard Analysis Report

Generated Feb. 21, 2017, 9:30 a.m.

Glare found

Print

Inputs

Analysis name	BPU
PV array axis tracking	none
Orientation of array (deg)	180.0
Tilt of solar panels (deg)	25.0
Rated power (kW)	1250.0
Vary reflectivity	True
PV surface material	Smooth glass without ARC

Timezone offset	-6.0
Subtended angle of sun (mrad)	9.3
Peak DNI (W/m^2)	1000.0
Ocular transmission coefficient	0.5
Pupil diameter (m)	0.002
Eye focal length (m)	0.017
Time interval (min)	1
Correlate slope error with material	False
Slope error (mrad)	10.0

PV array vertices

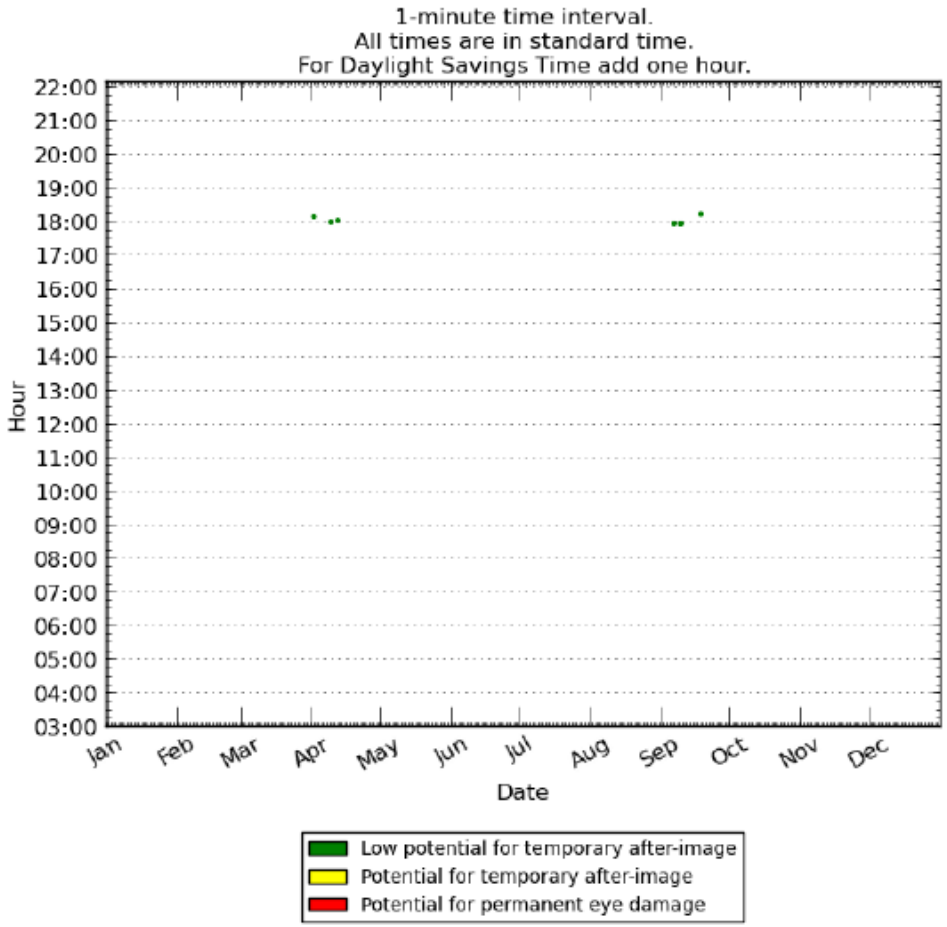
id	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Height of panels above ground (ft)	Total elevation (ft)
1	39.1672354596	-94.6958613396	747.07	10.0	757.07
2	39.1672354596	-94.6937155724	745.91	10.0	755.91
3	39.166337096	-94.6937155724	749.08	10.0	759.08
4	39.166337096	-94.6958613396	747.16	10.0	757.16

Observation Points

	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Eye-level height above ground (ft)
4	39.1653389007	-94.6776437759	746.08	20.0

Glare Occurrence Plot

All times are in standard time. For Daylight Savings Time add one hour.



©1997-2014 Sandia Corporation

Solar Glare Hazard Analysis Report

Generated Feb. 21, 2017, 9:15 a.m.

No glare found

Print

Inputs

Analysis name	BPU
PV array axis tracking	none
Orientation of array (deg)	180.0
Tilt of solar panels (deg)	25.0
Rated power (kW)	1250.0
Vary reflectivity	True
PV surface material	Smooth glass without ARC

Timezone offset	-6.0
Subtended angle of sun (mrad)	9.3
Peak DNI (W/m^2)	1000.0
Ocular transmission coefficient	0.5
Pupil diameter (m)	0.002
Eye focal length (m)	0.017
Time interval (min)	1
Correlate slope error with material	False
Slope error (mrad)	10.0

PV array vertices

id	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Height of panels above ground (ft)	Total elevation (ft)
1	39.1672354596	-94.6958613396	747.07	10.0	757.07
2	39.1672354596	-94.6937155724	745.91	10.0	755.91
3	39.166337096	-94.6937155724	749.08	10.0	759.08
4	39.166337096	-94.6958613396	747.16	10.0	757.16

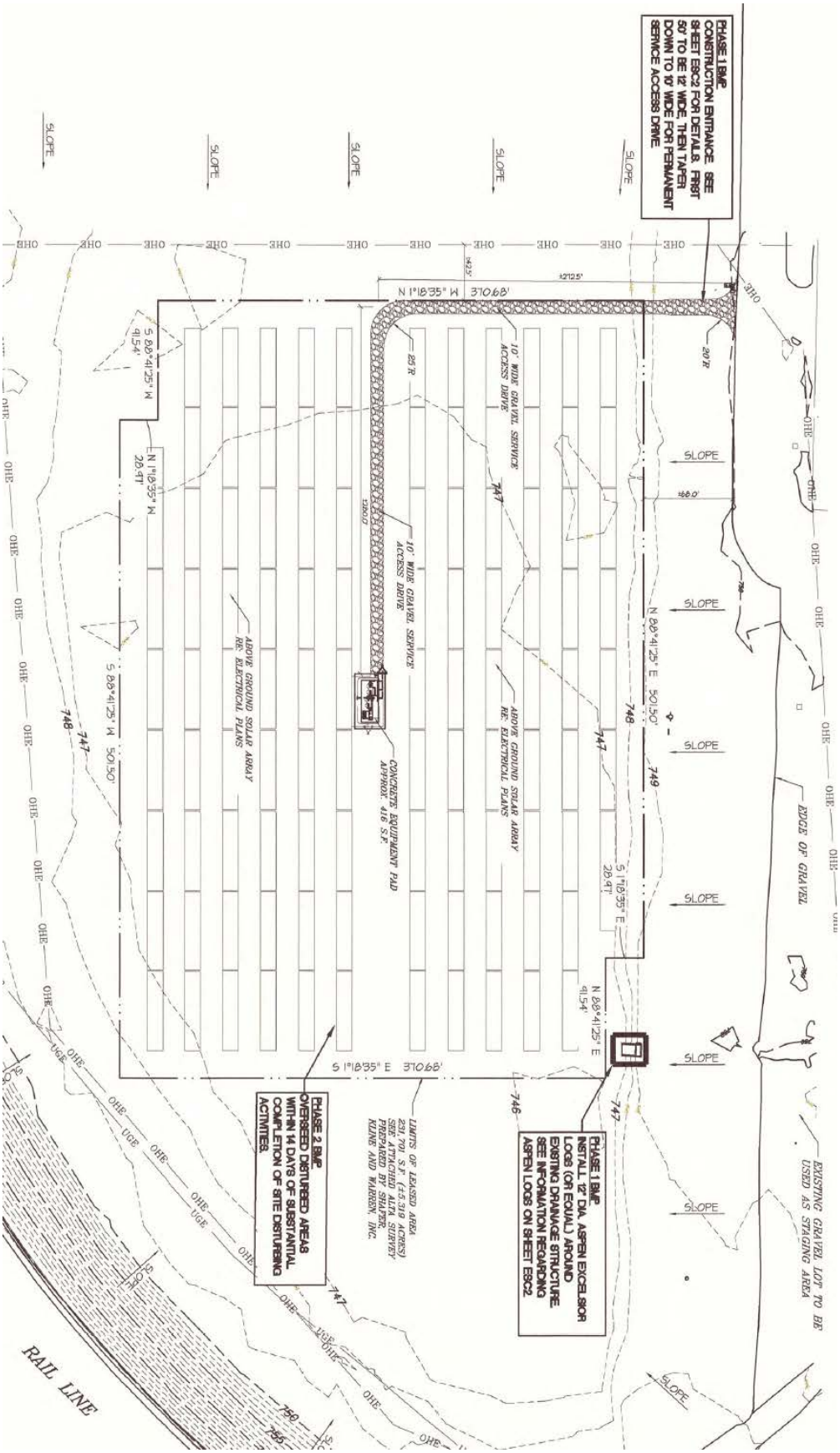
Observation Points

	Latitude (deg)	Longitude (deg)	Ground Elevation (ft)	Eye-level height above ground (ft)
1	39.1622943176	-94.700641036	794.61	20.0

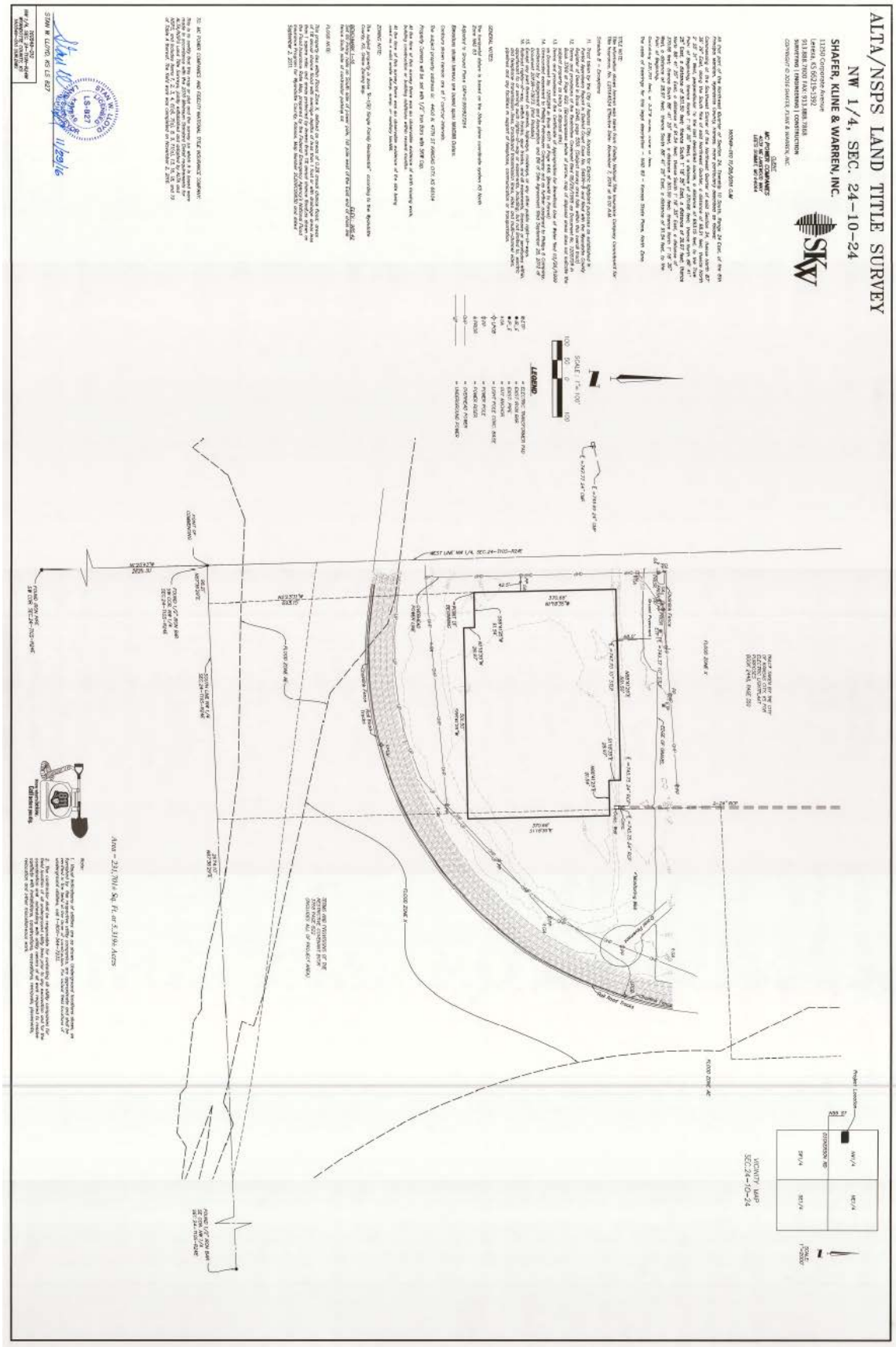
No glare found.

1.0 MW AC / 1.266 MW DC
BPU SOLAR FARM
4240 N 55TH STREET
KANSAS CITY, KANSAS
DRAWING INDEX
ESC1 SITE / EROSION CONTROL PLAN
ESC2 EROSION CONTROL BMP DETAILS
– ALTA/NSPS LAND TITLE SURVEY
N 55TH STREET
RAIL LINE
LOCATION PLAN
PROJECT LOCATION
SITE PLAN / EROSION CONTROL PLAN
1.0 MW AC/1.266 MW DC
BPU SOLAR FARM
4240 N 55TH STREET
KANSAS CITY, KANSAS
ESC1

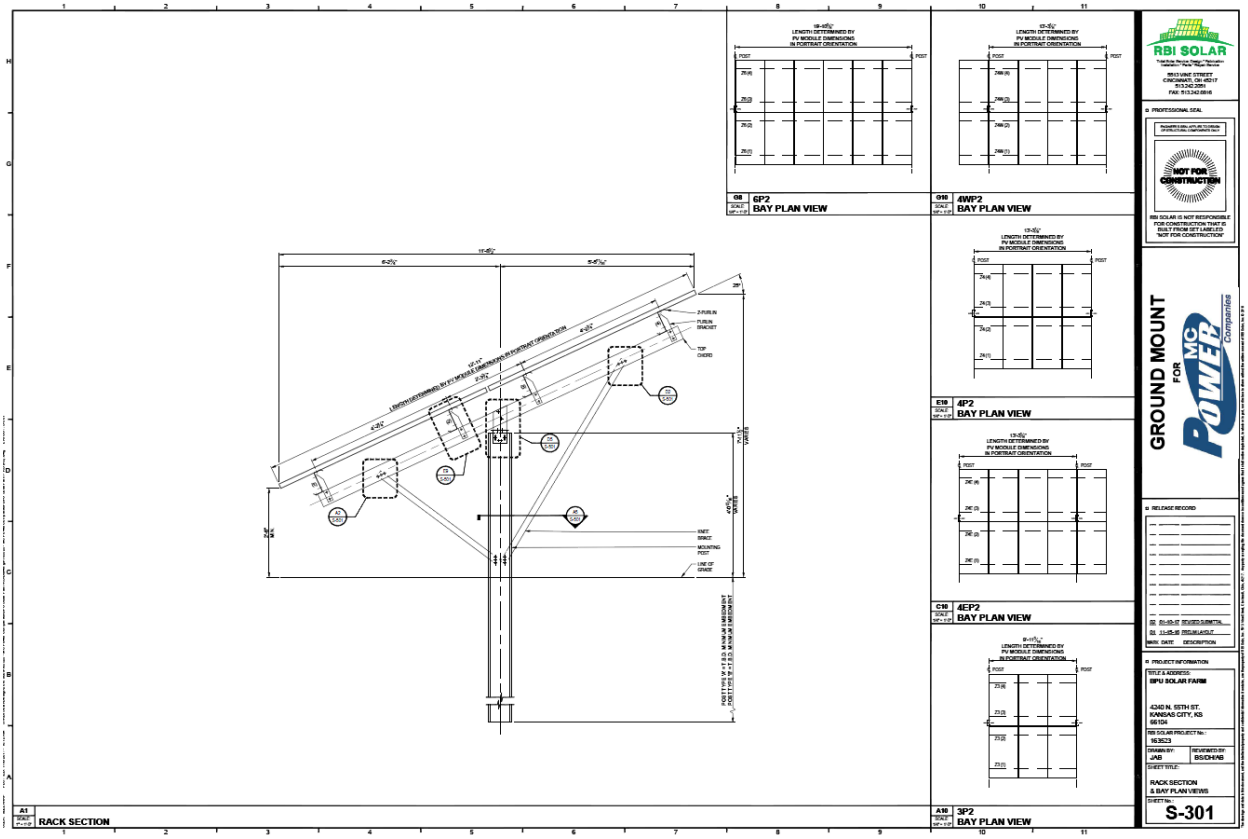
Site Plan



Site Plan (Detail)


ALTA/NSPS LAND TITLE SURVEY
NW 1/4, SEC. 24-10-24
SHAFER, KLINE & WARREN, INC.
11250 Corporate Avenue
Lenexa, KS 66219-1392
913.814.9111 FAX 913.814.9333
SURVEYING | ENGINEERING | CONSTRUCTION
CONSULTANTS
MC POWER COMPANIES
LEE'S SUMMIT, MO 64064
LEGEND
SCALE: 1"= 100'
VICINITY MAP
SEC.24-10-24
SCALE: 1"=2000'
Project Location
Area = 231,701+ Sq. Ft. or 5.319+ Acres
STAN M. CLOYD, MO LS 827
LS-827
11/29/16

Survey



Rack Elevation

TO: Kirby Demott, Project Engineer, Unified Government of Wyandotte County

FROM: Jeremy Merz, Project Manager, MC Power

DATE: 1/30/2017

SUBJECT: Solar Farm (SP-2017-6), BPU Nearman Creek Power Station – Response to General Engineering Review No. 1, Erosion Control Review No. 1, and Stormwater Drainage Review No. 1 comments received on January 19th, 2017.

Below are the responses, in red, to each of the questions outlined in the specific reviews as identified in the subject line for this letter, they are as follows:

General Engineering Review No. 1.

1) Add a project Cover Sheet indicating the location of the project, drawing index, utility contact information, etc. Include the following typical UG note on the Cover Sheet: "All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers of the Unified Government of Wyandotte County and Kansas City, Kansas. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override." – This note will be added to new cover sheet/site plan. See attached cover sheet/site plan. General Note 1.

2) On the cover sheet indicate the Net Impervious area following construction. – The only new impervious area to be added will be the new concrete equipment pad, all existing pervious areas will remain as is. A note indicating the increase has been added to new cover sheet/site plan. See attached cover sheet/site plan. General Note 2.

3) All plans are to be sealed and signed by a Professional Engineer registered in the State of Kansas. – All plans have been updated per this requirement. See attached plans.

4) Provide a complete engineered site plan including limits of construction, property lines, railroad lines, existing roads (N 55th St.) and drives, easements, location of proposed new structures, utilities, etc. in accordance with UG criteria. – These changes have been made and have been incorporated into the updated site plan. See attached site plan.

5) Provide a grading plan indicating existing and proposed contours. – No general grading will be done to the site. The site grade will remain as is. A note referencing this has been added to the updated site plan. See attached site plan. See General Note 4.

6) Are the solar panel supports to be embedded in the ground or set in concrete? Due to the corrosion of steel in soil we recommend the supports be set in concrete. Revise plans to show concrete post foundations, with applicable notes and details. The solar panel supports are driven piles specifically designed for direct earth contact. This is the norm for ground mounted solar farms and not the exception. All panel supports are engineered and sealed by the manufacture supplying the panel support (racking) system. See attached racking plans for additional reference.

7) At the proposed access road to the existing driveway intersection, provide turning radii (i.e. 20' R) on each side of the access road. – This requirement has been updated and reflected on the revised site plan. See attached site plan.

8) The UG requires paved surfaces (i.e. concrete or asphalt) in lieu of gravel. – This road will be used for construction and then only, in a very limited capacity as needed, for solar farm maintenance/service thereafter.

Following construction, the road is to be dressed and capped with clean rock material. This road is not accessible to the public by any means as it is located inside the Nearman Creek Power Station property which is a secure site with controlled access. Controlled access points include main entrance off 55th street and all secondary site entrance around the plant property. Likewise, the existing area that this road will connect too is currently composed of gravel and covers several acres. The new service road is only approx. .13acres. MC Power requests this requirement be waived given the intended usage of this road, the existing conditions of the surrounding site, and that the road is located inside a BPU controlled site.

9) Construction Plans shall be reviewed and approved prior to UG Final approval and construction permit acquisition. – no comment at this time

Erosion Control Review No. 1

1) Provide erosion control plans and show the proposed erosion control BMP types and locations in accordance with UG guidelines. – An erosion control plan has been created for this site. See attached sealed erosion control plan.

2) On the erosion control plan, add a notes section and add a UG standards note as note number 1, to read "All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override." – This note has been incorporated into the new erosion control plan for this site. See attached sealed erosion control plan.

Storm Water Drainage Review No. 1

1) Identify how rainfall or stormwater runoff is handled from the solar panels and show drainage arrows or flow patterns on a plan with ground contours. – Rainwater will drip of the edge of each individual panel onto existing grade that is to remain unchanged. Impact to water flow patterns are minimal with no major increase in stormwater volumes. See attached sealed storm water memo.

2) Provide a stormwater study memorandum, sealed by a PE, which addresses existing and proposed drainage patterns and increase in impervious area. The study should also address whether or not stormwater detention and stormwater quality will be needed. - There is no major increase in impervious area and the effect on drainage patterns is minimal to none. Site is located in an existing storm water retention area for Nearman Creek Power Station. There are no storm water quality issues, site is to remain as is including vegetation when construction is complete, except at new equipment pad and proposed maintenance road. See attached and stamped and sealed stormwater memo.

3) Provide stormwater plans for any improvements needed as determined from the results of the storm water study. – No improvements are required. See attached sealed stormwater memo

Regards:_____

LAMPEN ENGINEERING, INC.
1118 West Main Street
Blue Springs, MO 64015
(816) 220-0246
(816) 220-3304 Fax

STORMWATER STUDY MEMORANDUM

DATE: January 27, 2017

SUBJECT: Solar Farm (SP-2017-6)
BPU Nearman Creek Power Station

The BPU Solar Farm site will be located in a relatively flat area of an existing overflow detention basin associated with the BPU Nearman Creek Power Station. The land is currently covered in grass groundcover. There is an existing drainage structure located near the northeast corner of the detention basin which drains to a secondary "flood pump pit" located on the power station facility. From there the stormwater either gravity drains to the river or is pumped into the river in high water conditions.

The solar panels are supported above ground on a galvanized steel racking system. The only portion of the system touching the ground is the equipment pad located in the middle of the array. There will be a gravel equipment access road leading into the site. This road will only be used periodically for maintenance and service. With the infrequent amount of use, the gravel road is considered semi-pervious. The only impervious area will be approximately 416 square feet of the equipment pad. When it rains, water will hit the solar panels and run off and drain onto the pervious grass just as it currently does, so there is no change in the general drainage pattern for the area.

Due to the flatness of the area, most storm water in small storm events infiltrates back into the soil rather than running off site. Therefore, additional permanent stormwater quality measures are not required. In addition, due to the very small impervious area being added, and the fact that this is being constructed in a detention area, further detention requirements are not required.

Joseph G. Lampen, P.E.
Lampen Engineering, Inc.

LAMPEN ENGINEERING, INC.
1118 West Main Street
Blue Springs, MO 64015
(816) 220-0246
(816) 220-3304 Fax

PAVED SURFACE VARIANCE REQUEST

DATE: February 2, 2017

SUBJECT: Solar Farm (SP-2017-6)
BPU Nearman Creek Power Station

This variance request is in reference to the Unified Government's requirement that all roads shall be paved. The access road shown on the plans will be used for construction and then, only in a very limited capacity as needed, for solar farm maintenance and service thereafter. After all construction is complete, the road shall be dressed and capped with clean rock material for dust control. This road is not accessible to the public by any means as it is located inside the Nearman Creek Power Station property, which is a secure site with controlled access. Controlled access points include the main entrance off of 55th street and all secondary site entrances around the plant property. Likewise, the existing area that this road will connect to is currently composed of gravel and covers several acres. The new service road only covers approximately 0.13 acres. MC Power requests that the requirement for a paved surface be waived, given the intended usage of this road, the existing conditions of the surrounding site, and that the road is located inside of a BPU controlled site. It is our opinion that the surrounding community will not be negatively affected by allowing the driving surface of the access road to be left as clean gravel.

Joseph G. Lampen, P.E.
Lampen Engineering, Inc.

BPU Solar Farm Presentation

Sign in Sheet

January 25, 2017

Name	Address
Brian Thorne (MC Power)	4031 NE Lakewood Way
Pete Kovac Neighbor (4251 N 60th / 4023 N 59th)	5809 Spinnaker Pte, Parkville, MO 64152

BPU SOLAR FARM
PERMIT/CASE: 16402-00085
MC POWER COMPANIES PROJECT NO. 15278
NEIGHBORHOOD MEETING

Meeting Notes - January 25, 2017 – 5:30PM to 6:45PM

Attendees:
Pete Kovac Neighbor
Brian Thorne MC Power Companies

A Neighborhood meeting was held at the West Wyandotte Library, 1737 N 82 St, Kansas City, KS 66112 in Conference Room B. The purpose of the meeting was to explain the proposal for the Board of Public Utilities Community Solar Farm to be constructed at 4240 N. 55th Street, Kansas City, KS 66104.

I. Introduction – Those in attendance introduced themselves.

II. Project Overview – Brian Thorne presented an overview of the project. The project site map, solar array layout/location on site and general construction design was reviewed/discussed. Along with, an overview of MC Power and general construction/installation process.

The above represents the writer's understanding of the items discussed and conclusions reached. Should you have any comments, questions, omissions, and/or errors to these meeting minutes, please advise.

Sincerely,
MC Power Companies

Brian Thorne

Brian Thorne

Cc: Attendees
File

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Jackson)

Comes now Brian Thorne, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #SP-16402-00085 (Ref:SP-2017-6).
2. That I conducted a neighborhood meeting on January 25, 2017.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

B Thorne
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26th day of January, 2017.

My commission expires 24th of September, 2019.

Susan Hughes
Notary Public

SUSAN HUGHES
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 15999721
My Commission Expires September 24, 2019

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: March 2, 2017

Re: **Petition #SP-2017-7**

GENERAL INFORMATION

Applicant:
Jeff Stehney

Status of Applicant:
Representative
Joe's Kansas City BBQ
3200 West 42nd Avenue
Kansas City, KS

Requested Action:
Approve Special Use Permit for parking lot

Date of Application:
December 30, 2016

Purpose:
To approve Special Use Permit for an off-site parking lot for Joe's Kansas City BBQ

Property Location: 4620 Mission Road

Existing Zoning: C-3 Commercial District

Existing Surrounding Zoning: **North:** CP-1 Planned Limited Business and R-1 (B) Single Family Districts
South: C-3 Commercial District
East: CP-1 Planned Limited Business and R-2 Two-Family Districts
West: R-1(B) Single Family District

Existing Uses: **North:** Commercial (hair salon) and Single Family Residential
South: Commercial (car wash and restaurant)
East: Commercial (Joe's Kansas City BBQ restaurant)
West: Single and Two-Family Residential

Total Tract Size: 0.24 acre

Master Plan Designation: The 47th Street and Mission Road Area Concept Plan (2000) designates this parcel for part of the 47th and Mission Road Village (mixed used) and Neighborhood (single family home) use. The Rosedale Master Plan (2016) designates this area for urban mixed use development.

Major Street Plan: Mission Road is a Class C Thoroughfare

Advertisement: The Wyandotte Echo – January 19, 2017
Letters to Property Owner – January 17, 2017 and February 22, 2017

Public Hearings: February 13, 2017 and March 2, 2017

Public Opposition: No one appeared in opposition at the February 13, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: Mr. Stehney with Joe's Kansas City BBQ is requesting a Special Use Permit in order to build a 23 spot parking lot at 4620 Mission Road to supplement parking availability for the Joe's KC restaurant at 3002 West 47th Avenue, while using the existing site to park 9 cars on an interim basis.

City Ordinance Requirements: *27-592 through 27-606*

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is mixed use in nature. There are currently both commercial and residential uses in the area.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning of nearby properties is both residential and commercial. While parking is a compatible commercial use, it may not be the highest and best use of the property.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

   This is not expected to have a significant negative effect on nearby properties though the aesthetic of a parking lot is questionable.

4. ***The length of time the property has remained vacant as zoned.***

   A demolition permit for the structure on this parcel was obtained in December 2014.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Though special use permits are not addressed in the Master Plan, parking lots are not a use laid out in the 47th Street and Mission Road Area Concept Plan or the Rosedale Master Plan for this area. The plans call for mixed use development in this area and by developing this site into a parking lot, we may be inhibiting that from happening in the future.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   This use would increase traffic to the site, though the parking lot is expected to help alleviate traffic and parking issues in the area.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   Parking in this area is notoriously difficult. Providing safe parking nearby local destinations would be beneficial to the community as well as the applicant.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   There would be some increase in noise on days when the lot is being used frequently.

9. ***Whether the proposed use will pollute the air, land or water.***

   Impervious surface is known to exacerbate stormwater runoff issues, proper use of landscaping elements could help to curb these issues.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    This is not expected to be an issue.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    There is, arguably, some relative gain to the public when reducing congestion due to parking shortages, especially for the surrounding residents. However, it must be said that the greatest gain would be to the property owner and the operator of Joe's KC BBQ.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    This is not expected to be an issue.

13. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

    a. ***Water service***

       Existing

    b. ***Sanitary sewer service***

       Existing

    c. ***Storm water control***

       To be designed to city standards

    d. ***Police***

       Police service is provided by District #332

    e. ***Fire***

       Fire service is provided by District #2

    f. ***Transit***

       There is a KCATA bus stop at 45th and Mission Road.

g. Schools

Kansas City, Kansas USD 500

14. The capability of the proposed use to meet applicable ordinance and other requirements

The use is not in conformance with the overlay district and though it can be built to meet most of the technical standards (with the approval of the setback variance), this use may not meet the spirit of the ordinance as a whole.

PREVIOUS ACTIONS

Demolition permit - December 2014

Code Enforcement

Weed and grass overgrowth – May 2016

- Not removed at time of re-inspection, weed abatement posted – June 2016

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on January 25 and 4 pm. Five (5) people were in attendance. There was no recorded opposition.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-7, subject to:

Urban Planning and Land Use Comments:
After meeting with the applicant, staff has become aware of future development plans that would, ultimately improve the parking in the area without having to dedicate this site for parking exclusively, allowing it to be developed to a higher and greater use in the future. These plans, while still unable to be disclosed publically, are expected to be completed in two (2) years' time. According to the letter submitted to staff (attached) by the representatives of the applicant, they are amending their request to use the parcel as a parking lot, largely in its current, unimproved condition (see plans attached), for a period of two (2) years while the other developments are completed.

If approved, the stipulations would be as follows:

1. **Additional parking must be available in two (2) years' time**

2. **If no additional parking has been developed and available, the property owner must reapply for a Plan Review, Special Use Permit, and go through the DRC process to develop this site as a parking lot that is compliant with the Commercial Design Guidelines.**
3. **The interim parking configuration must be approved by staff and striped per code.**

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **#SP-2017-6** and **#PR-2017-8** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 13, 2017 City Planning Commission Minutes
Aerial image
Zoning map
Letter of amendment submitted by applicant
Exhibits provided by applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	February 13, 2017	March 2, 2017
Special Use	Approval	

STAFF CONTACT: **Jamie Hickey**
jhickey@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2017-7** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2017-7** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

February 13, 2017 City Planning Commission Minutes:

Hearing begins at 3:33

SPECIAL USE PERMIT #SP-2017-7 – JEFF STEHNEY FOR JOE'S KANSAS CITY BAR-B-QUE, INC. – SYNOPSIS: Special Use Permit for a parking lot for Joe's Kansas City BBQ at 4620 Mission Road.

PLAN REVIEW APPLICATION #PR-2017-8 - JEFF STEHNEY FOR JOE'S KANSAS CITY BAR-B-QUE, INC. – SYNOPSIS: Final Plan Review for a parking lot for Joe's Kansas City BBQ at 4620 Mission Road.

***Detailed Outline of Requested Action*:** Mr. Stehney with Joe's Kansas City BBQ is requesting a Special Use Permit in order to build a 23 spot parking lot at 4620 Mission Road to supplement parking availability for the Joe's KC restaurant at 3002 West 47th Avenue, while using the existing site to park 9 cars on an interim basis.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 13, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated January 19, 2017; and
7. The Notices to property owners dated January 18, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- Mr. David Eskov, Klover Architects, 10955 Lowell Avenue, Suite 700, Overland Park, KS 66210
- Mr. Ryan Barrows, Director of Operations, Joe's Kansas City Bar-B-Que, 3002 West 42nd Avenue, Kansas City, Kansas

Present in Opposition:

No one

Staff Recommendation: Planning Director Richardson stated that as the staff report is written at the end of two years they will have to do something more permanent and significant with the property and that is their intent. With that comment the staff recommends approval for the temporary parking on the existing pad as provided in the plan.

Motion and Vote: - Started at 3:39

On motion by Mr. Gonzalez, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-7:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**
Jones	**Aye**
Pauley	**Aye**
Rank	**Aye**
Schwartzman	**Aye**
Serda	**Aye**
Wing	**Not Present**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the following:

Urban Planning and Land Use Comments:
After meeting with the applicant, staff has become aware of future development plans that would, ultimately improve the parking in the area without having to dedicate this site for parking exclusively, allowing it to be developed to a higher and greater use in the future. These plans, while still unable to be disclosed publically, are expected to be completed in two (2) years' time. According to the letter submitted to staff (attached) by the representatives of the applicant, they are amending their request to use the parcel as a parking lot, largely in its current, unimproved condition (see plans attached), for a period of two (2) years while the other developments are completed.

If approved, the stipulations would be as follows:

1. **Additional parking must be available in two (2) years' time**
2. **If no additional parking has been developed and available, the property owner must reapply for a Plan Review, Special Use Permit, and go through the DRC process to develop this site as a parking lot that is compliant with the Commercial Design Guidelines.**
3. **The interim parking configuration must be approved by staff and striped per code.**

<u>Public Works</u> Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

On motion by Mr. Gonzalez, seconded by Ms. Jones, the Planning Commission voted as follows to **APPROVE Final Plan Review #PR-2017-8:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**
Jones	**Aye**
Pauley	**Aye**
Rank	**Aye**
Schwartzman	**Aye**
Serda	**Aye**
Wing	**Not Present**

Motion to APPROVE Passed: 9 to 0
Subject to the above stipulations

R-1(B)
CP-1
R-2
C-3
CP-2
CP-2

W 46 Ave
Mission Rd
4620 Mission Road
Mission Rd
Mission Rd
Mission Rd
Joe's Kansas City Barbecue
Taco Republic
Google

klover architects

January 30, 2017 **VIA HAND DELIVERY**

Jamie Hickey, Planner
Dept. of Urban Planning & Land Use
Unified Government of WYCOKCK
701 N. 7th Street, Room 423
Kansas City, KS 66101
(913) 573-5755

RE: Joe's BBQ Parking Lot
Special Use Permit Letter

Dear Jamie Hickey,

We would like to revise our current Special Use and Parking Variance. The new request would be for a Special Use Permit to allow 14 parking stalls on the existing concrete pad. The proposed Special Use parking would be for employee parking; this would free up more parking around Joe's for customer parking. The existing pad would receive an asphalt top coat, parking striping, and wheel stops. We have attached a Phase I Plan showing the extent of the proposed work. We would request that the Special Use Permit be effective for a 2-year period. This will allow us the time to explore the option of placing a building on this site. It allows us to pursue alternate options to fill our current parking needs.

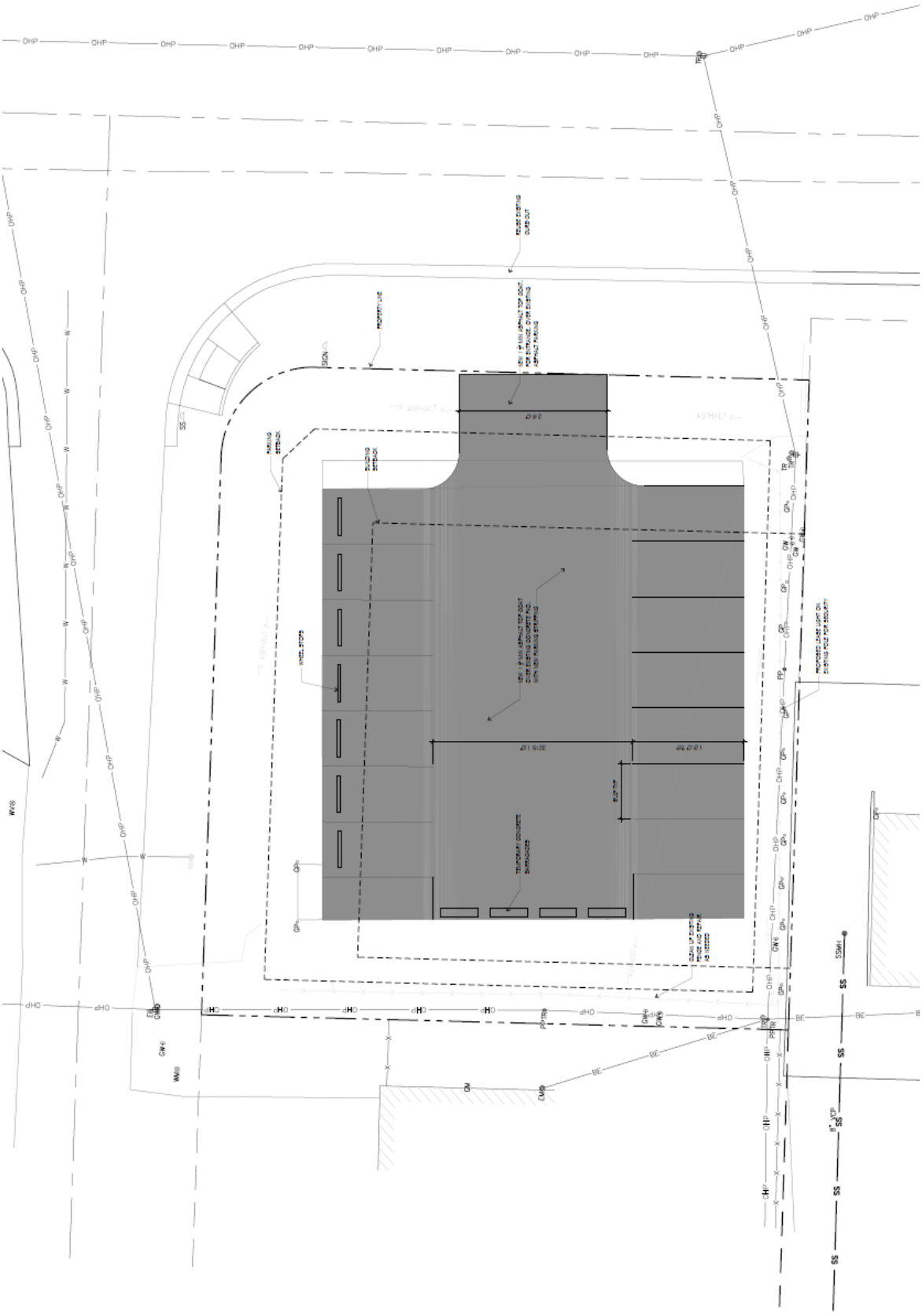
It is our understanding that the City of Kansas City, Kansas and the 47th and Mission Committee would prefer to see this site developed with something that would meet the spirit of the overlay district. We are excited to work with the City and Overlay Committee to find the best options for this area.

Sincerely,

Henry C. Klover
President

CC: Jeff Stehney, Ryan Barrows
Attachments: Phase I Plan

Klover Architects, Inc. ▪ 10955 Lowell Avenue ▪ Suite 700 ▪ Overland Park, Kansas 66210 ▪ T 913.649.8181 ▪ F 913.649.1275 ▪ www.klover.net



Revised plans for temporary parking lot use

Initially proposed parking lot plans

EXISTING LOT

EXISTING PERVIOUS AREA = 1,621 SF
EXISTING IMPERVIOUS AREA = 9,809 SF

PROPOSED PARKING LOT

PROPOSED PERVIOUS AREA = 3,053 SF
PROPOSED IMPERVIOUS AREA = 8,377 SF

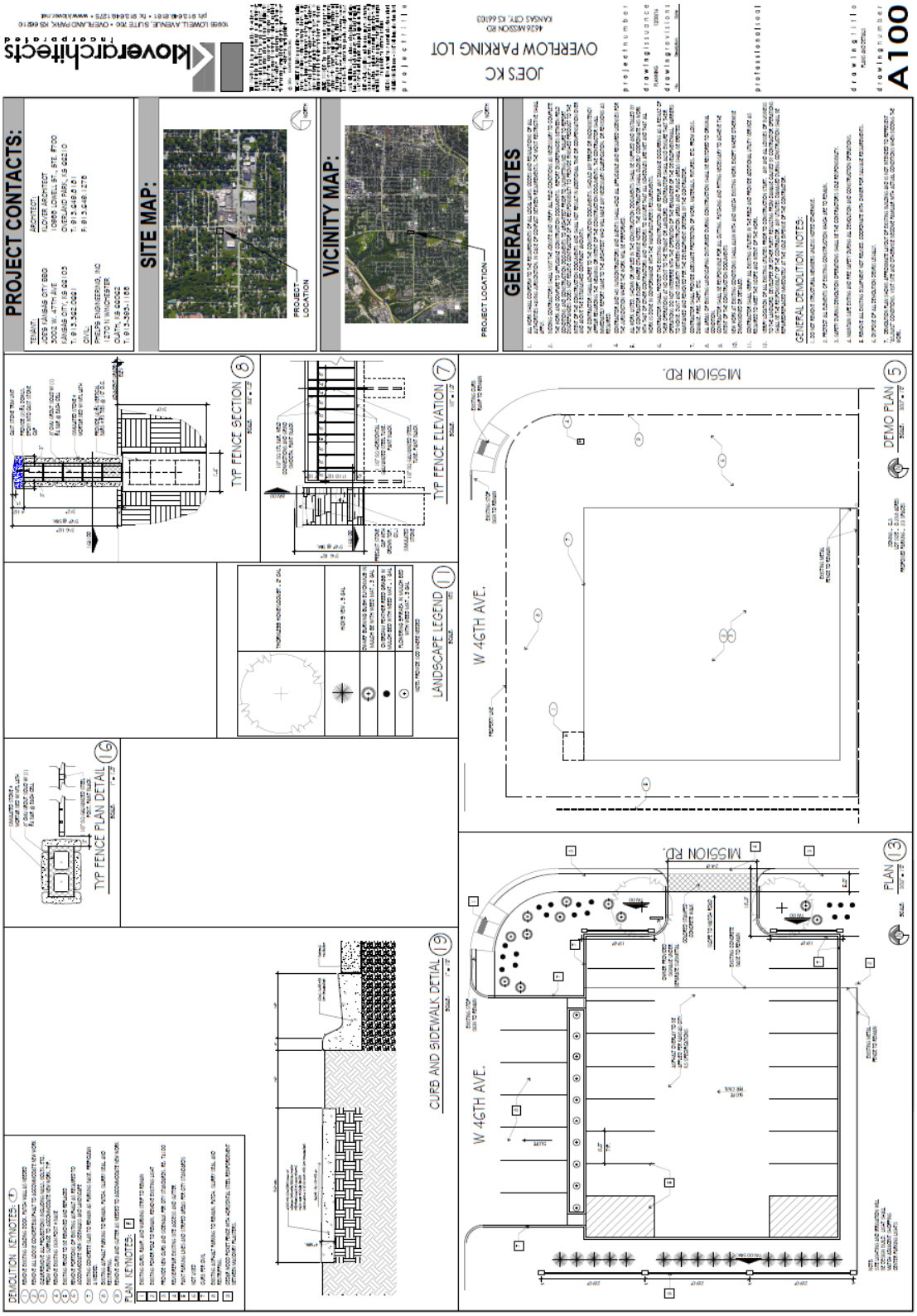
kloverarchitects incorporated

N

Joe's Parking Lot

4620 Mission Rd Kansas City, KS
10/28/16

Initially proposed parking lot plans



Initially proposed parking lot plans

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: March 2, 2017

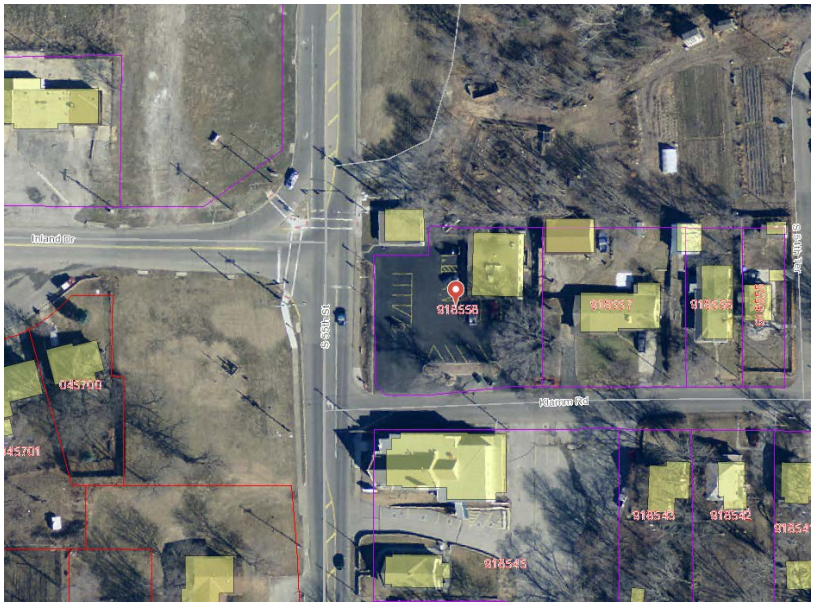
Re: **Change of Zone Petition #3129**
Special Use Permit Petition #SP-2017-3 and
Master Plan Amendment #MP-2017-2

GENERAL INFORMATION

Applicant:
Yadira Luna-Flores

Status of Applicant:
Representative
667 South 55th Street
Kansas City, Kansas

Requested Action:
Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District, Special Use Permit for used car sales and Master Plan Amendment from Low Density Residential to Community Commercial



Date of Application:
November 23, 2016

Purpose: This application has been submitted in order to open a used car lot at 667 South 55th Street.

Property Location: 667 South 55th Street

Existing Zoning: C-1 Limited Commercial District

Existing Surrounding Zoning: **North:** Right-of-Way (BNSF Railway)
South: R-1 Single Family District
East: R-1 Single Family District
West: C-1 Limited Business District, R-1 Single Family District, and RP-5 Planning Apartment District

Existing Uses: **North:** Right-of-Way (BNSF Railway)
South: Church and Single Family Houses
East: Single Family Houses
West: Open Space, Apartments, and Single Family Houses

Total Tract Size: 0.46 acre

Master Plan Designation: The City-Wide Master Plan designates this property as low density residential.

Major Street Plan: The City-Wide Master Plan designates 55th Street as a Class B Thoroughfare between Kansas Avenue and Inland Drive and as a Class C Thoroughfare south of Inland Drive. Klamm Road is a local street.

Advertisement: The Wyandotte Echo – December 15, 2016
Letters to Property Owner – December 13, 2016, December 29, 2016 and February 21, 2017

Public Hearings: February 13, 2017 and March 2, 2017

Public Opposition: Staff has received several emails from neighborhood residents opposed to the application. There were six (6) people present in opposition at the February 13, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.

City Ordinance Requirements: Article VIII sections 27-340 – 27-765 and Article VI sections 27-213.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   This property is in a predominately single family neighborhood in the Turner area. There are a number of apartments, commercial uses, institutional uses, and single family homes on 55th Street between Inland Drive and Swartz Road.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The proposed use is a more intense commercial use and could create compatibility issues with the adjacent single family houses. The commercial development design guidelines, if adhered to, would help mitigate compatibility issues.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

   This property is suitable for limited businesses uses. It has been used as a medical office/family health clinic in the recent past. Removal of the restrictions could detrimentally affect nearby property if a more intense commercial use detracts from the aesthetics or single family nature of the area.

4. ***The length of time the property has remained vacant as zoned.***

   This property was recently used as a family health clinic within the last few years.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Intensifying the commercial use is not in conformance with the Master Plan. The Master Plan designates this property as low-density residential.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will not increase the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   There are many used car lots in the city; therefore the proposed use is not reasonably necessary for the convenience and welfare of the public. A used car

lot could injure the appropriate use, visual quality, and/or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   This is not likely an issue.

9. ***Whether the proposed use will pollute the air, land or water.***

   This is not likely an issue provided that repairs are not being conducted on site and all by products are appropriately disposed of.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    This is not an issue.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Denial of the change of zone or special use permit would require the proposed business to find a different location and the landowner would not be able to lease to this tenant.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    This is not an issue.

13. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

    a. ***Water service***

       Existing

    b. ***Sanitary sewer service***

       Existing

    c. ***Storm water control***

       Existing

    d. ***Police***

       Police service is provided by South Patrol, District #334

e. Fire

Fire service is provided by District #2

f. Transit

KCATA route 115 provides transit service on 55th Street

g. Schools

Turner USD 202

h. Streets

See item #6 above

14. The economic impact of the proposed use on the community.

The proposed use may provide additional sales tax revenue, but it has the potential to diminish surrounding property values.

15. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use has the capability to meet applicable ordinance requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on Thursday, December 15. No one from the neighborhood attended the meeting.

KEY ISSUES

Master Plan Amendment Required
Change of Zone to Planned Zoning District Required
Development Plan Required
Commercial Design Guidelines
Special Use Permit Requirements

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Master Plan Amendment Application **#MP-2017-2 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Change of Zone Application **#3129 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

The Planning Commission voted 9 to 0 to recommend **DENIAL** of Special Use Permit Application **#SP-2017-3 based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of **Change of Zone Petition #3129**, **Special Use Permit Petition #SP-2017-3**, and **Master Plan Amendment #MP-2017-2** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 13, 2017 City Planning Commission Minutes
Zoning Map
Applicant's Description of Project
Site Plan
Site Plan Detail
Emails from Neighborhood Residents

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing COZ	February 13, 2017 Denial	March 2, 2017
Public Hearing SP	February 13, 2017 Denial	March 2, 2017
Public Hearing Master Plan	February 13, 2017 Denial	March 2, 2017

STAFF CONTACT: **Zach Flanders**
zflanders@wycokck.org

MOTIONS

Master Plan Amendment #MP-2017-2

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2017-2** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2017-2** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Change of Zone Petition #3129

I move the Unified Government Board of Commissioners **DENY Change of Zone Petition #3129** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Petition #3129** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

Special Use Permit Petition #SP-2017-3

I move the Unified Government Board of Commissioners **DENY Special Use Permit Petition #SP-2017-3** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Petition #SP-2017-3** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

February 13, 2017 City Planning Commission Minutes:

Recording Secretary Parker stated that the Consent Agenda is completed and the Commission will now move on to the Non-Consent Agenda **which started at 57:40.**

CHANGE OF ZONE APPLICATION #3129 – YADIRA LUNA-FLORES - SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot at 667 South 55th Street

SPECIAL USE PERMIT APPLICATION #SP-2017-3 – YADIRA LUNA-FLORES – SYNOPSIS: Special Use Permit for a used car lot at 667 South 55th Street

MASTER PLAN AMENDMENT #MP-2017-2 – YADIRA LUNA-FLORES – SYNOPSIS: Master Plan Amendment from Low Density Residential to Community Commercial at 667 South 55th Street

Detailed Outline of Requested Action: **The applicant would like to operate a used car sales business at 667 South 55th Street. The applicant is requesting a rezoning to CP-2 Planned General Business to order to operate the business. The City-Wide Master Plan designates this area as low density residential, and the applicant is requesting a master plan amendment to community commercial. The proposed use also requires a special use permit, which the applicant requests with this petition.**

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 13, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated December 15, 2016; and
7. The Notices to property owners dated December 12, 2016 and December 29, 2016.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- Mr. Yadira Luna-Flores, applicant, 667 South 55th Street, Kansas City, Kansas, 66106
- Mr. John Luna, 1922 West 36th Avenue, Kansas City, Kansas, 66103
- Dr. Mohammad Ghassemi, property owner 5900 State Avenue, Kansas City, Kansas, 66102

Present in Opposition:

- Ms. Sharon Hoover, 1043 South 55th Street, Kansas City, Kansas, 66106
- Mr. Jim Jansulic, 1658 South 55th Street, Kansas City, Kansas, 66106
- Four person appeared that did not speak

Staff Recommendation: Planning Director Richardson stated that the staff report outlines the current conditions of the area. At this time the staff does not believe that the three applications are warranted or justified in this area. The Board of Commissioners very recently passed an ordinance that requires a special use permit for used car dealerships when not associated with a new car dealer. The staff believes that this is the type of situation that they wanted to avoid to keep good quality buildings from being converted to less than potential uses. The staff recommends denial of these applications. If there is a motion to approve, the staff would ask the following stipulations: a public easement over the garden, hours of 10:00 a.m. to 6:00 p.m., a 10 car maximum and no repair or detailing on-site.

Motion and Vote starts at 1:33:

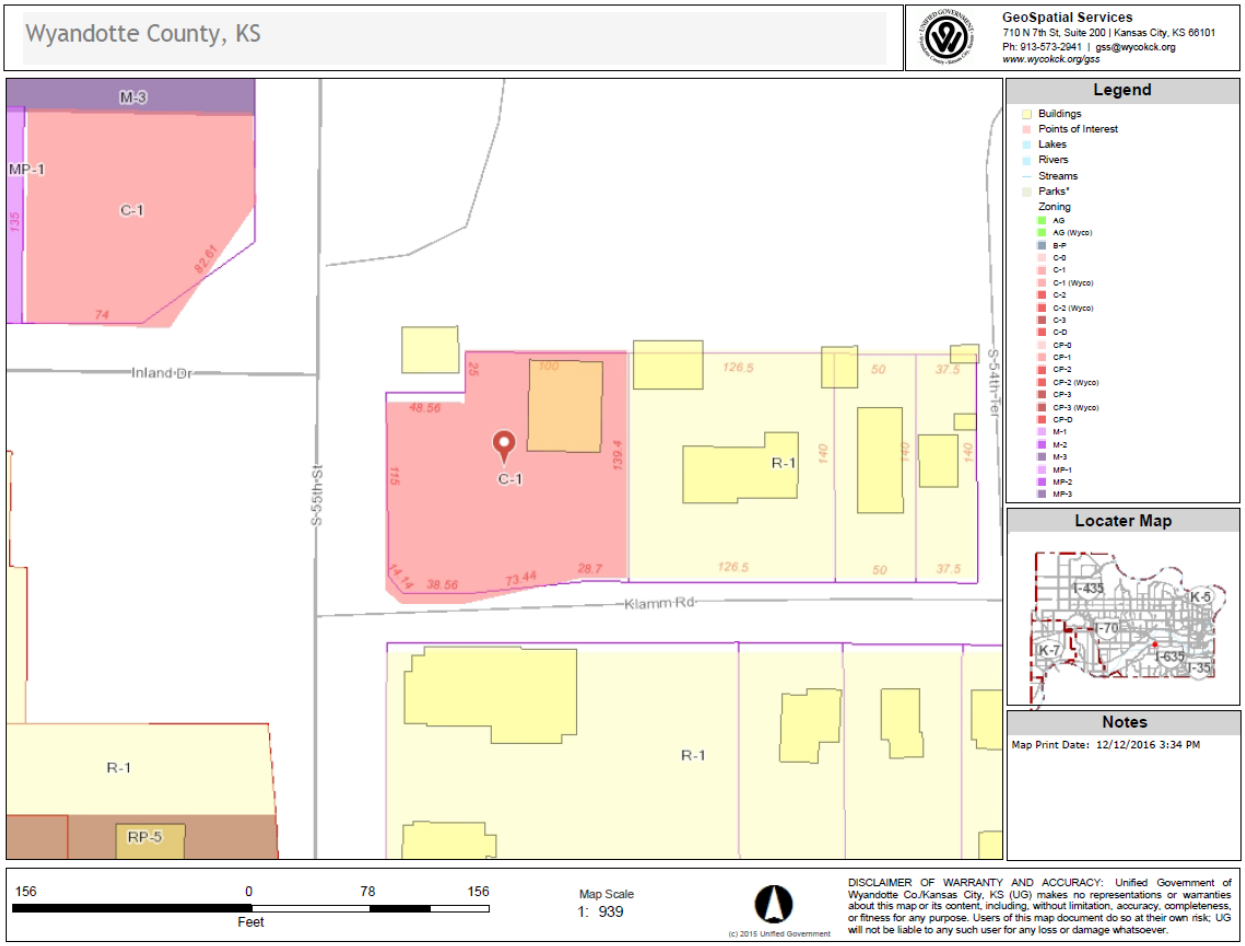
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Master Plan Amendment #MP-2017-2:**

Carson	**Aye**
Connelly	**Aye**
Ernst	**Aye**
Gonzalez	**Aye**
Huey	**Chairman**

Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Change of Zone Application #3129:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.

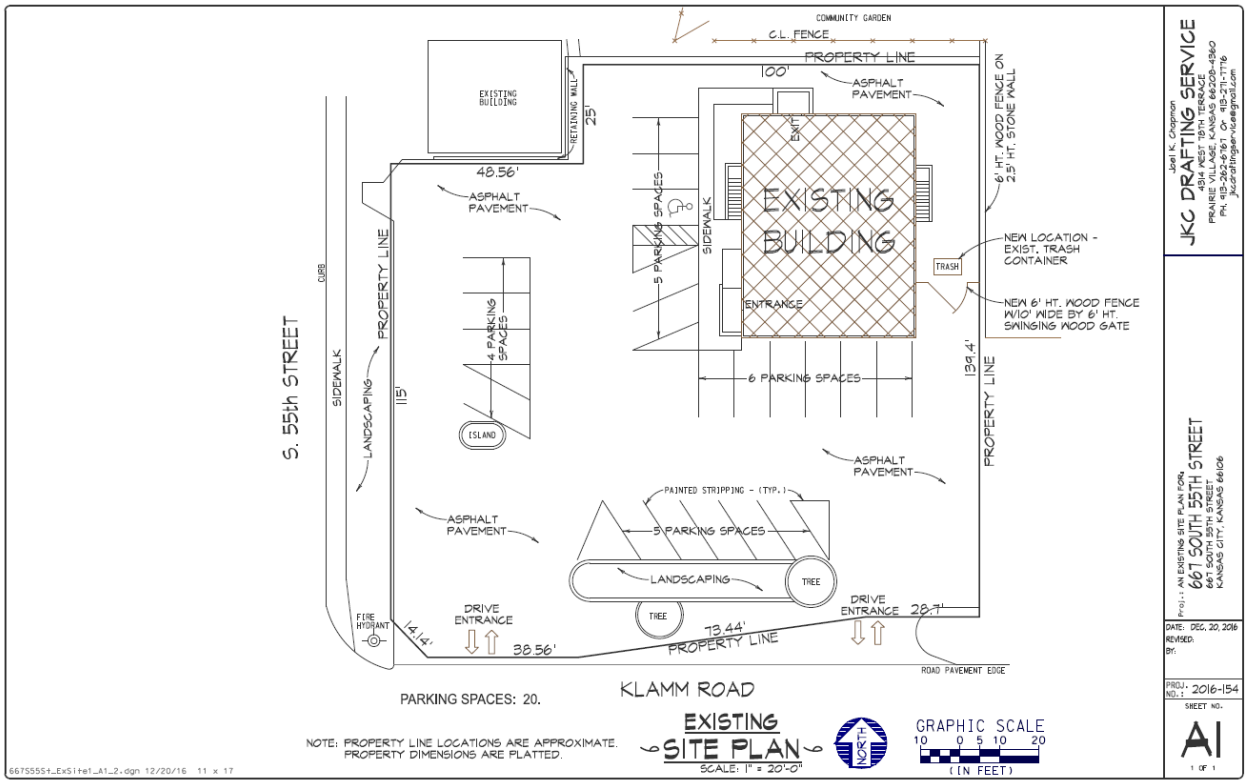
On motion by Mr. Gonzalez, seconded by Ms. Rank, the Planning Commission voted as follows to **recommend DENIAL of Special Use Permit #SP-2017-3:**
Carson Aye
Connelly Aye
Ernst Aye
Gonzalez Aye
Huey Chairman
Jones Aye
Pauley Aye
Rank Aye
Schwartzman Aye
Serda Aye
Wing Not Present
Motion to recommend DENIAL Passed: 9 to 0
Reason: Based on staff comments, public opposition and the applicant's testimony this evening that he would not have come forward if he had known about the opposition.


Wyandotte County, KS
GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss
Legend
Buildings
Points of Interest
Lakes
Rivers
Streams
Parks*
Zoning
Locater Map
Notes
Map Print Date: 12/12/2016 3:34 PM
M-3
MP-1
C-1
Inland Dr
S-55th St
S-54th Ter
Klamm Rd
R-1
RP-5
156
0
78
156
Feet
Map Scale
1: 939
(c) 2015 Unified Government
DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.

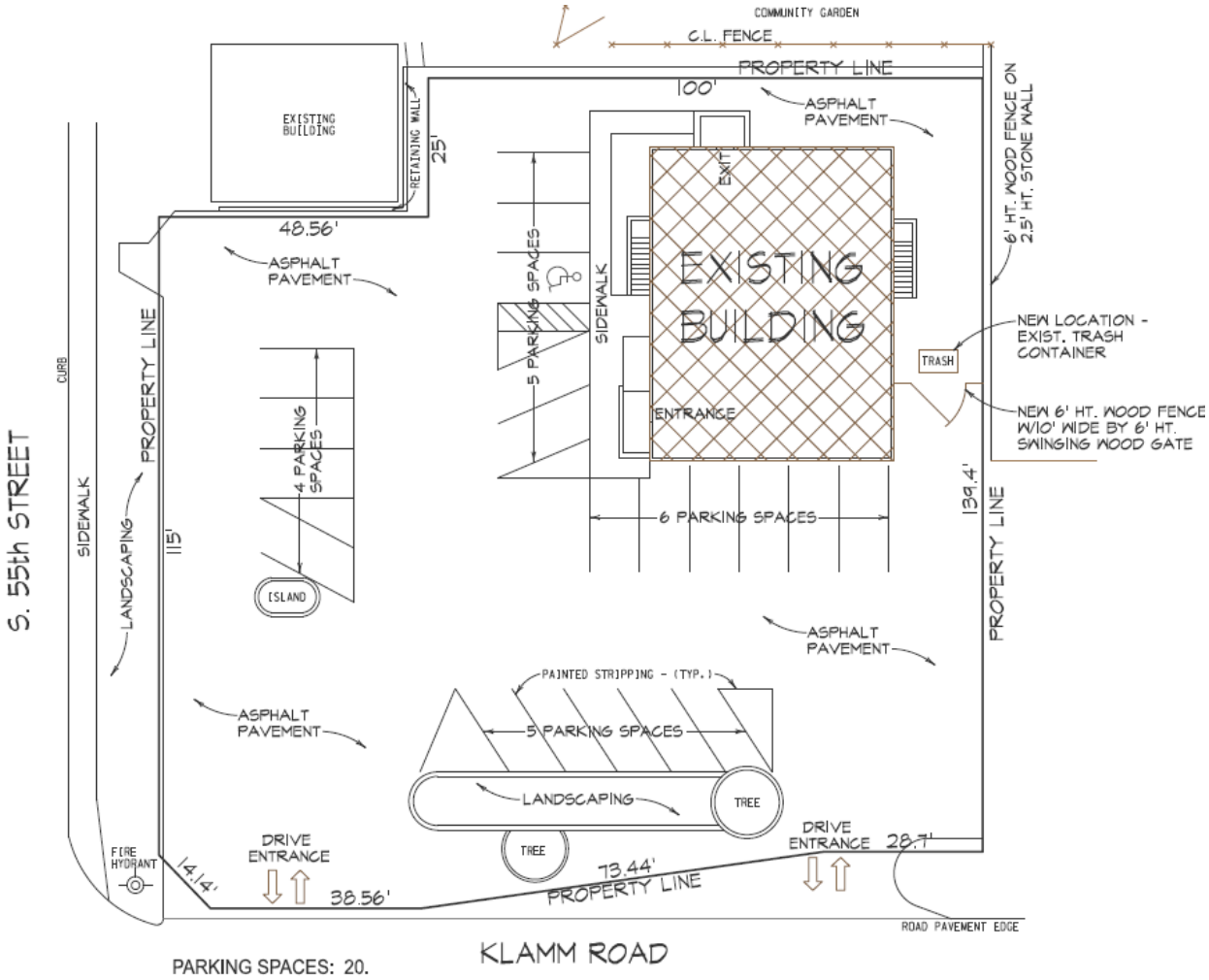
Zoning Map

The location use to be a doctor office which now is vacant. It is in a fair condition with 2 levels. Upper level and basement level. It has a lobby and multiple exam rooms, the lot is all around the building. The location is in fair condition.

The proposed use for this property is to become a used car lot dealership. The plans are to the used car lot from 9 a.m. to 6 p.m. I will have around 5 to 10 cars. I am planning on calling it Turner auto sales. To start off there will only be two employees my brother and I. It will be open from monday to saturday. I think the space in this property is great for a car lot.


COMMUNITY GARDEN
C.L. FENCE
PROPERTY LINE
100'
ASPHALT PAVEMENT
EXISTING BUILDING
RETAINING WALL
25'
48.56'
ASPHALT PAVEMENT
ENT.
EXISTING BUILDING
6' HT. WOOD FENCE ON 2.5' HT. STONE WALL
5 PARKING SPACES
SIDEWALK
NEW LOCATION - EXIST. TRASH CONTAINER
TRASH
ENTRANCE
NEW 6' HT. WOOD FENCE W/10' WIDE BY 6' HT. SWINGING WOOD GATE
4 PARKING SPACES
6 PARKING SPACES
139.4'
PROPERTY LINE
S. 55th STREET
CURB
SIDEWALK
LANDSCAPING
PROPERTY LINE
115'
ISLAND
ASPHALT PAVEMENT
PAINTED STRIPPING - (TYP.)
ASPHALT PAVEMENT
5 PARKING SPACES
LANDSCAPING
TREE
TREE
DRIVE ENTRANCE
DRIVE ENTRANCE
28.7'
FIRE HYDRANT
14.14'
38.56'
73.44'
PROPERTY LINE
ROAD PAVEMENT EDGE
KLAMM ROAD
PARKING SPACES: 20.
NOTE: PROPERTY LINE LOCATIONS ARE APPROXIMATE. PROPERTY DIMENSIONS ARE PLATTED.
EXISTING SITE PLAN
SCALE: 1" = 20'-0"
NORTH
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
JKC DRAFTING SERVICE
Joel K. Chapman
4914 WEST 157TH TERRACE
PRAIRIE VILLAGE, KANSAS 66224-4360
PH. 913-262-6761 Or 913-271-7776
jkcdrafting-service@gmail.com
Proj.: AN EXISTING SITE PLAN FOR,
661 SOUTH 55TH STREET
661 SOUTH 55TH STREET
KANSAS CITY, KANSAS 66106
DATE: DEC. 20, 2016
REVISED:
BY:
PROJ. NO.: 2016-154
SHEET NO.
A1
1 OF 1
6675555t_ExSite1_A1_2.dgn 12/20/16 11 x 17

Site Plan



Site Plan Detail

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Yadira Luna, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ #3129 #SP 2017-3 CZ 16401-00025
2. That I conducted a neighborhood meeting on December 15, 2016.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Yadira Luna
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 12 day of January, 2017

My commission expires 2 of 18, 2020

HELEN MAYNEZ
Notary Public
State of Kansas
My Commission Expires 2-18-20

Helen Maynez
Notary Public

Application number: C02 #3129 # SP 2017-3

The meeting was on December 15, 2016 at 667 S 55th Street Kansas city, KS 66106

Time: 6:00 P.M.

No one showed up at the meeting.

No information was given to anyone since it was only I there.

Meeting adjourned at: 667 S 55th Street Kansas city, KS 66106

Minutes taken: 0

From: dwaller1@kc.rr.com [mailto:dwaller1@kc.rr.com]
Sent: Saturday, January 28, 2017 10:45 PM
To: PlanningInfo
Subject: Proposal for Used Car Lot

A City Planning Commission public meeting will be held at City Hall on February 13 at 6:30 pm for the purpose of rezoning the clinic at 55th & Klamm from limited business to planned general business with a special permit for a used car lot.

We do not need a used car lot in our area. That would ruin the nice landscaping and the community garden area. 55th Street is fit with mainly nice building and small mall businesses. We already have two gas stations on 55th Street. It would make the area worse and take away from our home values. I live on 54th Terrace. Iam sure there is something else that could go in the clinic.

Deborah Miles

From: Linda Brann [mailto:lbrann@hotmail.com]
Sent: Sunday, January 29, 2017 1:30 PM
To: PlanningInfo
Subject: Car lot on 55 street in Turner

We say no to the car lot on 55 street in Turner. Can't attend meeting. Please keep the garden.
Sent from my iPhone

From: Terry Garner [mailto:tlgarner68@gmail.com]
Sent: Sunday, January 29, 2017 1:40 PM
To: PlanningInfo
Subject: Car lot in Turner

I live in Turner and I vote no on the car lot.
Terry Garner

From: imadotte [mailto:imadotte@sbcglobal.net]
Sent: Monday, January 30, 2017 11:28 AM
To: PlanningInfo
Subject: Objection of carlot

Dear Commisioners: This objection is from a reporter of the RECORD. A few of us "oldies" of Turner worked our selves to exhaustion to help Dr. G in that Community Garden. I had 3 sunstrokes from it & ended up in the hospital the first one. Arlie Gentry a wonderful lady of Turner use to sit there & watch the butterflies, the fountain, the birds, etc. We have picnics for the "community", Halloween parties, education fot children & youth. Older citizens love to come in. It is a place to educate to teach, to meditate & most of all to LOVE.
BUT--IF a carlot goes in next door, it will take away the beauty of that corner. There will be no place to park. It wont be accessible for the elderly, the handicapped,. PLUS, it would be dangerous & unsightly. I talked to every business there, I know this is hearsay but True & they do not approve. We were even talking about having spiritual meetings there. So many things derive from our "BLOOD, SWEAT & TEARS". Thank you, I hope & pray you take all of this into consideration. SUE REICH, reporter for the RECORD Newspaper.

From: Janet W [mailto:jrwinkie50@aol.com]
Sent: Tuesday, January 31, 2017 10:32 PM
To: PlanningInfo
Subject: proposed rezoning at 55th and Klamm

Dear board members,

As residents of the Turner community we wish to stand opposed to a change in the zoning of the small lot at 55th and Klamm. This used to be a Dr. office and is for sale now. We understand a permit has been requested to rezone it for a used car lot. This area is at the entry to our Turner community highlighted by our volunteer led Turner Community garden at which we volunteer. I , Janet Winkler, teach classes in gardening with Wyandotte County Extension Master Gardeners to children who walk down from Turner Recreation Center. I feel the traffic generated by a used car lot would be hazardous to these children. Also we both are opposed to the possibility of pollution generated by cars, oil and other fluids as well as the washing of same which would creat a hazard to the health of our garden both plants and people using the garden. In addition the friendly atmosphere of family usage and social and educational purposes would be at risk of disruption. We do not want a used car lot at this small site at the entry to Turner.

Sincerely,

Mark S Winkler and Janet R. Winkler

5541 Pawnee Drive 66106

913 287 2043

I will not be able to make the meeting on 2/13/17 and wanted to voice my opinion. I believe a used car lot at that intersection would impede access to the community garden, increase traffic at a point of town that's already a bottleneck, and does not fit with the aesthetic of this town.

Nathan D. Croy, LCMFT
Confidential Phone: 913.730.6389 | Office: 6811 Shawnee Mission PKWY, Suite 310, Overland Park, KS 66202 | Online: CroyMFT.Com

Please no!! Will this mean the Community Garden Center will have to go?
Cherie Hornbeck

(First published_____) #3124

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 100 North 10th Street in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to CP-3 Planned Commercial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on August 26, 2016, by the owners of property to have the zoning of said property changed from its present zoning of R-1(B) Single Family District to CP-3 Planned Commercial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Ford & Roots Addition B2 E 69 Ft of S 19.25 L9, located at approximately 100 North 10th Street, Kansas City, Kansas,

be changed from its present zoning of R-1(B) Single Family District to CP-3 Planned Commercial District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein

described to be now zoned for CP-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, FEBRUARY 2, 2017
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, February 2, 2017, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District (arrived at 5:05 p.m.); Townsend, Commissioner First District (arrived at 5:55 p.m.); McKiernan, Commissioner Second District; Murguia, Commissioner Third District (arrived at 5:55); Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Joe Connor, Assistant County Administrator; Bridgette Cobbins, Unified Government Clerk; Alan Howze, Chief Knowledge Officer; Maureen Mahoney, Asst. to Mayor/Chief of Staff; and Doug Bailey, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Philbrook, Bynum, McKiernan, Johnson, Kane, Markley, Walters, Holland.

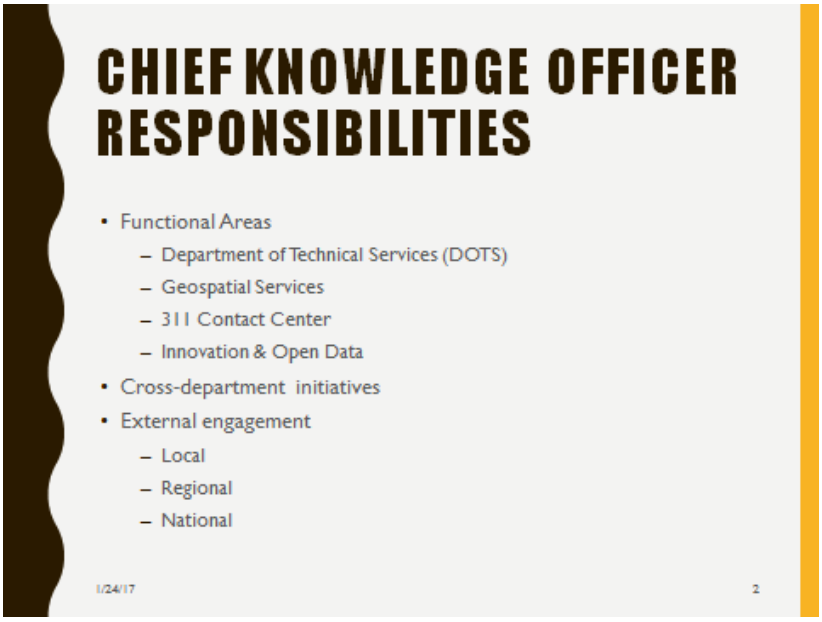
NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, February 2, 2017, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building, for an innovation presentation. Immediately following, the Commission will recess to the 9th floor conference room for an executive session regarding land acquisition.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

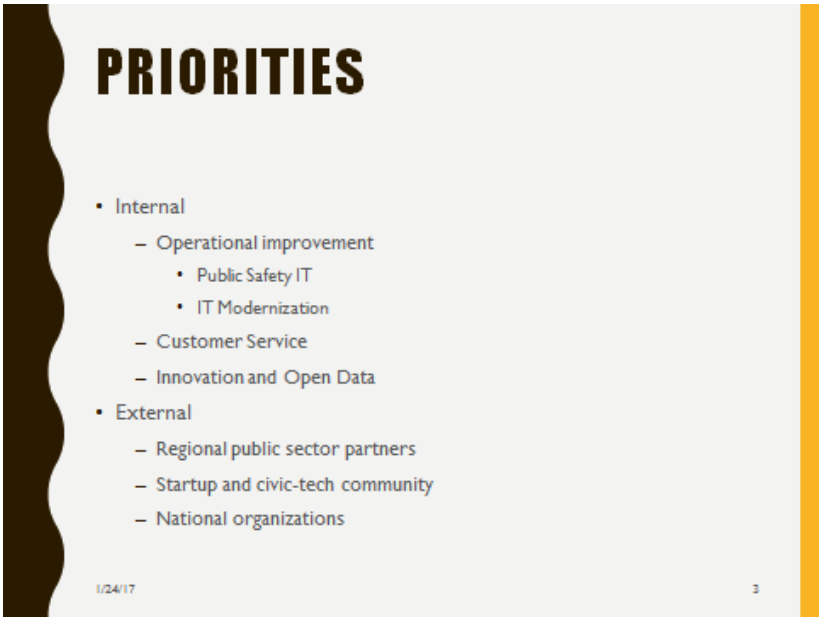
Doug Bach, County Administrator, said tonight we're ready to come forward with the presentation about a few different activities, projects that our Chief Knowledge Officer has been working on since coming into the Unified Government. There are many different areas of innovation that we're really getting into and processes that we're going through and I thought it was about time to come forward and show you how some of these are advancing and different timelines on it. One thing I do want to note is Alan Howze will go through and note many different things. We're really not set to dig into every project tonight so this may kind of simulate to go hey want's that and we can hit some of those, but we're not here to dig into every project that we're working on throughout the course of the various different areas. The intent of this is to kind of give you an overview of all the different areas and then kind of show some different timeframes and such that things are happening.

Alan Howze, Chief Knowledge Officer, said yesterday was actually my six month anniversary of joining the UG, August 1st. It has been a whirlwind. I thought it was appropriate to come back and give an update on the activities of the department. It is a new department for the Unified Government, a new structure, and there is a lot going on with it. I think one of the things I was fortunate coming into the organization is that there are a lot of great people, there is a lot of talent and good things are happening already so a lot of what we will see tonight is a reflection of that work and we're going to continue to do that.

I think it also reflects, you will see the aligned priorities of the Mayor, the Commission, the Administration and we're excited a lot of these things are lining up in ways that I think will really move the organization forward. I also wanted to say thanks to Joe Connor for his guidance and support through the first six months as well in helping me get a strong start out.



Just a quick overview of the responsibilities of the role, we've got functional areas of Department of Technical Services, GIS, Geospatial; 311 Contact Center and Innovation & Open Data. Responsibility for cross-department initiatives and supporting those and third is External engagement with local, regional and national partners. I want to pause just for a second and say this is a pretty unique structure among local governments. In fact, it may be truly unique, in terms of putting technical capabilities with the responsibilities for working on cross-departmental activities and external engagements. It creates the opportunity not only to be a strong support organization but to really be a catalyst for change in the organization and to be a connector with internal and external partners. I think we've got the potential for a powerful engine.



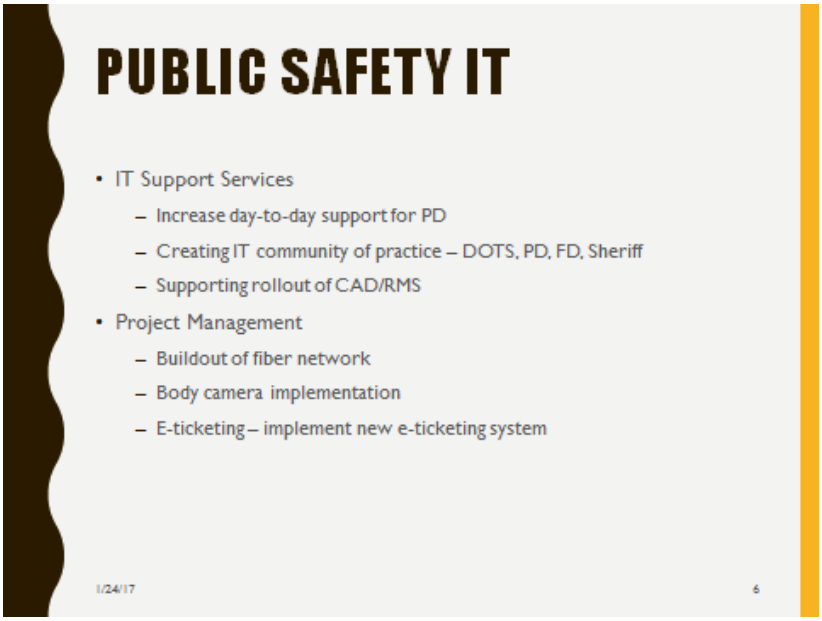
The priorities, we've got internal and external priorities. Internally starting with operational improvements, we were fortunate and we will talk about this here in a minute, shortly after coming onboard we began to merge our Public Safety IT organization with our DOTS organization and I think that provides some benefits for us and really focusing on IT modernization. I put that first because that really does have opportunities as we go through operational improvements to improve customer service. As we get better at moving data and information around and then looking at innovation and open data and how do we, again, think about creatively how do we solve some of these challenges.

Our external we have regional public sector partners, and again we will talk about this a little bit more, strong engagement with KCMO, with our other local government partners, with the startup and civic-tech community and national organizations as well. It's been a good relationship.

You heard last week about the new vision and I wanted to just emphasize the work that we're doing really impacts all the priority goals that have been laid out by the Commission. I think you will see throughout here we really cut across a lot of these different priorities in really trying to help departments in achieving these.

Let's start with IT Modernization. As I mentioned one of the most exciting things in the first six months has been the incorporation of Public Safety IT with our DOTS organization and really creating a strong partnership where we're providing IT support services on day-to-day for PD. We're secreting a broader community of practice among IT professionals in the organization; we're supporting some of the projects like the rollout of the CAD/RMS and supporting project management. As we get into some of the new projects and thinking about the buildout of the fiber network to support the body cameras, the body camera implementation itself and projects like new e-ticketing software that the PD—we're working with them to implement as well. Around each of these we put a project management methodology to help to facilitate the smooth implementation of these projects.

Commissioner Philbrook asked are you going to say anything more about the CAD/RMS later on here. **Mr. Howze** said not exactly. I think to Doug's point earlier that if we want to take specific projects, we can come back and new a broader—**Commissioner Philbrook** said that's fine. Would you mine telling the public what this is? **Mr. Howze** said it's the Computer-Aided Dispatch and Records Management System for the Police Department and Fire Department and it was rolled out, I believe, earlier this year. It's the electronic records essentially for our Public Safety organizations.



Mr. Howze said the last point on the Public Safety IT, and this really applies to all of IT, as we're going into this in sort of the spirit partnership and of not doing technology for technology sake, but making sure it works for the officers. The things that we're doing make them safer and more affective at what they're doing and sort of keep that operational lens on all the work that we're doing across IT.

We have a number of IT Planning efforts underway. As we move to I think a proactive stance around information technology, I will just touch on these quickly, we've got infrastructure, the network. We're working starting out on a fiber plan for the UG and the broader community. There are a lot of opportunities and we will talk a little bit about this later whether it's economic development or operations or supporting things like body cameras. Those all require a high degree of connectivity and so we're looking at a more comprehensive plan to address those. We're looking at the next generation of the UG network so the internal switches, that's sort of stuff and taking inventory of our UG wide IT assets and make sure we understand what we have and where we're going what the replacement cycle is for all that so we can get better at budgeting for projects and equipment.

On the application side we're beginning to look at a Cloud strategy so all of our software now is hosted on premise here in our data center, our different data centers around the UG. We're looking at what are the options that make sense for the departments for the operations on sort of a case-by-case basis as well as a broader overall strategy. Related to that is IT Governance and an IT Governance structure. Again, it sort of lays out the timeline for projects, when things are happening so that we can be as effective as we can with the operations, but also with the taxpayer dollar about lining up projects and investments that make the most sense at the right time.

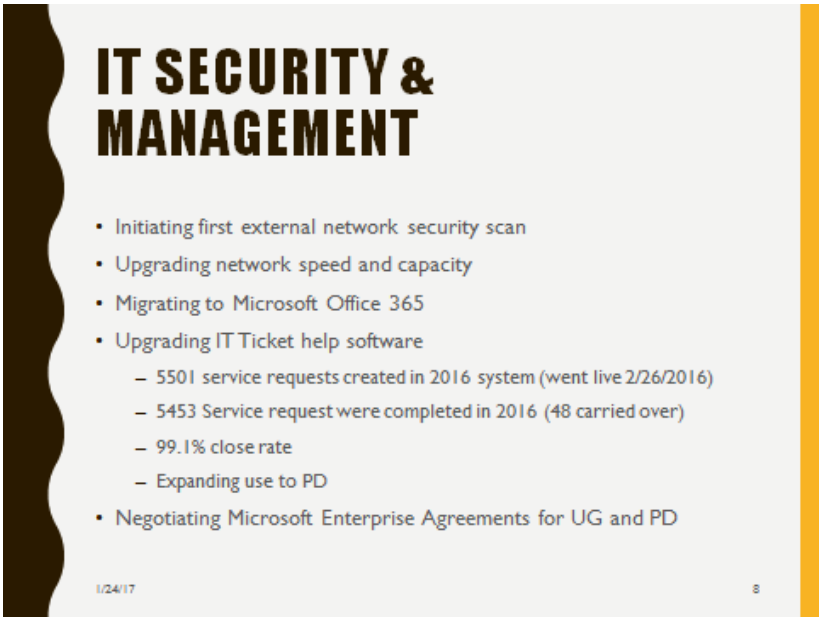
Things like introducing mobile payment and electronic signature capabilities that open up new opportunities for improved customer service and then really focusing on operational work and support as well. We're starting down a path with Public Works to do an IT needs assessment that combines with their strategic planning process that's underway. It's really thinking about how we can support departments in their work.

Another example is the Health Department medical records replacement and so in 2019 the Health Department's current software will no longer be supported so we have a long runway to begin to work with them on what that replacement looks like, what are the operational needs of the department and to help them through that decision-making process.

Commissioner Philbrook said I have a question about one of the Public Work's area which would be Animal Services. They're already online aren't they to receive money for dogs, cats, chickens and all that kind of stuff? Online registration and accepting money, that program is working? **Mr. Bach** said yes. **Commissioner Philbrook** said I just wanted to make sure it was working. I knew we had started it up and I wasn't sure if it was working well. **Mr. Howze** said we have engaged with them as part of the PD and a broader set of stakeholders around. We've taken the initiative to replace the ticketing system so that Animal Control Officers out in the field will be able to write citations directly and it will connect into the Records Management System and ultimately into the payment if as needed or a warning. We will be able to better track the full set of activities, that sort of thing.

Mayor Holland asked would there be an opportunity to partner with Cerner on the Health Department medical records? **Mr. Howze** said among the big two, I guess you might say in that space, so I think that's certainly a live possibility. Something we could consider.

Commissioner Philbrook said this is just rumor, I thought I heard that Cerner was working with our new department—the Wellness Center and they are working with them on that particular program. **Mr. Howze** said Cerner is the contractor. **Commissioner Philbrook** said in conjunction with KU. **Mr. Connor** said they are.



Mr. Howze said I will touch briefly on IT Security & Management. This is obviously important that we have a secure network and that we keep our data and information secure. This year in the first quarter we will be initiating our first external network security scans so we're getting a third party to actually look and test against our network to make sure that we are protecting our data as best we can.

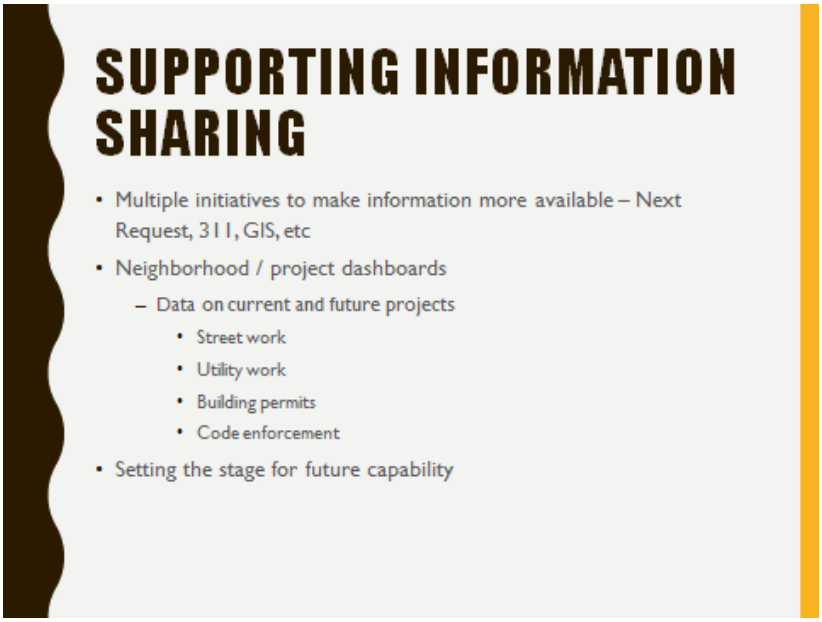
We talked about upgrading the network speed and capacity both for City Hall as well as for some of the other locations like Public Works. We will be moving to Microsoft Office 365. That will largely be a transparent move for users, but will create a lot of new capability. It will remove sort of the caps on emails and box sizes and that sort of thing. Some of these things that are invisible to users will improve the ability to conduct business.

We will also be upgrading our IT Ticket help software. This was first installed in February of last year. It's going through an upgrade and you can see it's really giving you the ability to track in much finer grain detail the number of service requests, the types of service requests, it allows us to see things like password resets are a major category so now we know we can go after and figure out if there is something we can do to make that easier for users while maintaining our security. We will be expanding that use to the PD as well as part that integration.

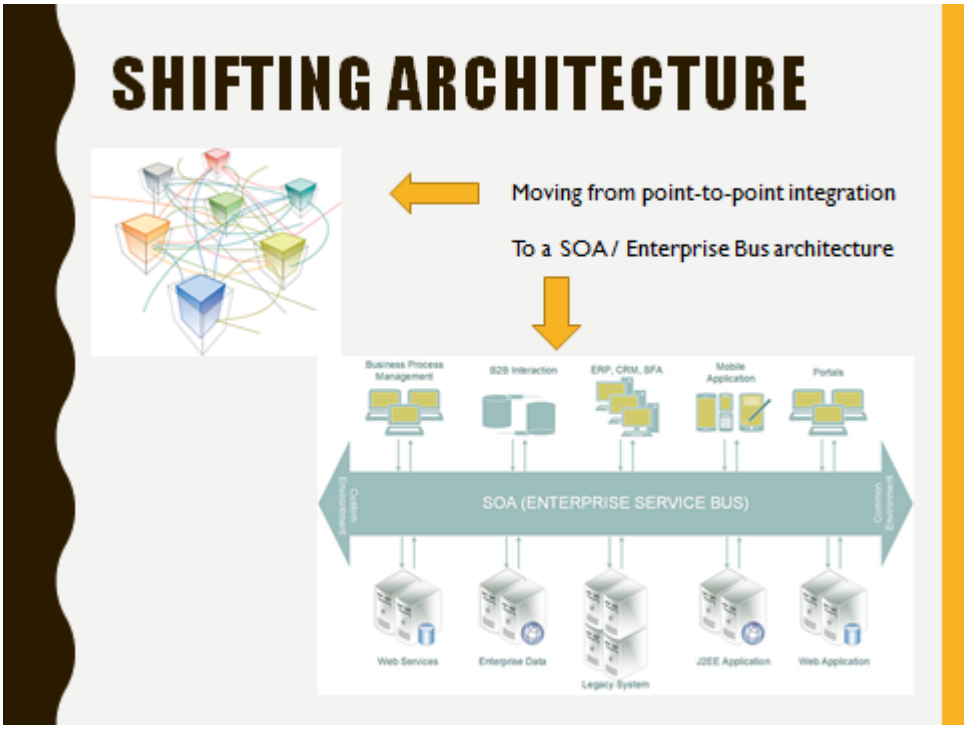
We do have two Enterprise Agreements with Microsoft. One is for the UG and one for the PD. They both come due in the middle of this year so we're starting the process of figuring out how we're going to best negotiate those to get the maximum value.

We have a number of major IT projects that are underway. The key to all of these, and that's why I put it to the first bullet, is that we have strong project management capabilities and we think about process redesign in the context of these software upgrades. That is really fundamentally where we get the benefit in the operations. It isn't so much from the technology; it's from the technology combined with the process improvements and the hard look at how we're doing business. I'm not going to go through all of these, but just to give you a sense we've got our financial system, our NRC system is getting upgraded, we will talk more about 311 in a minute, we talked about e-ticketing and so there are a number of these projects that are in

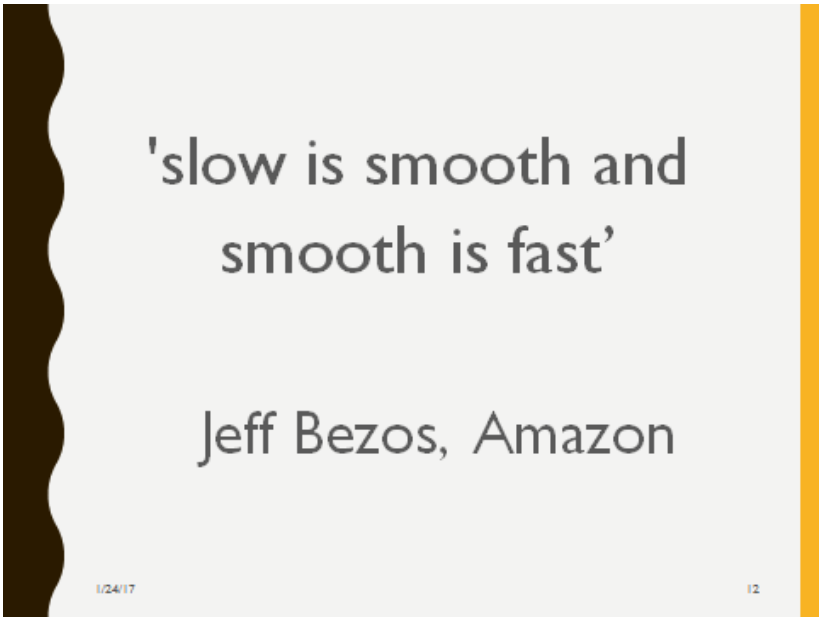
motion. It's ambitious but I think collectively the execution of these projects will be a significant step forward for the UG.



A lot of what those projects have in common, along with the infrastructure projects, the other thing is supporting information sharing. How do we move data around the organization? We have multiple initiatives to do that. For example, Next Request, 311, GIS; all of those are about how do you take information and make it available when needed to support the operations to support communications with residents. We are looking at the creation of a Neighborhood and Project Dashboard. We were having conversation earlier this afternoon with Commissioner McKiernan about Public Works projects, as an example, that comes up frequently where you're able to overlay the Capital planning schedule and projects onto a map and make that publicly available so the residents know what's coming, improve our Capital planning. All those pieces are sort of a part, but they all require fundamentally the ability for these systems to talk to each other and so that's what we're designing into it.

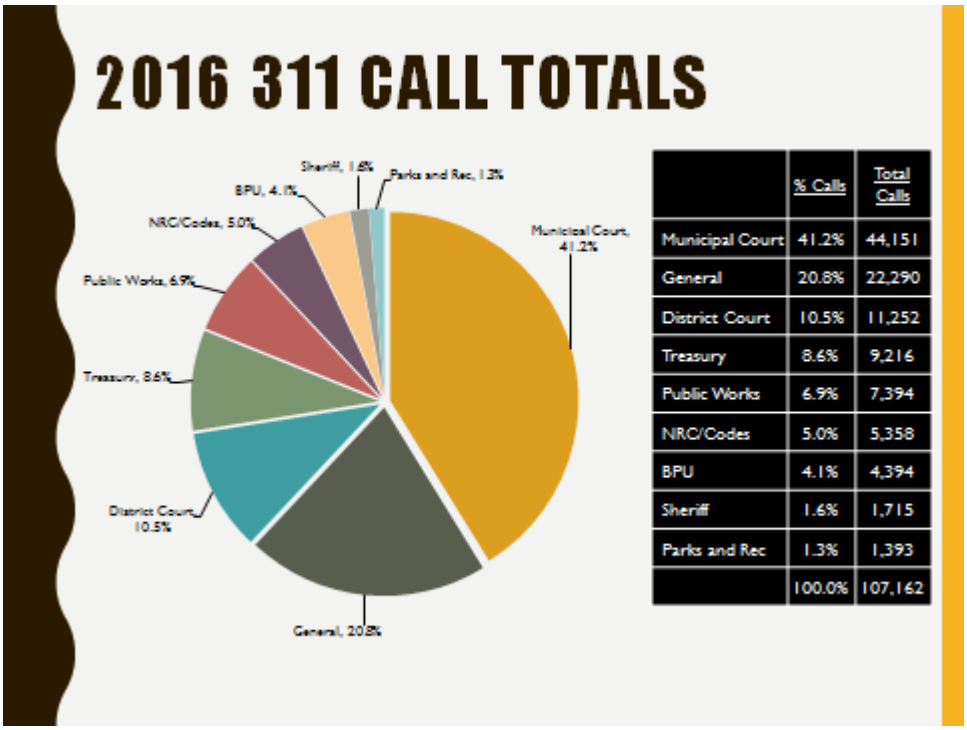


This is the only technical slide I will show you. Basically what we're moving from is this box up on the upper left which is point-to-point connections of systems. We're essentially stringing sort of spaghetti lines between different systems and where we're moving to is sort of a central integrated hub. It's called Enterprise Service Bus or Service Orientated Architecture is sort of the technical name of it where you are plugging systems into one place and then you route that data and information out to where it needs to go to support the other systems. It's a much simpler approach for management and maintenance of systems. It allows you to upgrade systems without breaking everything else which is a common problem. There are a lot of benefits to this and this is directionally where we're moving.



I just put this in here as one of my favorites quotes from Jeff Bezos and it has the Amazon thing too which is not bad, but the idea that slow is smooth and smooth is fast and we take deliberate haste in moving forward with the projects that we understand the full ramifications of the stakeholders that are involved that we do our due-diligence in planning. If we do that and we move forward with these projects then we will actually end up where we want to be faster than if we had moved without doing that. The example that I like to use is, I used to run paint crews in college and you go out there and spend 90% of your time scraping and sanding and you're covered in paint chips and the house looks worse than when you started, but if you just go ahead and put the paint on without doing that stuff, you're going to be back a year later and spending the same amount of money or more to fix it. It's true for painting and it's true for technology, it's true for lots of things and so that's the approach that we want to take with these projects.

I will talk next about customer service. We will talk about internal and external customers. There is certainly an emphasis on customer service across the organization and we want to be supportive however we can with departments in doing that.



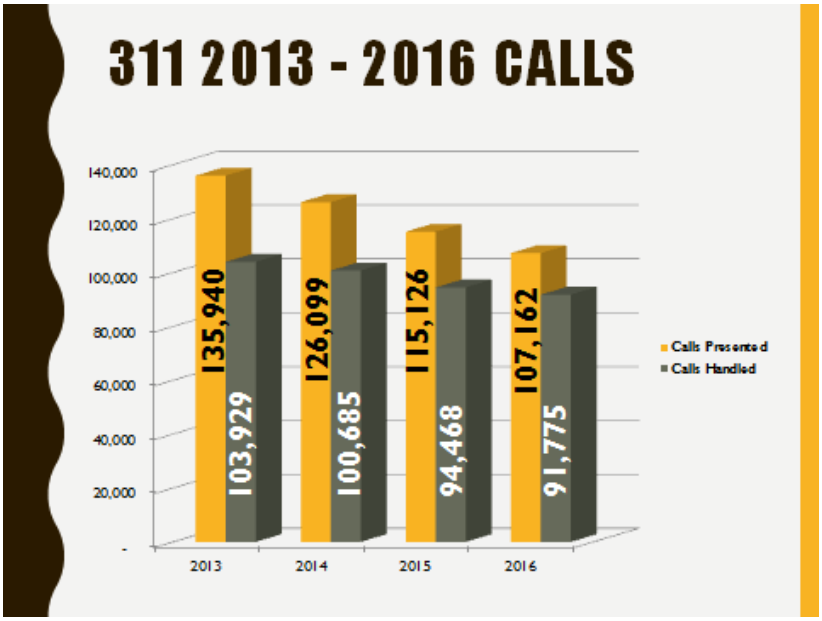
We will start with 311. This is the front door for the organization and this is where a lot of people come to get information about lots of different things. I wanted to give you a sense of the

call volume and what those calls consist of. We had about 107,000 calls in 2016 and to give you a sense of scale, it sort of jumps off the page when you look at it, is that Municipal Court is 40% of those calls. District Court accounts for another 10% and so over half the call volume is related to court related activities.

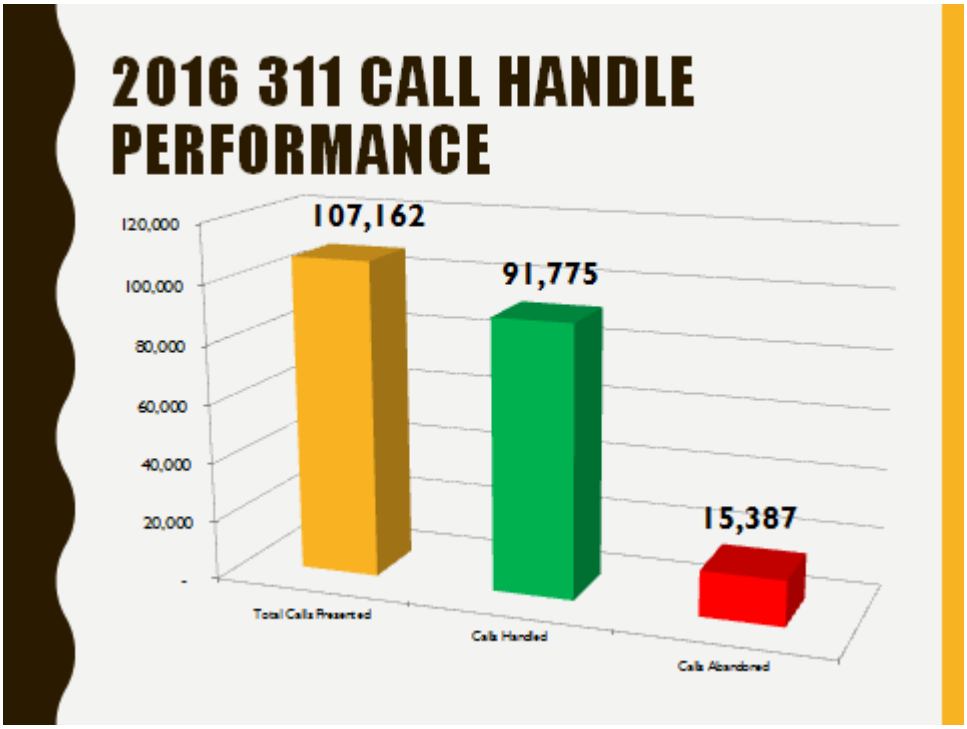
Commissioner Bynum asked when you say calls, do you mean telephone or do you mean every way that those requests come in? **Mr. Howze** said telephone which is the prominent channel today for service.

Mr. Howze said the other thing that this begins to tell us as we begin to look into the data is why are we having so many calls around Municipal Court and what it has allowed us to do is kickoff some work with Crystal Sprague in Municipal Court around what is this about? Are there things that we can do that make it easier for people to get the information they need either online or other places that allows them—helps them because we don't want them to get so caught up in missing court dates and that kind of stuff and so we're really talking about having some direct impact on people's lives and the data really helps us focus those efforts.

Commissioner Walker asked did you get an answer to your question as to why these people are calling and who is it that's calling. **Mr. Howze** said I don't know if I can answer the second part of that in terms of who is calling. In terms of why they're calling, it's when is their court date, what's the status of their—**Mayor Holland** said their ticket they have to pay. **Mr. Howze** said yes, it could be their ticket. It's a whole range of things that they call about. I don't have that sort of detail behind this. One of the things that we're doing in our upgrade in 311 is creating additional forms, not forms; but new forms that will capture additional detail that will actually help us to answer are they calling because they're calling about a ticket that they need to pay, are they calling because they want another court date, are they calling for all these various reasons?

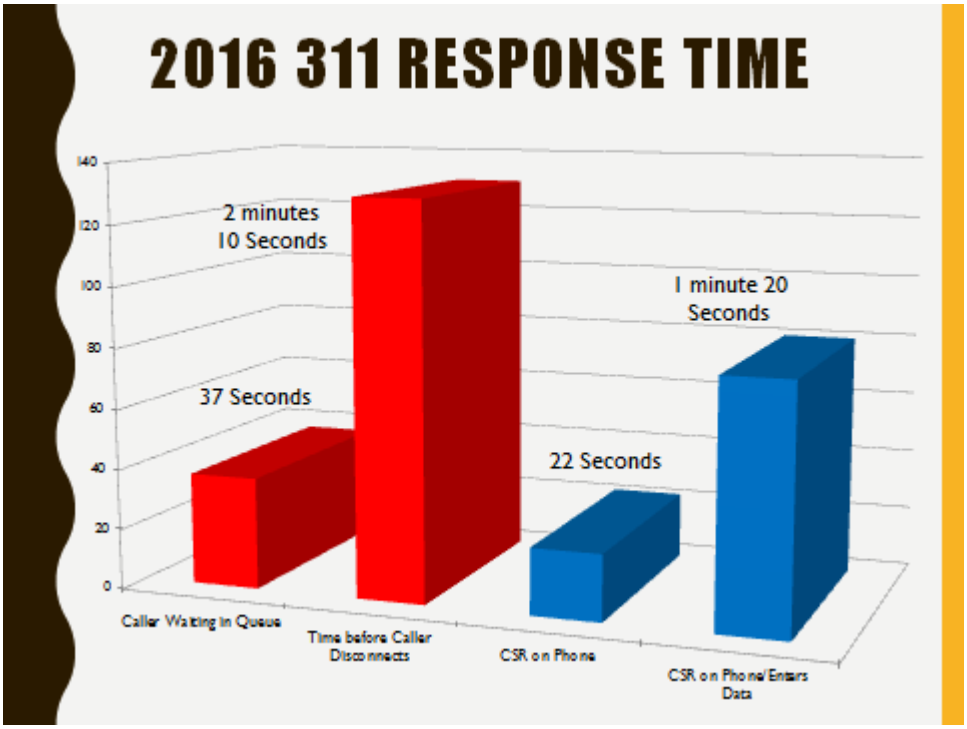


Mr. Howze said to give you a sense over time 2013 to 2016 we're starting to look at some of those longer term trends. You know there is a downward trend in the call volume. I don't exactly know what that is and we can go back again and ask were there incidents, storms or other things that would spike traffic in particular months so we can look at that. We can also look at how we are doing on calls handled over a period of time. Are we getting better at handling more of the calls that are coming in and so that's kind of the longer look at it.



We're also starting to look at the call handle performance. In other words, how many calls came into the center, how many calls were answered, how many calls did not get answered and we kind of wanted to give you the full unvarnished picture? This is our data, this is the information and makes that available to you and we're at about 90% I think of calls that get answered. We're looking at and starting into the process of looking at even by day of week and by hour of day when do those calls surge. When are we missing most calls and we started seeing some patterns, not necessarily surprising, but you can see with the data around 9 to 10 on a Monday and actually between 2 and 3 is another high volume time and we didn't necessarily anticipate that. You can look at it by day and by hour and begin to adjust our staffing and our surge capability accordingly.

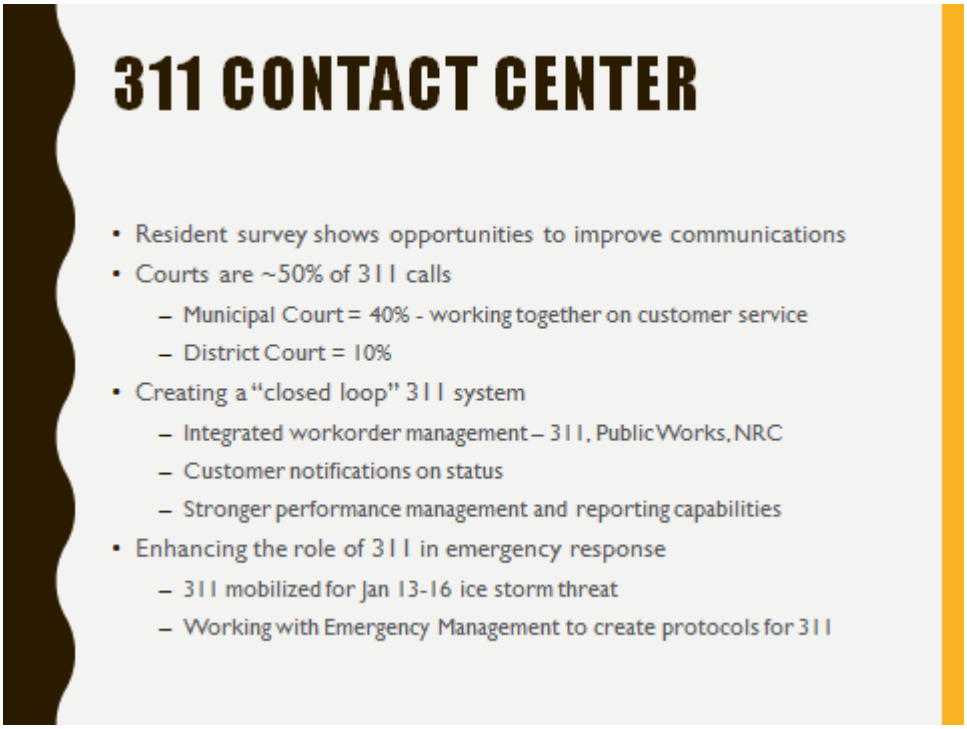
Commissioner McKiernan said the calls that were abandoned, has that caller hung up or is that rolled to voice mail? **Mr. Howze** said in this case its caller hung up because we've got a queue so they are sitting in a queue. **Commissioner McKiernan** said they've gotten answered and it said please wait and the next person will talk to you and they gave up in the wait time. **Mr. Howze** said yes and you will see why on this next slide.



When we talk about wait time, we're talking about both averages and we're talking about peaks so we talk about the average caller waiting in the queue is 37 seconds. The average time before caller disconnects is 2 minutes 10 seconds. We really see that when those call lines surge and we're unable to answer those calls, two minutes is kind of the cutoff time. People get tired of waiting and I do the same thing when I call another company. Again, that gives us an understanding of okay, we need to make sure we're trying to push down on all of these times, but we know where the cutoff is, and the threshold is, for people when we're really starting to lose them.

Commissioner McKiernan asked is it possible—are the numbers inflated by people who hang up and call right back or are we able to sort that out from the data. **Mr. Howze** said we're not.

Mr. Howze said on the right side in the blue the average time that one of our customers' reps is on the phone and then once they serve the call they are on for about an additional minute to enter the data into our CRM system. Again, just to give you a sense of volume and staffing and timing.



For our 311 Contact Center the resident survey certainly showed that was one of those areas of opportunity. We talked about the courts being 50% of the calls or were with Municipal Court. We would like to start working in 2017 digging into District Court as well and understanding what we can do to help there. Most importantly I would say is we're creating this "closed loop" 311 system. This is integrating our 311 software with our business software in Public Works and NRC in Code Enforcement so that when a call comes in it's not transferred over to another department, it's actually entered right there and it generates a work ticket. That then is directly transmitted to the department and in that process it also creates the opportunity to communicate back to residents. You call in, it gets registered that we've received it; it registers if it's being worked and it registers when it's closed. We can control and support the communication back to the residents and that's whether it's through a phone call, whether it's through the online channel; it will give us a lot more ability to I think be responsive in communicating with residents.

On the backside of that, we will also be able to see on the performance management and reporting how tickets are closing, if things are aging out, if there is additional training we

need to do with staff because tickets are getting held up in different places. Again, it will provide a lot more visibility across the entire workforce stream.

Commissioner McKiernan said I have shared this with you before, but I think closing the loop on 311 will have the single biggest impact on citizens. Out of all the good stuff that you're doing, those are the most common calls I get is that I called three times, the problem is not solved, I don't know what's going on; can somebody just tell me. I think this will be absolutely great. **Mr. Howze** said we're excited about it.

Mayor Holland said the 311 app, are you going to talk about that? **Mr. Howze** said I am.

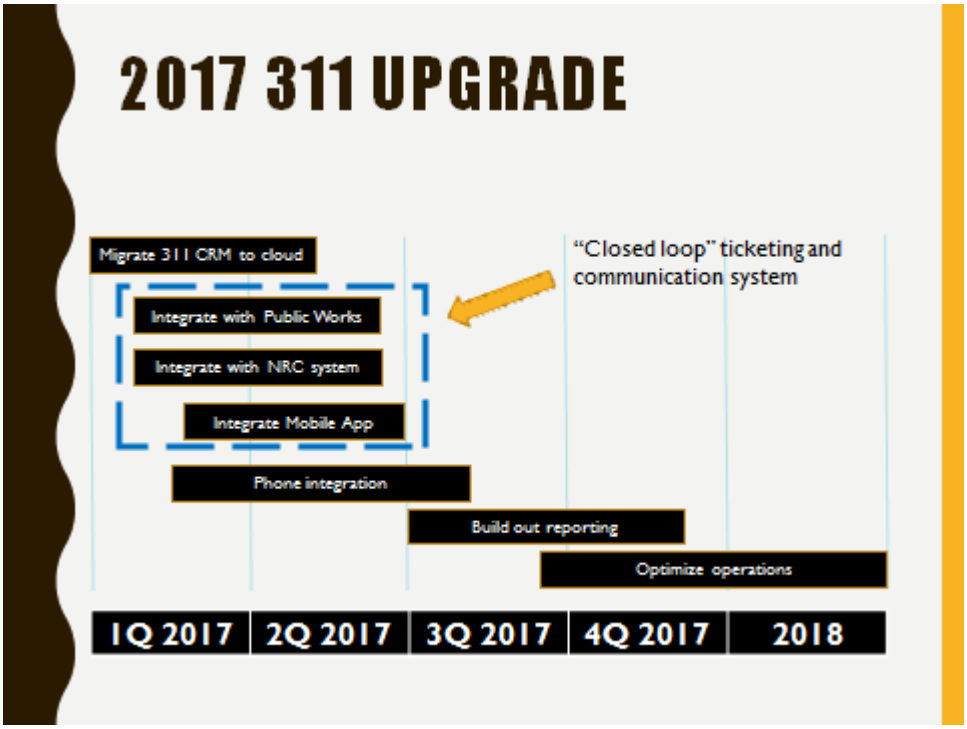
Mr. Howze said the last point there and I want to emphasize this as well is that the actions we're taking will enable 311 to be more of an integral part of our emergency response. You will see in a minute that we're looking at moving our CRM system up into the Cloud. That allows in the event this facility, the City Hall, becomes unavailable or we need to bring in extra call takers from different places, it would be a web base system essentially that you can get into. It will significantly increase our ability to be responsive in an emergency and there are lots of examples of this around the country, Louisiana and Baton Rouge and the flooding, where you see these incredible spikes in 311 services when you have an event like that. We're putting ourselves in a position to be able to better respond to that for the community.

Commissioner Walker said one of the things about 311 has been that if you call in and you voice your complaint, I have not seen data—I see it's nice that we answer the phone call and I'm sure that it's forwarded to the right department, but let's do some—I've got a pothole in my street, it needs to be patched. 311 I can call and report this but 311 has no independent power to verify that once it forwards it to the Street Department that pothole is fixed. The truth is, my experience has been, it can be weeks or months before it's even addressed. There has to be a conduit for 311 to a power in the Administrator's office or an ability to track whether that job is done. If nobody is held accountable—we've always had this inner-departmental problem where one department doesn't get any authority over another department's turf and that's been for 40 years. You don't want anybody monkeying with what you're doing in your department. It's sort

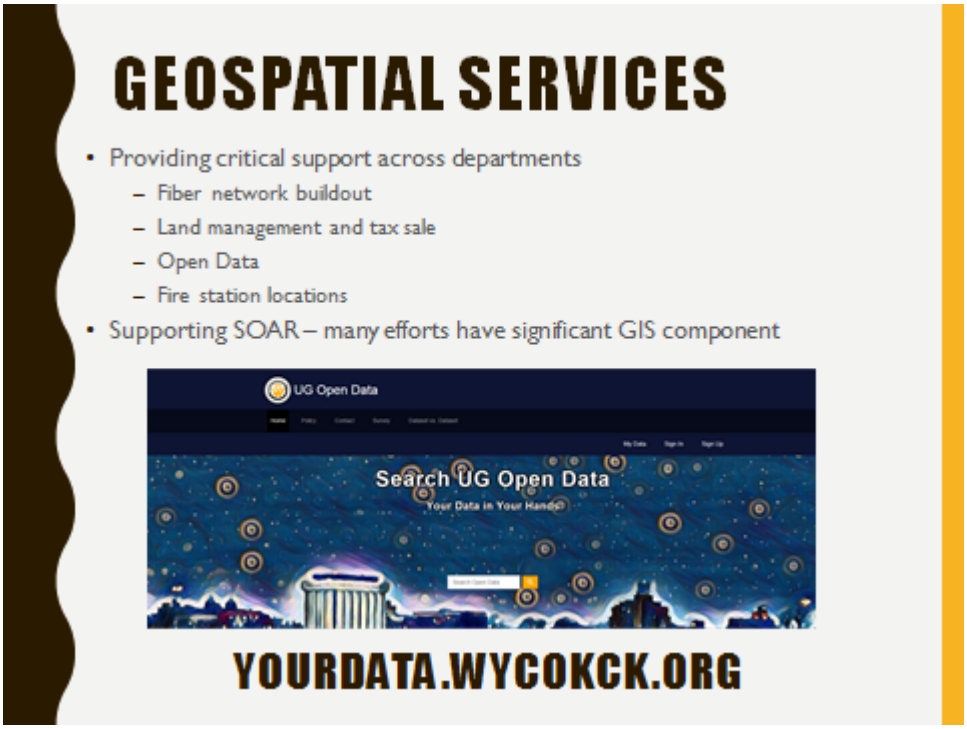
of a territoriality. Somebody has to account for 311 service calls or it doesn't get done. **Mayor Holland** said I think I will let the powers that be address that.

Mr. Bach said I believe that is what we're trying to accomplish within this close loop system, at least identified and that's where we bring in 311, Public Works and the Neighborhood Resource Center which are the primary areas that get this. When they get it at 311 it's creating a ticket and a tracking mechanism that's going out into the field areas that they can see it and it's making sure there is service going on, supervisors are seeing what it is, and it's information that is coming back to 311 to show us this is the area that—this is the timeframe they're working on and they do the ticket and they take it through the steps. If nothing is happening on it, then there is also flags built in this system that then come up and alert from either the department head or then it can come back and be in our office. That's how I'm seeing this work and, Alan, tell me if that's how you're designing and how it's working. **Mr. Howze** said that's right. **Mr. Bach** said so it is really to accomplish what you're talking about. **Commissioner Walker** said the end user is going to be the one to see it and you know that most people who call City Hall aren't calling to ask for policy changes in how we do our business. They have trash, they have street problems, a street light is out and they called the Police and nobody came. These are not insurmountable kinds of solutions to these problems. **Mr. Bach** said I agree.

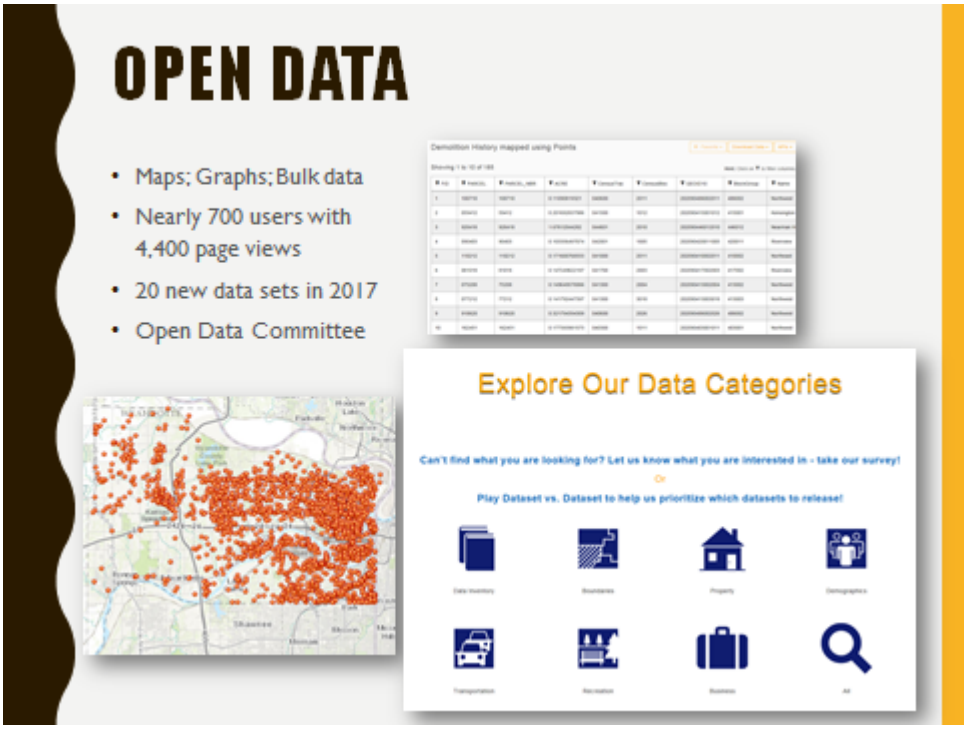
Commissioner Philbrook said thanks for bringing that up Hal. That just triggers me thinking about okay so each of us has our own districts. Is there any way for us to know if things are being taken care of in an expeditious manner? You know, the individual commissioner, so if there is a problem around a certain area, it will pop and we can take a look and see. **Mr. Howze** said yes. We will talk about our GIS capabilities here in a minute and so almost the majority of these calls can be mapped to a place and location. **Commissioner Philbrook** said the reason I'm asking is because sometimes you will have certain little areas and you will get several people or several homes calling about something and if they don't call us, we don't know but that's why I'm asking. **Mr**. **Howze** said not that we don't want to get your calls but we would like to get less of them and this will provide an opportunity for them to do that. You will be able to see it. **Commissioner Philbrook** said I don't want to have to call, I agree, I don't want to. I have no complaints about people taking care of the issues.



Mr. Howze said just in terms of schedule, and I know this is a priority for the Commission and the Administration, sequence does kind of matter in this. What we're doing first is we're looking at getting our CRM system up into the Cloud and then building the connections, integrations with Public Works and NRC. We don't want to do it in reverse order so we end up building and then breaking and rebuilding. We will have that "closed loop" system. We will bring online a mobile application that will allow people to submit and get information via their phone. We're looking at further in the year telephony our phone integration for our call takers and then moving into building out the reporting capabilities that we just talked about behind it so you can begin to see what is and what hasn't been done, what has been done so aging out a request, that kind of stuff. Then really ultimately the purpose of this is to help to optimize some of the operations and give that information back to the departments and help them see with greater visibility what's happening in their own operations. That's the plan. It's an aggressive timeline so recognize that but we're aiming to move quickly on this and we've got a lot of the pieces in motion already.



Moving on to our Geospatial Services and really this is our mapping group and they provide a lot of support across a whole bunch of different initiatives. I don't want to spend too much time but things like our fiber network buildout, our open data; those are all sort of resting on our GIS platform. There are a lot of SOAR activities that are location based that are being led and supported by our GSS team including, for example, the tax sale. They created a new tax sale map that's interactive that you can go and see so they are really doing a lot of good work. I think you will hear from them later on this evening.

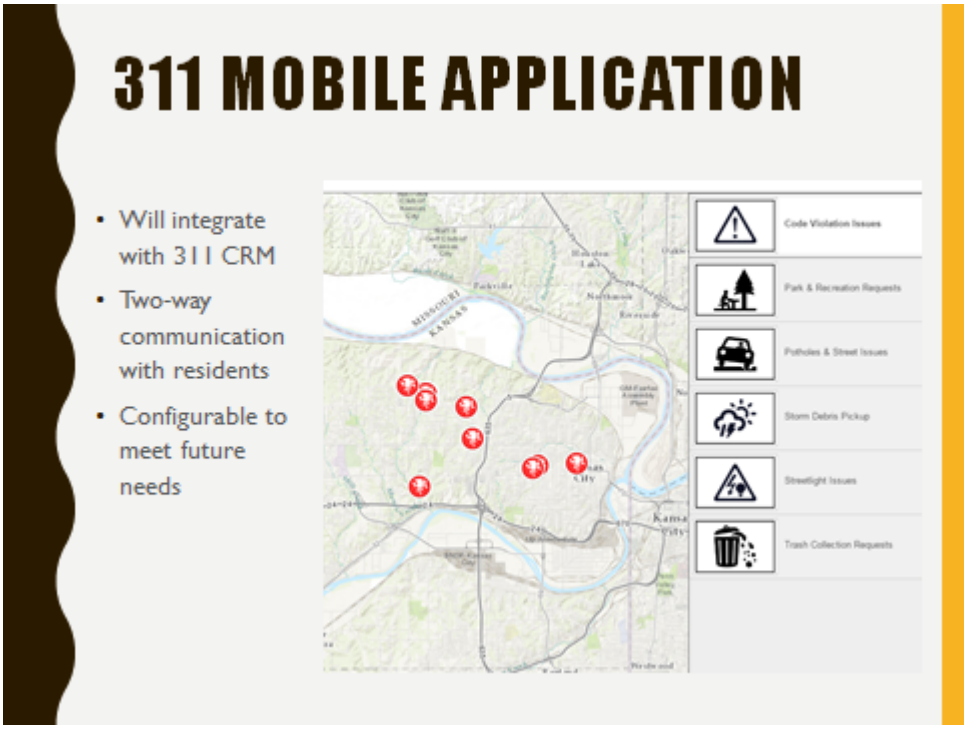


Back in November we launched our Open Data Portal working with our "What Work Cities" partner. We are still tracking usage on this. We've gotten 700 users, give or take, the number of page views where I think we're finding consistent with other localities that this is as much internal—it has as much value internally as externally so other departments can access different datasets and think about how they can use them. We set up our Open Data Committee that's going to meet on a quarterly basis through 2017 and we will report back to the Commission at the end of the year. We're moving quickly on that as well.

Our GSS is leading a lot of our mobile application efforts. They have been piloting blight early warning application and this is really a first of the nation where we would take some of these indicators of blight and through algorithm essentially try to figure out what are those leading indicators, how do we know if a neighborhood is starting to move in a direction that we don't want and we can get in there earlier to try and help to mitigate that and to help the neighborhoods. That's an exciting one.

Photo survey is, again, allowing us to get better information about vacant properties and distress properties and I will show you in a second our 311 mobile application.

Commissioner McKiernan said I just want to say thank you to everybody that has worked on your data platform and data integration because you know I've always said I want to have that on my phone standing on a street corner, not tied to a desk here and although I've had lots of questions and interesting observations about it, it is so incredible to have all that data on very mobile friendly maps that gives me good data anywhere I am. I love it and I think you've done a great job with getting that off the ground. **Mr. Howze** said the team has done all the work and they've really been excellent on it.

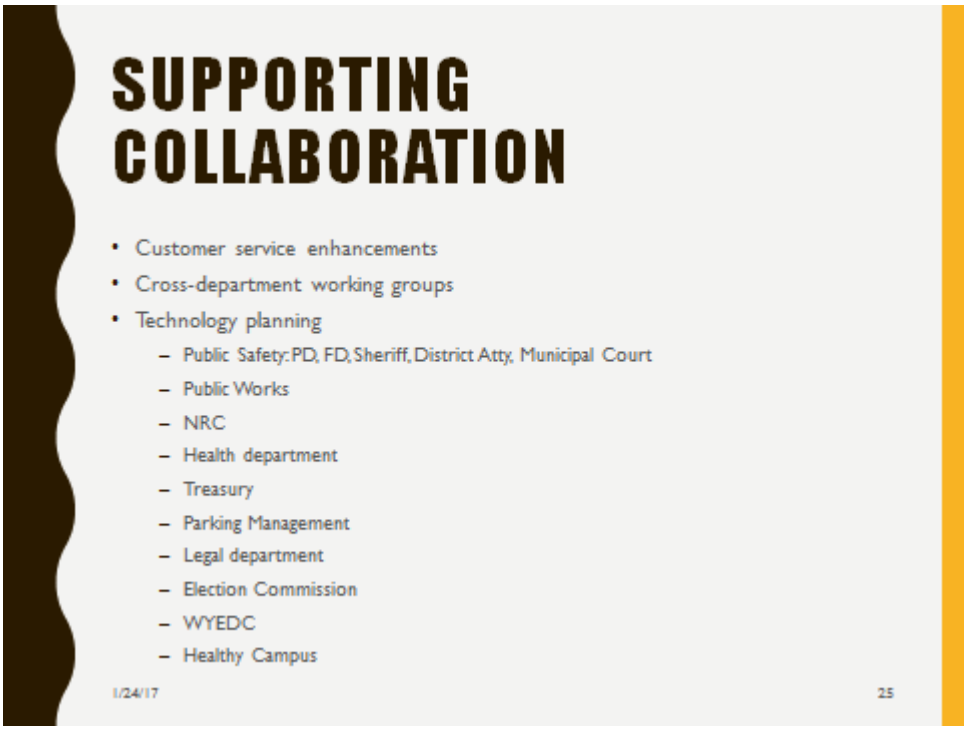


I just wanted to show you the 311 mobile application. It is in development so it's not a thought, it's a thing. We're moving forward with it. We don't need to roll it out until we've got the other pieces and set. I've talked about sequence kind of matters in this and so we don't want to roll this out and then have it go to sort of it dead-ends where people are using it and the information isn't getting to where it needs to go in departments and they have a bad first experience. I just wanted you to know that is in fact happening. **Commissioner Philbrook** said what are those little red dots? **Mr. Howze** said those would be incident reports. If somebody reported a pothole, that would show up on the map. Part of it is that you can actually also see what other people have reported so if you say the street light is out, you can look on there and say we know three other people have reported it and it has been received and it's being worked so you may not choose to report it but at least you will have the information.

Mayor Holland asked will graffiti be on this as well. **Mr. Howze** said yes, we can put graffiti in it. It's fully configurable so we can put graffiti on there in the event, for example, a snow storm we could put in there something that said my street hasn't been plowed. You can adjust it. It's fully configurable to make it meet the needs that we have without costing a lot of money. That's

one of the challenges of some software. You say I want to make this change and we will send you the bill. This is a much more flexible system.

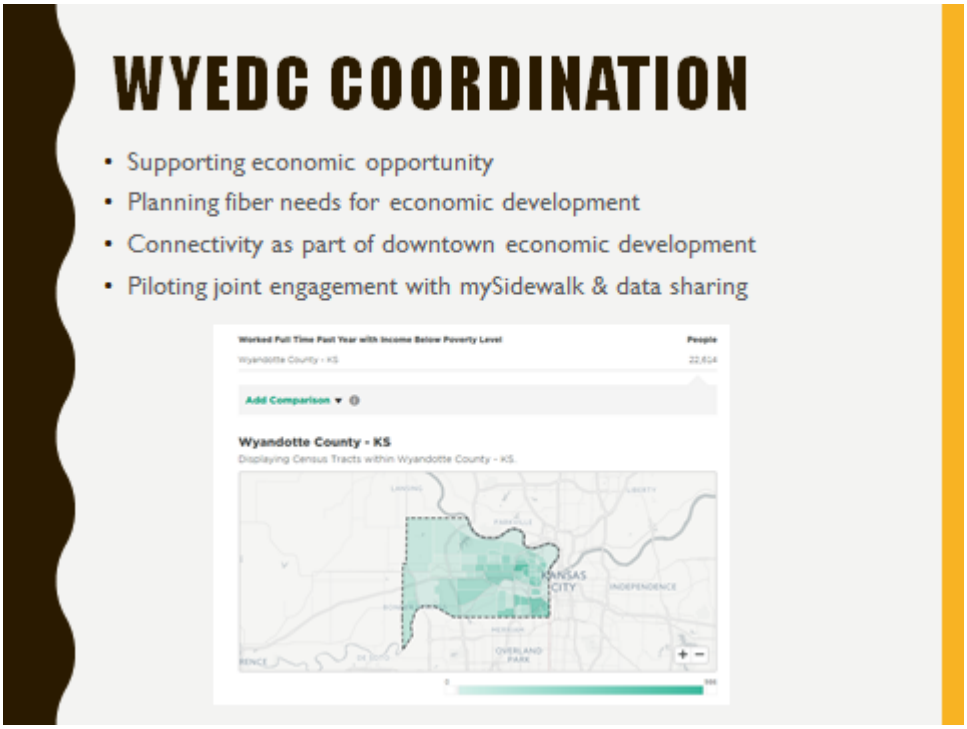
This is the second area. I'm going to move through this in the interest of time.



We've got a lot of efforts underway and I've talked about a lot of them here this evening. Supporting Collaboration across departments; we really do see ourselves as helping departments with their needs, meeting their needs. Commissioner Walker, your point, we're not trying to get in other people's business or lane. They know their stuff and have execute against it, we're just trying to be as helpful as we can in helping them be successful.

We're working on technology planning with a number of different departments. Again, sort of looking out to what is the one, three, five year timeline for existing systems for replacements operationally for what they're trying to do.

In conjunction with that we're looking at setting up a number of some cross-departmental working groups so SOAR is probably the best example of that where it has really brought forward a number of different departments. There are a number of other opportunities to do that on a much smaller more targeted scale for different things. We do have an Open Data Committee. Things like Drone Technology and as that merges as an operational capability of different needs we can bring different departments together to be thinking about it, work through it, what do we do with the video; all that kind of stuff. We can solve forward together as opposed to solving forward individually as departments.



We are working with WYEDC and helping work jointly with them on things like fiber planning so there is a strong economic development component to having fiber connectivity. Whether that's for small businesses, medium size businesses, large businesses; it's become an essential part of business operations now. We're working with them on that, looking at it as part of economic development of downtown and we're piloting with them in sort of a joint engagement with this company called mySidewalk. They are a startup out of Kansas City to begin to pull different datasets together. WYEDC has found it to be very useful in being more responsive to inquiries about some different opportunities and places where you've got land and mapping that up with demographic data and all those sorts of things. They can be much more responsive to those needs so we're excited about that.

We will talk about this starting with our local and regional engagements. There are a number of really strong I would say local partners that are interested in working and be part of helping our community be successful stating with KC Digital Drive and KC Startup Foundation. You may have heard from some of them we're getting them in front of the Commission to update on their activities. They have a lot going on that actually is directly applicable to our community. Both

have extended invitations to join their Board to be more deeply integrated with those organizations in the efforts that they're doing.

We're working with the Digital Inclusion Coalition to look at how do we close the digital divide and how do we make progress in that area.

We're working closely with KCMO. They have been really good partners with helping orient me in the community, but also engaging us and pulling us into opportunities that they see as well.

Commissioner Bynum said, Mr. Howze, I sit on the Board at Kansas City Area Transportation Authority and they are working on 1) regional transit; 2) they have recently taken on a huge IT Strategic Planning process, for lack of a better term, but do you see value in maybe meeting with folks over there? **Mr**. **Howze** said yes. I should have put them on this list. They have a new CIO that they brought over from the KCMO Police Department who has been very dynamic and so they are putting together that plan so, yes, we are engaging with them.

Commissioner Philbrook said I have a similar request because the Greater Kansas City Coalition and Homelessness is now across the state line, it's the whole area, Kansas City, MO, Jackson County, Wyandotte County and they are putting together a new IT program that would be more inclusive to bring those entities in and together. I would like to have you maybe have a conversation with them so we can plug into that information and vice-versa. It's very complicated, believe me, right now and I know you know that but I would like to have that conversation.

Mr. Howze said we're starting to work with our Academic partners as well, KU, we've had conversation with K-State and we have some active student projects with UMKC. They are helping us do some research and other stuff in this semester so we're excited to get that underway. Again, there are a lot of resources that we can reach out to that bring a lot into our efforts.

Likewise on National Engagements we have seven on this list here; there may be one or two that I missed, that we're working with on a national basis. We've talked about What Works Cities and they were very, very helpful in 2016 in both the SOAR effort and the open data effort.

MetroLab is us, KCMO, UMKC and KU; sort of an academic civic partnership on specific projects. Code for America we're part of this new Chief Data Officer network out of Harvard Ash Center. Again, a lot of national resources and networks that are trying to solve some of the same things we're trying to solve. To the extent we can learn from them and we can leapfrog from where we are to where we want to be. This has the opportunity to create a lot of value for our organization and for the community.

This piece here has been a busy six months as well in terms of reaching out throughout the community and had opportunities across a number of different media outlets to promote a positive story about what we're doing and the opportunities that exists in KCK and Wyandotte County so we will continue to do that as opportunities present themselves.

Mr. Howze said I just want to close by kind of reiterating what I started with which is there is a lot going on and I think it's a reflection of the people we have in our organization. They are putting their shoulders to the wheel to make a lot of this stuff happen. It's my privilege to be able to represent that to you all and we're excited about what 2017 has to offer and I look forward to the opportunity to come back and give you updates as needed and as requested. **Commissioner McKiernan** said we look forward to those opportunities too. It's great work.

Mayor Holland said I think this is what we had hoped for and had visioned when we authorized this position. We know we have great talented people all over our organization working in all these areas and to have this integrated approach and to have someone who has the task and the time to tap into local, regional and national resources for best practices and invite everybody to work together. It's a similar enthusiasm we saw with the SOAR initiative. A ton of great people

have been very frustrated with the task that is bigger than any one department. Getting to work together and seeing results I think we see similar issues with IT. Our DOT Department is great, our Geospatial is great, we have such great folks and having that integrated approach is really what we had hoped for with this. I commend Mr. Bach and Mr. Connor. It took a long time for this hiring process but I think you're doing a great job and I think it does seem like—it's surprising it's only been six months. I think it also shows how ready each of our departments were, really ready to go, just waiting for the opportunity for somebody to say go and people are off and running. Thank you for leading that charge.

Commissioner Johnson said I'm a pretty simple man. I try not to be too complicated in my thoughts. You have put together all of these departments and I'm sitting here and I'm just amazed what has transpired in six months. I see the goals and I'm just wondering how in your mind do you define success? I'm just a simple bottom-line kind of guy. I just want to understand your methodology and how you're going through all these various areas and going down through these different categories. How do you define success? **Mr. Howze** said I think I would start with people. If we have committed, engaged employees who are interested in doing their best work, then I think that is probably the first criteria for success because they can do a lot more than I can do I'll put it that way. Secondly, I would say we're aiming high and we may or may not get there, but it won't be for lack of trying and it won't be because we didn't set our sights high enough. If we can have a strong organization and we can move forward on our infrastructure, on our applications, the core business applications and the data integration; those three pieces really will enable us as an organization, the UG as an organization, to do a lot. Whether that's communication with residents, whether that's thinking about how we manage our business operations, how we do our planning for assets for Capital budget; those are all really of a piece. That's a long answer to a simple question. **Commissioner Johnson** said I commend you for the work you've done already. I think it's been pretty amazing and so I thank you for what you've done already.

Mayor Holland said that concludes this session. We will now accept a motion to go into executive session.

Executive Session:

Commissioner Markley made a motion, seconded by Commissioner McKiernan, for the Commission to go into Executive Session until 7:00 p.m. to discuss confidential matters regarding purchase price and property locations related to land acquisition as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion. Motion carried unanimously.

Mayor Holland said we have a motion and second that we will go upstairs from this meeting for Executive Session and then we will reconvene at 7:00 p.m. downstairs in the Chamber for our regularly scheduled Commission meeting.

The Commission moved from the 5th floor conference room to the 9th floor conference room. The executive session started at 5:55 p.m.

Present for the Executive Session: Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Holland. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Maureen Mahoney, Asst. to Mayor/Chief of Staff.

Staff present for the Executive Session and left the meeting at 6:45 p.m.: Joe Connor, Assistant County Administrator; Chris Cooley, GIS; and John Paul Jones, Chief of the Fire Department.

Staff present for the Executive Session at 6:45 p.m.: George Brajkovic, Economic Development Director; and Marlon Goff, Interim Director of Economic Development.

MAYOR HOLLAND ADJOURNED

THE MEETING AT 6:54 p.m.

_____

Bridgette D. Cobbins
Unified Government Clerk

dt

STATE OF KANSAS) **PLANNING & ZONING AND**
WYANDOTTE COUNTY)) SS **REGULAR SESSION**
CITY OF KANSAS CITY, KS) **THURSDAY, JANUARY 26, 2017**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, January 26, 2017, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Joe Connor and Melissa Mundt, Assistant County Administrators; Angela Lawson, Legal; Bridgette Cobbins, Unified Government Clerk; Maureen Mahoney, Assistant to Mayor/Chief of Staff; Mark Wiebe, Assistant to Mayor; Kathleen VonAchen, Chief Financial Officer; Byron Toy, Jamie Ferris and Zach Flanders, Planners; Misty Brown, Deputy Chief Counsel; Ryan Haga and Susan Alig, Assistant Counsel; Patrick Waters, Senior Attorney; and Charles Brockman, Economic Development Management Analyst.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Holland.

INVOCATION was given by Reverend Harold Johnson of Faith Deliverance Church of God In Christ.

Mayor Holland asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk,** said yes, Mr. Mayor, a blue sheet has been distributed. Under the Administrator's Agenda, we have a revision to a resolution indicating the date of March 13, 2017, to conduct a public hearing before the Planning Commission on the petition for the exclusion of land from the boundaries of Kansas City, KS. It should also be noted that on the initial blue sheet that went

out, the date for the petition in which it was filed in the Unified Government Clerk's Office was initially indicated for December 20, 2016, and that date should be January 26, 2017.

Mayor Holland said that will be noted. Tonight we have two distinct parts to our meeting. The first is Planning and Zoning followed by our regular Commission meeting. We have a required statement by state law that needs to be read prior to our Planning and Zoning meeting. **Bridgette Cobbins, UG Clerk,** read the statement.

PLANNING AND ZONING CONSENT AGENDA

Ms. Cobbins asked if any members of the Commission wished to disclose contact with proponents or opponents on any item on the Planning and Zoning Agenda. **Mayor Holland** said I've had contact with the proponent of #SP-2016-87. **Commissioner McKiernan** said I've had contact with proponents of #SP-2016-100. **Mayor Holland** said I see no one else stepping forward to offer a contact.

Ms. Cobbins read the items on the Planning and Zoning Consent Agenda.

Mayor Holland asked if anyone in attendance, on the Commission or a member of the staff would like to set any item aside that's currently on the Planning and Zoning Consent Agenda. Any item not set aside will be voted on by a single vote.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan to approve all the remaining items the Planning and Zoning Consent Agenda.**

Marc Lonesk said I'm the owner of the property at 624 Scott Avenue, which is about a block from 508 Kansas Avenue which is the bar that is looking for a liquor license. **Mayor Holland** asked would you like to remove that item. **Mr. Lonesk** said yes. **Mayor Holland** said that's #SP-2016-70. It will be removed and considered independently. We will call you to the microphone when that time comes.

Matt Porter said I'm the owner of Reliable Concrete at 615 Kansas Avenue. The same as Marc said on the 508 Kansas Avenue drinking establishment, the same thing as his. **Mayor Holland** said you'd like to— **Matt Porter** said yes, have it removed. **Mayor Holland** said it's off the Consent and you'll both have an opportunity to speak when the time comes.

Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 17934…CHANGE OF ZONE APPLICATION #3124 – MARIANA PEREDO

SYNOPSIS: Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District to sell and repair appliances at 100 North 10th Street, submitted by Robin H. Richardson, Director of Planning. The applicant wants to rezone a 0.034 acre parcel with a vacant commercial building on it in order to open an appliance retail and repair shop. This rezoning application is in conjunction with an application for a zoning variance (#2219) that will be heard by the Board of Zoning Appeals on January 9, 2017. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3124, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a $50 ordinance publication fee is due immediately following the Unified Government Board of Commissioners' approval. The property will not be officially rezoned until the ordinance is published in the *Wyandotte Echo.*

Applicant Response: Agreed.

2. Provide details about improvements already underway or completed at the property.

Applicant Response: Painting and window replacement.

3. Please provide an estimate about the amount of money that will be invested in the property.

Applicant Response: $10,000.

4. Please indicate the proposed hours for the store and the number of employees.

Applicant Response: 9 am through 5 pm, Monday through Friday, 2 people.

5. No outside sales or displays.

Applicant Response: Agreed.

6. All code required parking must be placed on the property and not the right-of-way or obtain a variance.

Public Works Comments: None

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan to approve Change of Zone Application #3124, subject to the stipulations.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 17935…SPECIAL USE PERMIT APPLICATION #SP-2016-70 – NADIA GRIFFITT WITH LATIN QUARTERS, INC.

SYNOPSIS: Special Use Permit for a drinking establishment with live entertainment at 508 Kansas Avenue, submitted by Robin H. Richardson, Director of Planning. The applicant is requesting the approval of a special use permit to open a restaurant, bar, catering business, and live entertainment venue. The applicant states that the business will initially be open from 6:00 am to 3:00 pm for breakfast and lunch with the evening hours devoted to catering. The applicant would like to expand hours to include dinner if the business does well. The applicant would also like to be open for 5-6 events per year with live entertainment. The applicant has several building permits issued and is doing work to improve the building. This special use permit application is in conjunction with an application for a zoning variance (#2230) that will be heard by the Board of Zoning Appeals January 9, 2017. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2016-70 for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. Parking

The parking ratio for establishments with live entertainment is one space for 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area.

Please provide a legible site plan including interior areas that demonstrate how the site will accommodate the required parking.
Applicant Response:

• The requested drawings were submitted by Sullivan Palmer Architects October 24, 2016. It was noted at that time by planner Zach Flanders that a variance for the required number of spaces may be needed.

• The architect has advised that the parking was approved via Board of Zoning Appeals back in 2006. It appears, in 2006, to be with a requirement for "remaining areas" of non-assembly as one space for 300 square feet instead of the 200 square feet requirement stated under Staff Comments.

• We believe a parking variance already exists for this property; however, we are simultaneously submitting a Board of Zoning Appeals Application for a parking variance.

2. Hours of Operation
The proposed hours of operation are Monday through Saturday from 6:00 am to 3:00 pm. It is proposed that the evening hours would be primarily dedicated to the catering side of the business. It is also proposed that the business would expand hours to include dinner if initially successful with breakfast and lunch. The applicant would also like to have entertainment approximately 5 to 6 times a year for holidays and special events. What would the hours of operation be if the business were to expand hours for dinner? Would the business have expanded hours during the 5 to 6 times per year that there will be entertainment? If so, what will be the expanded hours during these 5 to 6 times per year? What are the hours of the proposed special events?
Applicant Response:

• Expanded hours to include dinner would be 6:00 am to 10:00 pm.

•The hours of operation would also be expanded from 6:00 am to 10:00 pm during the special events/holidays when entertainment/music is scheduled. The exception being New Year's Eve when special evening hours would extend until 12:30 am.

3. Attendance
What is the estimated average attendance during events with entertainment?
Applicant Response:

• The expected average attendance during events with entertainment is 50-75 patrons.

4. Safety and security
The previous establishment at this location had problems with "shootings, weapons and narcotic offenses, sexual battery, battery on a police officer and other alcohol and noise related issues" according to the Kansas City, KS Police Department. How do you plan on preventing these problems at your establishment and protect the safety of your customers and surrounding neighborhood? Has there been a change in ownership, management or operator?

Applicant Response:

• The applicant has been working with Deputy Daniel Anderson to handle security at the business.

• This is a change in management and operations. One of the principals in the business, and owner of the property, was partnered with a couple of previous entities that have operated at this location but until now was not involved in the day-to-day operations.

• The move away from a nightclub type establishment with late night hours to a full service restaurant with more typical business hours will help considerably in avoiding security and parking problems.

5. Noise Concerns

Doors and windows will remain closed when entertainment is provided in order to mitigate noise.

Applicant Response:

• All entertainment will be inside and all doors and windows will remain closed when entertainment is provided.

6. Architectural Standards

The building shall meet the architectural standards of the Commercial Development Overlay District including:

• All building facades must be 50 percent masonry. Other approved materials include but are not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementious siding (hardy board), or glass.

• Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building.

• In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:

- Divisions or breaks in materials;
- Building offsets (projections, recesses, niches);
- Window bays;
- Separate entrances and entry treatment; or
- Variation in rooflines.

Applicant Response:

• Drawings were submitted on October 24, 2016 by Sullivan Palmer Architects. Specifically, drawing A2 indicates elevations, materials, and offsets. The building complies with architectural standards.

7. Landscaping and Screening

• Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements. [Sec. 27-575(e)(4)]
• All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times. [Sec. 27-575(g)(3)]
• Four trees are required to meet landscaping standards.
• Sec. 27-466(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. For additional standards and information, see division 10 of this article.
• Sec. 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent.

Applicant Response:

• Drawings were submitted on October 24, 2016, by Sullivan Palmer Architects. Specifically, drawing A1 contains landscaping plan with shrub and tree planting detail.

8. Approval is for two years.

KCK Police Department Comments:

According to the Kansas City Kansas Police Department, this location has a history of disturbances including "shootings, weapons and narcotic offenses, sexual battery, battery on a police officer and other alcohol and noise related issues." Parking was also a concern with the previous business at this location with overflow parking creating a nuisance for the neighboring properties, including the Kansas City Kansas Fire Department station and Epiq Systems, Inc.

Code Enforcement Actions:

The following code enforcement actions have been taken in the past 10 years:

• April 20, 2015 – Multiple violations: "High weeds on property, a large amount of junk and rubbish is stored on side fenced area on the east side of building, the south and an east side door are boarded." These violations resulted in a $2,500 bench warrant for the owner after the owner failed to appear in court. The violations were resolved after the

property was cleaned up and the payment of the bench warrant. This case was closed January 14, 2016.

• May 5, 2014 – Code Violation: Weeds. Resolved May 19, 2016.

• May 29, 2013 – Code Violation: Weeds. Resolved June 12, 2013.

• September 18, 2012 – Code Violation: Weeds. Resolved October 3, 2012.

• July 18, 2012 – Code Violation: Weeds. Resolved August 1, 2012.

• May 21, 2012 – Code Violation: Weeds. Resolved July 11, 2012.

• September 12, 2011 Code Violation: Weeds. Resolved October 6, 2011.

Public Works Comments: None.

NOTE: It would behoove the applicant to be a good neighbor as this application could be brought back to the Board of Commissioners at any time for consideration of revocation if they do not follow their stipulations. The staff will look at code violations when it comes back for renewal.

Mayor Holland said that brings us to the item that has been set aside. I'll ask the staff first if you can kind of give us the lay of the land on this one, what the issues are.

Zach Flanders, Planner, said the applicant has applied for a special use to have a liquor license for a drinking establishment and have live entertainment. They currently want to operate for a restaurant, have breakfast and lunch, and then in the evenings have catering and open the establishment itself to have live events whether it's bands, parties or things like that during the course of a year. It's not going to be every week, but they want the option to have more than just four times per year. **Mayor Holland** said currently they have four times per year. **Mr. Flanders** said that's the maximum anyone's allowed to have live entertainment inside of a commercial building.

Pearl King, office at 827 Armstrong Ave., said I have represented the clients for many years. They were previously—they own this location and the owner was previously part of a couple of the entities that have been at this location before. I'm going to tell you right up front there's

been a lot of problems in the past with this. As a result, we have worked for a very, very long time and have been very methodical about addressing the issues.

Two of the biggest concerns have been security. We have a very detailed security plan. The other issue has been maintenance of the property. That is being addressed and is going to continue to be addressed on a regular basis. What I can tell you is the type of venue that has operated at this location in the past is not the type of venue that this is going to be. In the past it was not open except in the evenings. It was a club more than a restaurant. What we want to do is open for breakfast and lunch, focus on the catering business in the evening, and hopefully stay open to add dinner on at a later time. Even if we do that, the latest we would be open is 10 p.m. with the exception of New Year's Eve. That would be one of the days when they would want to have entertainment.

I definitely want to make it clear that this is going to be a restaurant that serves alcohol. That is why it's listed as a drinking establishment because that's the way the licensing is with the state. This venue was actually closed just a little over two years, which was one of the other reasons that necessitated getting the special use permit. The only other difference is that we did get a zoning approval for a parking variance, I believe, for nine spaces.

Most of the information, in fact, all of the information is in the paperwork that's in front of you. I'm sure you've looked over it and I'm just going to let you ask any questions that you might have.

Mayor Holland said I'm going to open up the public hearing and then at the close of the public hearing, I'll let you make a summative comment if you would like. Once the public hearing is closed, we'll turn it over to the Commission and the staff for discussion.

Mayor Holland opened the public hearing. Is there anyone that would like to speak in favor of this application?

Nadia Griffitt, 7402 W. 141st St., Overland Park, KS, said I'm the one that wants to open the restaurant. I've been working for twenty years in the restaurant business and now I want to open this restaurant. I just want you guys to give me the opportunity for this restaurant. It's not going to be like before. It's going to be just a restaurant for lunch and breakfast.

Mayor Holland asked is there anyone else who would like to speak in favor? Let the record show no one else is coming to the microphone. Would anyone like to speak in opposition to this application?

Marc Lonesk said I own the property with Wayne Investments that Sturgis Materials sits on. This property is surrounded by the Fire Department and a bunch of businesses and nobody in the business world is really going to like a bar opening up to where their employees can drop in and have a beer or a drink.

The other thing that I'm not sure anybody is aware of is the grain elevator. I've given the Clerk a piece of paper with the grain elevator that runs a bunch of tractor trailer trucks behind our building day and night, which I believe it'd be very dangerous if anybody happens to be overindulged who walks back there. I'm trying to say that I think it's a dangerous proposition to open up a bar at that location at this point in time. It wasn't there when they were there before, which was not good.

Matt Porter said I'm the owner of Reliable Concrete which sits just to the backside here of the establishment. I'm also the owner of the building that sits directly behind there on the corner that I use as a rental building. In the past when it was a bar, we had a lot of vandalism, a lot of trash, a lot of things going on at night.

I know they're stating they want breakfast and lunch and then everything changed to now all the night proceedings and being able to be open four to six or seven times a year and New Year's being an exception until 12:30. As far as an owner of a business there with stuff that has been damaged in the past, again, my dumpster used to be full every single weekend from the parties. Owning a building on the corner that I rent, I just fear vandalism of people out drinking all evening in a commercial district. That's why I oppose.

Mayor Holland asked would anyone else like to come forward to speak in opposition. Let the record show no one else coming forward. We'll close the public hearing. Ma'am, I'll let you, as the applicant, if you'd like to make any summative comments, you're welcome to do so, though you're not required to.

Ms. King said I'd just like to say that I appreciate the comments that were made and I completely understand the concerns. What I do want to reiterate again is that we're well aware of this. We turned in our initial application in June or July and we took months looking at these issues, studying them and figuring out how we could prevent these from happening again. I do believe this isn't a bar; it's a restaurant that serves alcohol. I believe there is a distinct difference.

One of the conditions that the Planning Commission set for this special use permit is that it can be brought back at anytime during that two-year period. Not at the end of the two-year period, but anytime during that two years and they can revoke us. We totally understand that and we welcome that type of an overview.

Mayor Holland said I have a quick question. Was Ms. Griffitt a part of the original ownership group when this was being run in the past? **Ms. King** said no. **Mayor Holland** asked so she bought it from that group. **Ms. King** said no, she has never been a part. There's only one person here that's ever been a part of any of those and that's the owner Israel Mendez. It was always operated, the day-to-day operations even of the other entities was always other people. I'm well aware of it because I did all of their liquor licensing for every entity that was in there. **Mayor Holland** said so the owner is the same. **Ms. King** said the owner of the property is one of the partners in the corporation that is before you today. **Mayor Holland** said and he was the owner of the property when there were the problems. **Ms. King** said yes.

Commissioner McKiernan said, Mr. Toy, if I understand, the normal operating hours for this would be 6 a.m. to 3 p.m. or 4 p.m. **Byron Toy, Planner,** said that's correct, 3:00 p.m. **Commissioner McKiernan** said without this special use permit, there could be four evenings per year in which they could open for extended hours. The application says five or six. Which would it be? **Mr. Toy** said they could have more than four events, live events with bands so it's not the hours of operation. **Commissioner McKiernan** said so the Planning Commission didn't consider maybe a cap on the number of events say in the first year allow five and if those go well, allow more in the future. That wasn't discussed? **Mr. Toy** said that's correct.

Commissioner McKiernan said I noticed also in looking at the minutes of the Planning Commission meeting that there was no one who actually showed up and had a discussion and

aired these concerns with the Planning Commission. I wonder if it might not be our best course of action to ask this be sent back to the Planning Commission. **Mr. Toy** said the gentleman that spoke first did speak at the Board of Zoning Appeals meeting, but he chose not to —

Commissioner McKiernan said my thought is if, in fact, the new operator is intending to make a definite break from the past and change the operation and really make it an asset to the community that it might be worth that new operator's while to specifically reach out to all of the surrounding businesses and to have a dialogue with them to air concerns and talk about strategies and solutions so if it came back before this Commission, there was consensus that this would be an asset to the neighborhood.

Commissioner Walker asked don't we have a substantial number, I won't say substantial, a number of restaurants that serve alcoholic beverages just a block to the west. **Commissioner McKiernan** said yes. **Commissioner Walker** said this is hardly unique in the area or out of character for the neighborhood. **Commissioner McKiernan** said no. **Commissioner Walker** said I don't have a problem with sending it back. I'd like to see some hard consideration by the Planning Commission as to—I mean they already recommended it for approval. I'd like to see some substantive reason why we shouldn't give a two-year permit.

We're not giving them a life-long license here. If they have problems, we'll revoke it. I'll go along if—**Commissioner McKiernan** said and to your point, it is possible to bring it back retrospectively if there's any problem to bring it back. **Mayor Holland** said that is true of every special use permit. It can be revoked at any time. It's not a special provision for this one. That's true of every special use permit.

Ms. King said may I add one other thing. One of the areas I specialize in is liquor licensing in the state and also in Kansas City, KS. In Kansas it's quite an involved issue. When you bring entertainment into when you serve liquor, there are very strict regulations both at the state and the city level. We're required to report in advance when we're going to have a special event. We have to report that in advance to the state and to the city. Part of that report, we have to identify what type of event, the hours of the event and what the expected attendance is at the event. We can't just decide well we're going to have eight events instead of the five or six.

They're going to tell us right away, you've already hit your six; you can't do any more. There are a lot of procedures and things in place to govern and control that. I just wanted to let you be aware of that.

Commissioner Kane said I'd like the Planning & Zoning to give us a number. The reason being, if you have six parties and they all went well, you're going to want to have more, more and more. If I'm these guys and I know I've only had six, seven or eight then I know these are the dates they're going to have, especially New Year's Eve, then I don't have to worry about rest of the time. I think that's what we should task the Planning & Zoning to do is give us a number and then we'll go from there.

Commissioner McKiernan said that was really my big concern. It says five–six in the staff report that I saw. I didn't see a number specified. I'd like to see a definite number and maybe for the first calendar year it'll be this many. If those go well, it can be up from there. What I don't want is to say it will be more than four and regardless of the requirements of the state, I'd hate to see it'll be more than four but then it turns out to be very, very frequent. As I'm understanding it here, it's not the initial intent of this. If the Planning Commission could come back with a number, that certainly would be. Does Mr. Toy have anything that— **Mr. Toy** said you could set the number if you chose to. **Commissioner McKiernan** said again, that's the Planning & Zoning Commission. To me, that is their purview and that is what they consider. **Commissioner Walker** said if they don't, we can always cap it ourselves. **Commissioner McKiernan** said I'd cap it at six. **Commissioner Walker** said let's see what the Planning Commission, after hearing what the owner has to say about the perspective events—whether it's eight or six, I doubt is of any great consequence. Forty versus six is another deal. **Mayor Holland** said if there's consensus to cap it at six tonight—**Commissioner McKiernan** said I could make a motion.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to approve Special Use Application #SP-2016-70 with a cap of six after-hours events in the first calendar year, subject to the stipulations.**

Mayor Holland said I think there's an agreement. It has been moved and seconded to accept the special use permit with the additional stipulations that the maximum number of events in the first calendar year is six and it has been seconded. That would require additional votes. That would require eight votes to pass with that new stipulation.

Commissioner McKiernan said, Mr. Mayor, if I could, one more thing. If I could ask the petitioner if—I think it would be a great move on your part if you would reach out to the surrounding businesses prior to those events and work with them so that they know when they're coming so that they are partners with you in those events. **Ms. King** said actually, I meant to address that. Nadia and I just recently had a conversation about a plan to reach out to the neighbors. That was one of the things that was mentioned by the Planning Commission and something we think could really be beneficial. We've already started forming a plan to be able to do that. Absolutely, we would be glad to let the neighbors know when those events are going to be and what the hours will be.

Commissioner Walker said I would also say to the opponents, the opposition, the only way we're going to know if they're keeping their part of the bargain is for you guys and the other owners meet in good faith. If you're having problems, keep records, take photographs, make police reports because at some point if this does not—the security plan that we heard about does not work to protect your properties, we'll revoke it. I mean it wouldn't be the first time. The burden is on the applicant to make sure that her clientele does not—I mean once they leave the door, they still have an obligation to the surrounding property owners to make sure there is security and safety and that they are not part of facilitating the commission of vandalism. That's my opinion. If you don't keep records and let us know and let the police know that you're having problems, we're not going to know and then it's going to be hard to prove after the fact. That's kind of my take on it.

Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 2 – 17936…SPECIAL USE PERMIT APPLICATION #SP-2016-87 – JOHN AND VICKI CAMERON

SYNOPSIS: Renewal of a Special Use Permit (#SP-2014-57) for removal of dirt at 3041 and 3045 North 38th Street and 3707 Leavenworth Road, submitted by Robin H. Richardson, Director of Planning. The applicant wishes to continue the removal of dirt, approximately 4,700 cubic yards from 3707 Leavenworth Road. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2016-87 for two years, subject to the stipulations:

Urban Planning and Land Use Comments:
1. If approved, permit is valid for two years.

2. Applicant must continue to comply with the previously approved trip route.

3. Staff's suggestion for the proposed hours and days of operation is 8:00 a.m. to 5:00 p.m., Monday through Friday.

4. An agreement is needed from the petitioner to remedy, repair, or clean up any damage to adjacent property owners or streets or utilities occasioned by the washing of silt or earthen material upon adjacent properties.

5. How much dirt has been removed to date? How much dirt remains to be removed?

Applicant Response: 11,000 cubic yards removed, less than 5,000 cubic yards remain.

6. You have sought and been granted several permits for dirt removal at this point. Have you had difficulties in completing the task and do you foresee this being the last period of time needed before you have completed operations?

Applicant Response: No difficulties. Not sure if this will be the last time to complete dirt removal.

7. Conformance with Appendix J of the 2009 International Building Code and an agreement that a report by the professional engineer responsible for supervising the dirt removal be submitted at the end of the approval period indicating that the removal does comply with Appendix J and any other conditions.

Public Works Comments: None.
Conservation District Comments:

- These sites have a potential for soil erosion. Precautions need to be in place to prevent transfer of mud to the roadway. A gravel access area will reduce the chances of mud

being carried into the street. The areas are seeded now but if disturbed controls need to be in place to prevent soil from getting into the street.

•Silt fence will be needed if a large area is disturbed. The silt fence needs to be maintained in good shape. Steep slopes need to be mulched and seeded as soon as grading is completed. All disturbed areas if left over 7 days need to be seeded and mulched.

•When the project is completed, the gravel needs to be removed and the seeding reestablished. After all grading is completed and the seeding is well established, the silt fence needs to be removed.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit #SP-2016-87, subject to the stipulations.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 3 – 17939…SPECIAL USE PERMIT APPLICATION #SP-2016-100 – DANIEL CASTILLO WITH THE MOCKINGBIRD LOUNGE

SYNOPSIS: Special Use Permit for a drinking establishment at 204 Orchard Street, submitted by Robin H. Richardson, Director of Planning. This appeal has been filed to open a bar and lounge serving alcoholic beverages in the Strawberry Hill neighborhood. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2016-100 for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. This Special Use Permit is contingent upon the approval of a variance to have zero off street parking spaces (BZA 2228).

2. Will there be live entertainment in addition to serving alcohol?

Applicant Response: Yes, I would like to provide small acoustic performances that would perform more as an accent to the experience/space rather than a concert. As well as small social events such as drink and draws where guests would provide their own drawing supplies and socialize while drawing. A model could possibly be provided.

Staff Response: Applicant has been informed that live entertainment would require an update and expansion to this SUP. Applicant indicated that he would wait until a later time to pursue the live entertainment/event space kind of uses.

3. Will you sell food in addition to alcoholic beverages?

Applicant Response: Yes, a small food menu will be in place.

4. Security must be provided during hours of operation.

Staff Response: Applicant has been informed, though a final response indicating full understanding and compliance was never received.

5. Provide a general business plan for operations, including: hours, employment, security, scope updates to the building, any other relevant information.

Applicant Response: Hours of operation will be 10 am to 2 am. I plan on employing approximately 4 employees. Security will be performed by myself and employees. Building updates have been cosmetic with no major structural modifications.

6. Provide a site plan that includes dimensions for all spaces within the property, to include all wall sections, the bar and any other measurable distance.

Applicant Response: See attached.

7. Please provide images and a layout for the upstairs residential unit.

Applicant Response: See attached.

8. This property is within the historic environs of the Mathias Splitlog Residence, which means that any exterior additions or façade work would need to be approved through the Landmarks Commission.

Business License Comments:
This address operated as a drinking establishment beginning May 1983. Those business operations were terminated in July 2014. There is no indication if this permit request is just for alcohol or if they also want to have any type of live entertainment. If they are applying also for live entertainment, they will need to apply for annual entertainment license as well as for alcohol.

Staff Conclusion:
This property has an unusual mix of circumstances, but nothing appears to be out of order. The application is for the same kind of use that had existed here for many years. Staff has received information from the Rental License Department that the applicant has refused access to the upstairs property for the purpose of an inspection. Without an inspection, Rental License cannot issue a rental license, and without a rental license here, this application is not recommended for approval.

Staff recommends approval provided that:
1. BZA 2228 is approved.

2. No live entertainment occurs on the premises unless an update/expansion of this Special Use Permit takes place.
3. There is proper security during peak hours.
4. Approval is for two years.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit #SP-2016-100, subject to the stipulations.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

MISCELLANEOUS ORDINANCE

ITEM NO. 1 – 16840…ORDINANCE – VACATING UTILITY EASMENTS

SYNOPSIS: An ordinance vacating utility easements at 1601 North 98th Street (#U/E-2016-11), submitted by Robin H. Richardson, Director of Planning.

Action: **ORDINANCE NO. O-3-17,** "An ordinance vacating Lot 6 of Schlitterbahn Vacation Village 2nd Plat, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 1601 North 98th Street, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

MAYOR'S AGENDA

No items

NON-PLANNING CONSENT AGENDA

Mayor Holland asked if anyone in attendance tonight or a member of the Commission or staff would like to remove any item from the Consent Agenda, please come to the microphone at this time and state your purpose and it will be removed. Any item not removed will be voted on with a single vote. Let the record show no one is moving to a microphone to remove an item.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Non-Planning Consent Agenda.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 1 – 17948… NOMINATION: BOARDS AND COMMISSIONS

SYNOPSIS: Nomination for Boards and Commissions:

Charles Wilson to the Housing Authority, 1/26/17 to 10/31/2020, submitted by Mayor Mark Holland.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 2 – 17947…ORDINANCE: RIVERVIEW AVE. BRIDGE REPLACEMENT PROJECT

SYNOPSIS: An ordinance authorizing the Chief Counsel to commence legal proceedings to acquire the property necessary for the Riverview Avenue Bridge Replacement Project, CMIP 9246, submitted by Ryan Haga, Assistant Counsel. On March 10, 2016, the Commission unanimously adopted Resolution No. R-19-16 finding said project to be necessary and authorizing a survey of land for said project.

Action: **ORDINANCE NO. O-4-17,** "An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the Riverview Ave. Bridge Replacement Project, CMIP 9246, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken

on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 3 – 17949…ORDINANCE: PUMP STATION 30 FORCE MAIN REPLACEMENT PROJECT

SYNOPSIS: An ordinance authorizing the Chief Counsel to commence legal proceedings to acquire the property necessary for the Pump Station 30 Force Main Replacement Project, CMIP 6115, located at 84th and 85th & Leavenworth Road, submitted by Ryan Haga, Assistant Counsel. On October 15, 2015, the Commission unanimously adopted Resolution No. R-64-15 finding the project to be necessary and authorizing a survey of land for said project.

Action: **ORDINANCE NO. O-5-17,** "An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the Pump Station 30 Force Main Replacement Project – CMIP 6115, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 4 – 17003…CHARTER ORDINANCE: MOVING ELECTIONS FOR BPU BOARD MEMBERS

SYNOPSIS: A charter ordinance amending Sections 5 and 7 of Charter Ordinance CO-5-01, moving elections for BPU Board members to November in odd numbered years, submitted by Ryan Carpenter, Legal. On January 17, 2017, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **CHARTER ORDINANCE NO. CO-01-17,** "An ordinance relating to the Board of Public Utilities; amending Section 5 and Section 7 of Charter Ordinance No. C0-5-01 of the Unified Government of Wyandotte County/KansasCity, Kansas; and repealing original Sections 5 and 7 of CO-5-01." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the charter ordinance.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 5 – 16929…RESOLUTION OF SUPPORT:WHITTIER RESIDENCES PROJECT

SYNOPSIS: A review of the application to confirm that it complies with the current policy as adopted by the Commission for a resolution supporting the use of Section 42 tax credits for Cohen-Esrey Affordable Partners LLC and Community Housing of Wyandotte County for the Whittier Residences project located at 290 S. 10th St., submitted by Charles Brockman, Economic Development. On January 9, 2017, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-2-17,** "A resolution supporting the application of Cohen-Esrey Affordable Partners, LLC and Community Housing of Wyandotte County for the use of Section 42 tax credits for the Whittier Residences development at 290 S. 10th Street consisting of a 15-unit apartment complex and the new construction of a 33-unit apartment complex to the west of the former school for a total of 48 new apartments and amenities on the same parcel." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 6 – 16931… RESOLUTION: PRAIRIE FIRE LOFTS

SYNOPSIS: A resolution of support to consider the use of Section 42 tax credits for Prairie Fire Development Group, LLC, for the construction of a new apartment complex (Prairie Fire Lofts) located between N. 8th St. to the east, N. 9th St. to the west, Washington Blvd. to the south, and Oakland Ave. to the north, submitted by Charles Brockman, Economic Development. On January 9, 2017, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-3-17,** "A resolution supporting the application of Prairie Fire Development Group, LLC, for the use of Section 42 tax credits for the Prairie Fire Lofts development located between N. 8th St. to the east, N. 9th St. to the west, Washington Blvd. to the south and Oakland Ave. to the north, consisting of four 12-unit new apartment complexes and one 44-unit new apartment complex totaling 92 new apartments and amenities." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 7 - MINUTES

SYNOPSIS: Minutes from regular session of December 1, 2016; and special sessions of January 5 and 9, 2017.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

ITEM NO. 8 – WEEKLY BUSINESS MATERIAL

SYNOPSIS: Weekly business material dated January 5, 12 and 19, 2017.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to receive and file.** Roll call was taken on the motion and there were ten "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES' AGENDA

No items

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 17946…RESOLUTION: SET PUBLIC HEARING FOR DEANNEXATION OF A PORTION OF HOLIDAY DRIVE NEAR LAKE QUIVIRA

SYNOPSIS: A revised resolution setting the date of March 13, 2017, to conduct a public hearing before the Planning Commission to consider the exclusion of land from the boundaries of Kansas City, KS (a portion of Holiday Drive near Lake Quivira), submitted by Susan Alig, Assistant Counsel.

Doug Bach, County Administrator, said as the Mayor said, this first item is to set a public hearing. This was back before you in the sense that there was an error in the publication that went out. In coming forward, we wanted to reestablish and set a new date for a public hearing for this deannexation process. As we continue to go through this process, we've evaluated and determined there are a few things we want to add. We are going to take this through the Planning Commission process. We've set that public hearing for the March 13th date, which is a Planning Commission meeting. We recommend that this moves forward and that public hearing be held on that date.

Action: **RESOLUTION NO. R-4-17,** "A resolution calling and providing for the giving of notice of a public hearing to be held March 13, 2017, before the Planning

Commission on the petition for the exclusion of land from the boundaries of Kansas City, Kansas**." Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley**.**

ITEM NO. 2 – 17953…RESOLUTION: DOCUMENTS APPROVED BY IAFF LOCAL 64

SYNOPSIS: A resolution authorizing the County Administrator to execute on behalf of the UG the following documents which have been approved by the IAFF Local 64:

1. Memorandum of Understanding effective January 1, 2014, through December 31, 2014;
2. Memorandum of Understanding effective January 1, 2015, through December 31, 2017.
3. Addendum1 relating to fire department dispatchers.
4. Memorandum of Understanding effective January 1, 2018, through December 31, 2018.

Doug Bach, County Administrator, said I'm pleased to present the 13th labor contract out of our 13 labor unions that we've gone through over the last couple of years. This is with the International Association of Fire Fighters. The contract that is before you this evening is one which our Fire Union has voted on as a local and approved so we know that they have agreement.

This is consistent with the stated policy that we had for the governing body to go forward and get some changes put in there from many different things from a management concern, which are incorporated into this contract, which our governing body had. Those have been incorporated into this including those that we put into the other labor contracts which were consistent with our healthcare charges. It also has the same wage rate increases that we built into those.

The one exception to this contract different from the others is those went through calendar year 2017. This contract will go through calendar year 2018, and it does provide for a 2% COLA in that calendar year as well. At this point, I would recommend approval of this agreement.

Action: **RESOLUTION NO. R-5-17,** "A resolution authorizing the County Administrator to sign the following documents:

(1) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the International Association of Firefighters Local No. 64, effective January 1, 2014, through December 31, 2014.

(2) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the International Association of Firefighters Local No. 64, effective January 1, 2015, through December 31, 2017.

(3) Addendum 1 relating to the terms and conditions of employment of bargaining unit members employed by the Unified Government as fire department dispatchers.

(4) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the International Association of Firefighters Local No. 64, effective January 1, 2018, through December 31, 2018." **Commissioner McKiernan made a motion, seconded by Commissioner Walker, to adopt the resolution**.

Mayor Holland said I would like to say just my word of appreciation to Doug Bach and his team and our Legal team on this, for the union representatives for their diligence in working on this, and for Chief Jones who's here tonight. It's been a team effort. It's been a long slog but both sides have worked hard on it so I really appreciate coming to a compromise. There are items in every budget, every contract that not everybody's thrilled. It is a compromised document that I believe is a win-win both for the Unified Government, the public as well as for the firefighters. It took us about eighteen months, but it's worth the wait when we get to a win-win situation. I just want to thank everyone involved for their excellent work.

I'm supportive of this. I think it's the right contract for right now. I didn't get everything I wanted. The firefighters didn't get everything they wanted. I think everyone at this table on the diocese would probably say they didn't get everything they wanted. Again, it's the nature of

the negotiations and I thought it was done in a good spirit, a good model and I'm just pleased that we're there. It completes all thirteen of our units under contract.

The 5% cost of living over three years for all employees of the Unified Government is the most increase in pay that we've had in the last decade. It's well deserved for our employees. This contract also has an additional 2% in '18, I just want to assure our other employees that one of the things we talked about when we agreed to go along with the 2% in '18 is a commitment to do that for all of our employees. It's been our position longstanding that we have contracts that are fair to all of the employees. The firefighters have this for '18, and it's my expectation as we enter into negotiations with our others that we will look at that 2% for other bargaining units as well. Thank you all who have been involved in this. We appreciate your diligence in coming to a win-win for our community.

Commissioner Townsend said I too would like to echo your sentiments and the sentiments of many sitting here that this has been a long slog and both sides, I believe, did what they thought was right for their constituents.

I cannot bring myself to vote for the contract for the one item that I'm not going to elaborate on. It had to do with the issue of trading time and the amount of money with it. I say that with a heavy heart with the knowledge that pretty soon all of us are going to go into budget. When we're sitting around looking for money to do different things in our respective neighborhoods, it would just be hard for me in good faith to ask for money for sidewalks, blight, whatever the need, parks and recs for my district when I've seen the figures that are behind this. I'm not going to go into detail. I think that's a matter of public record with the legislature's audit.

Both sides may disagree. Everybody here has to just vote their conscience and the way they feel. With all due respect to the firefighters who rush into harm's way at a moment's notice, that's not the issue, it's just the matter of the dollars and cents that I just have to be able to look my constituents in the eye and tell them I thought I'm voting in their best interest with respect to that. There are a lot of things in this contract that are good. I don't mean to denigrate that at all, but I wanted to give some explanation of the way I intend to vote.

Roll call was taken on the motion and there were eight "Ayes," Walters, Philbrook, Bynum, Walker, McKiernan, Murguia, Johnson, Markley; and one "No," Townsend.

ITEM NO. 3 – 17943…RESOLUTION: SALE OF GENERAL OBLIGATION REFUNDING BONDS

SYNOPSIS: A resolution authorizing the offering for sale of general obligation refunding bonds to refund general obligation series 2009-A for the bonds maturing in years 2020-2029 in the amount outstanding of $13,705,000 for a net present value savings over the life of the bonds of $539,531, submitted by Kathleen VonAchen, Chief Financial Officer.

Mayor Holland said the next item is the resolution for the sale of generation obligation refunding bonds. It's a refunding of 2009 bonds, saving us over the life of the bonds over half a million dollars.

Action: **RESOLUTION NO. R-6-17,** "A resolution authorizing the offering for sale of General Obligation Refunding Bonds of the Unified Government of Wyandotte County/Kansas City, Kansas." **Commissioner Walker made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley**.**

COMMISSIONERS' AGENDA

No items

Mayor Holland said we are now adjourned as the Board of Commissioners and reconvened as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

ITEM NO. 1 – 16932… LAND BANK BUSINESS

SYNOPSIS: Request approval of the following Land Bank business applications and transfers, submitted by Chris Slaughter, Land Bank Manager.

Applications
214 S. 18th St. - Prescott Real Estate, LLC, commercial development
1311 Nebraska Ave. - JAH Installation, LLC, parking
2706 Brown Ave. - Quindaro Development Corp., yard extension
1906 S. 41st St. - Greg Bequette, yard extension
3081 Cissna St. - Sheila Hansen, yard extension

Transfer to Land Bank
1942 N. Hallock St. from Unified Government
(Property was part of a 2008 probate case and was set over to Land Bank or City.)

Transfers from Land Bank
725 N. 74th St. to Unified Government
(Deed property, that was approved by the Commission Nov. 2016 for sale, to the UG to complete the process.)
8331 Riverview Ave. to Unified Government
(Property to be used in conjunction with a Public Works' project at 8205 Riverview Ave.)

On January 9, 2017, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Walker, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Mayor Holland said all items are on the Consent Agenda.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve**.

Mayor Holland said anyone who would like to remove any item from the Consent Agenda is welcome to step forward at this time. Any item not removed will be voted on with a single vote. Let the record show no one is coming forward to remove an item.

Roll call was taken on the motion and there were ten "Ayes," Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley.

PUBLIC ANNOUNCEMENTS

No items

MAYOR HOLLAND

ADJOURNED THE MEETING AT 7:39 P.M.

January 26, 2017

_____

Bridgette D. Cobbins
Unified Government Clerk

tpl

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: February 16, 2017

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

Weekly Business Material for February 16, 2017

1. AFFILIATE AGREEMENT:

The SAILS Group, Inc., to provide services to eligible persons in compliance with the Developmental Disabilities Reform Act, K.S.A. 39-1801.

Action: Approved by County Administrator and received and filed.

2. COMMUNICATION:

Rick Mikesic, Manager of Accounting, regarding cash transfer memorandum December 2016

FUND FROM	FUND TO	PURPOSE	AMOUNT
Control Fund	Payroll Clearing	Reclass suspends	540.99
Special Grants	City General Fund	Personnel costs	764.56
Juvenile CCA	County General	Grant trsf	823.00
Special Grants	General Fund	Personnel costs	1,287.60
Special Alcohol	Adult CCA	Personnel costs	1,346.28
Special Grants	City General Fund	Personnel costs	2,525.07
Grant 266	Various	Jail	3,454.63
General Fund	Various	Jail	3,715.37
Health Department Grant	County Health Dept	Personnel costs	3,818.49
Health Department Grant	County Health Dept	Personnel costs	3,941.53
Health Department Grant	County Health Dept	Personnel costs	6,405.84
Various	City General Fund	Fuel Reimbursement	17,993.92
Various	City General Fund	Fuel Reimbursement	21,921.95
General Fund	Juvenile CCA	Personnel costs	30,688.72
Dedicated Sales Tax	Various	Jail	58,138.50
Various	Workers Comp	Workers Comp	83,895.71
Various	Workers Comp	Workers Comp	84,383.86
Various	City General Fund	Bank Fees	87,933.04
Various	Special Grants	Workers Comp	114,138.21
General Fund	EMS	Personnel costs	2,848,527.00
TIF Service Funds	Debt Service	TIF Debt service	3,709,091.85
County General Fund	Tax Collection Fund	Reclass overpayments	1.80
Tax Collection	County General	Posting error correction	71.25

Tax Collection	County General	Reclass delinquent	1,282.38
County General Fund	Tax Collection Fund	Interest on refunds	1,379.14
Tax Collection	County General	Adj	0.52
Tax Collection	County General	Apply refunds	54.70
Non debt Internal Improvement	City General Fund	Metropolitan TIF	61.16
Non debt Internal Improvement	City General Fund	39th & Rainbow CID	228.90
Community Dev	City General Fund	Parking Validation	250.00
Tax Collection	County General	Apply setoff	313.97
Tax Collection	County General	Setoff payments	742.71
EMS	Fire Grant	Personnel costs	867.67
Health Department Grant	County Health Dept	TB reimbursement	1,440.93
City General	Metropolitan TIF	Metropolitan TIF	5,614.23
Health Department Grant	County Health Dept	20/20/20 Campaign	10,000.00
County Aging	Dept of Aging	Grant trsf	10,450.11
City General	La Plaza TIF	La Plaza Tif	24,577.36
Designated Sales Tax	County General	Jail	67,485.25
Dedicated Sales Tax	County General	Jail	69,543.25
Sewer	City General Fund	Sewer Revenues	117,360.23
City General	Various	Int Distribution	153,560.75
City General	Non Debt Internal Improvement	Wyandotte Plaza Sales Tax	154,737.89
City General	Internal Improvement	Plz Speedway	218,275.37
Sewer	City General Fund	BPUT	380,000.00
Sewer	City General Fund	BPU Abatement	388,533.46
Sewer Fund	City General Fund	BPUT Abatement	389,003.70
Dedicated Sales Tax	County General	Jail	663,112.00
Various	Various	Invoicing and Reimbursements	1,710,164.00
Tax Collection	Various	Tax Distribution	20,346,240.32
		TOTAL	31,800,689.17

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED FEBRUARY 14, 2017:

Section II - Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Theresa A Sublette	DA's Office	1/9/17	Admin Coordinator	Admin Supt Supervisor

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Florinda I Zamora	Sheriff/Juv	Amend PAC 2/9/17 to reflect change in vacation effective 1/23/17

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED FEBRUARY 16, 2017:

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Angela M Masloski	PSBO	2/8/17	Fiscal Officer

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Floreida Chavez	B&L	1/28/17	Caretaker
Philip A Estigoy	Sheriff/Juv	3/30/17	Juv Care Worker I
Jeremy M Martin	Parks/Rec	2/25/17	Caretaker
Efren Nunez	B&L	1/28/17	Caretaker
John E Pack	PW/Engineering	2/23/17	Program Coordinator
Patrick T Rohrer	Sheriff/Detention	3/14/17	Deputy
Virgilio Soria-Velazquez	B&L	1/28/17	Caretaker
Brian J Tucker	Sheriff/Admin	3/29/17	Deputy

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	Delinquent Revenue	2/13/17	Admin Coordinator	Manager

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIM FOR DAMAGES:

Kyle Maloy, 451 N. 17th Street, through attorney Michael Sexton, Sexton & Shelor, 6901 Shawnee Mission Pkwy, Suite 111, alleging wrongful arrest and detention.

Action: Received and filed. Copy previously forwarded to Legal.

6. SUMMONS:

Douglas Parisi, vs. Unified Government of Wyandotte County, Kansas City, Kansas, et al., Case No. 2017-CV-000107.

Action: Received and filed. Copy previously forwarded to Legal.

7. TRAVEL REQUESTS:

Kelli Bailiff, Sheriff/Operations, travel to Washington, DC, July 29 – August 3, 2017, to attend the FBINAA 53rd Annual Training Conference & Exhibition, Employee Training and Travel.

George Brajkovic, Economic Development, travel to Wichita, KS, February 1 – 2, 2017, to attend KACM Winter Conference, Employee Training & Travel.

Jennifer Allen-Caudle and Justin Folsom, Health Department/PHS/STI/HIV, travel to Oakland, CA, April 24 – 29, 2017, to attend the ETR Training of Trainers/Evidence-Based Programs, PREP additional funds.

Chance Grey and Christopher Handlin, Fire Department/ HazMat, travel to College Station, TX, February 23 – 25, 2017, to attend TEEX Training, MARC.

Matt May, Emergency Management, travel to Wichita, KS, January 31 – February 2, 2017, to attend the Regional Leadership Council Summit, Employee Training & Travel.

Lisa Nolan, Finance/Treasury, travel to Portland, OR, April 2 – 4, 2017, to attend Government Finance Officers Association/Investing Public Fund, County General Fund.

Jeremy Rogers, Parks & Recreation, travel to Wichita, KS, March 13 – 16, 2017, to attend the Kansas Recreation & Park Association/Kansas Leadership Center Training.

Kirk Roland, Public Works/WPCD/Sewer Maintenance, travel to Omaha, NE, May 21 – May 25, 2017, to attend the Water Environment Federation Collections Systems 2017 Conference, Sewer System.

Action: Approved by Administrator's Office and received and filed.

8. CERTIFICATES OF INSURANCE:

Construction Material Trucking, Inc. DBA CMT
Ventura Lobato/Lorena Lobato
Semper Securus, LLC, DBA Signal 88 Security of Douglas

Action: Referred to License.

9. BUSINESS BONDS:

Business Services Bond:
On Home Systems, LLC

Electrical Contractor's Bonds:
A.B. May Company
Earl Bagg
BIG Electric, Inc.
Mike Busby DBA Total Home Service
Capital Electric Construction Company, Inc.
Capital Electric Line Builders, Inc.
Celeste Installation and Repair, LLC
Centurion Industries, Inc.
Clark & Redford Electrical, LLC DBA C-R Electrical
Edwards Electric Service, LLC
Electrical Corporation of America, Inc.
Enlighten Electric, Inc.
Grant Evans
Fatboy Electric, Inc.
Four Star Electric, Inc.
R.F. Fisher Electric Company, LLC
Eric Hoge DBA Commonwealth Electric Company of the Midwest
Indiana Industrial Services, LLC
K. B. Complete, Inc. Plumbing, Heating & Cooling, Inc.
KC1 Service Co.
Kelly Electric
Long Electric, LLC
Lynn Electric and Communications, Inc.
MS Consulting, LLC
M & S Electric, LLC
Morning Start Industries, LLC
Oliver Electric Construction, Inc.
One Time Electrical Construction, LLC
Precision Electrical Systems, Inc.
Pro Circuit, Inc.
R/S Electric Construction, LLC (2)
Redstone Electric, LLC
Rockhill Electric & Technology
Robert Valencia DBA Valencia Electric
Sosaya & Sons Construction, Inc.
Superior Electrical Construction, Inc.
Tee & Bee Electric Company

Torgeson Electric Company
Total Electric Contractors, Inc and James Leonard

House Wrecker's Bond:
Harvey Brothers Trucking & Wrecking, Inc.

HVAC Bonds:
A & S Mechanical
Del's TV & Appliances, Inc.
Engineered Environment KC, LLC
TC Heating & Cooling
TG Heating and Cooling, LLC

Junk Dealer's Bond:
Steve's Used Parts, LLC

Master Mechanical Contractor:
Donnelly Heating and Cooling, LLC

Mechanical Contractor's Bond:
ALTA Refrigeration, Inc.
BCI Mechanical, Inc.
Blaze Mechanical, Inc.
CJ Industries, LLC
Central Plumbing Heating & Air Conditioning, Inc.
Central States Contracting Services, Inc.
Commercial Service Co.
The Fagan Company
Ladd Service Company, LLC
Overland Park Heating & Cooling, Inc.
Stanger Industries, Inc.
Western Enterprise, Inc.
Wyandotte Refrigeration, Inc.

Mechanical/HVAC Contractor's Bonds:
A.B. May Company
Anthony Plumbing Heating and Cooling
Baird Heating & Cooling
Mike Busby DBA Total Home Service
C and D Heating & Cooling, LLP
Cates Heating and A/C Services
Central Industrial Sheet Metal Works
DPD, Inc. City Wide Heating & Cooling
D'Agostino Mechanical Contractors, Inc.
Edwards McDowell, Inc.
Foley Company
Gorman's Heating and Cooling LLC
Kruse Corporation
McDaniel Furnace & Sheet Metal, Inc.
Prairie Center Plumbing, Heating & A/C, Inc.
Tru Air HVAC, LLC
W & J Enterprises, LLC DBA Airtech Engineering

Miscellaneous Bond:
Intelligrated Services, LLC

Plumber's Bonds:
A.B. May Company
AKG, LLC DBA Andy's Pipe Dream
Anthony Plumbing Heating and Cooling
Ark Plumbing, LLC
Mike Busby DBA Total Home Service
Central Plumbing Heating & Air Conditioning, Inc.
Central States Contracting Services, Inc.
Century Enterprises Inc. DBA Century Plumbing Co.
Climate Control Heating & Cooling, Inc.
D'Agostino Mechanical Contractors, Inc.
Dove Construction (2)
The Fagan Company
Foley Company
Full Nelson Plumbing, Inc.
Garrison Plumbing, Inc.
Green Field Energy Group, Inc.
K Jett Services, LLC
Kruse Corporation
Ladd Service Company, LLC
Murray Plumbing
Fred Pflumm Plumbing, Inc.
Prairie Center Plumbing, Heating & A/C, Inc.
Gerry Reeves
Stranger Industries, Inc.
Steve the Plumber, Inc.
Todco, Inc.
Kris Tressin KMZC Plumbing, Inc.
W. Vielhauer Plumbing, LLC
John Wareham
Western Enterprise, Inc.

Sign Hanger's Bonds:
Excel Lighting & Sign
M & P Inc.
Northern Ventures, Inc.
R.F. Fisher Electric Company, LLC
Reaching Solutions
See-More Signs Mfg., Inc.

Action: Referred to License.

10. CONTINUATION CERTIFICATES:

Electrical Contractor's Bonds:
A & P Electrical Design, LLC
Advanced Services DS, LLC
By Electric
CM Mose & Son
CRH Electric (2)
Citywide Electric, Inc
Clayco Electric Company
D Electric, LLC
Gary Ferrell
Mike Hagen Electric, Inc.
Michael Hensley DBA Hensley Electric Company (2)
Infinite Energy Construction, Inc
Rex Ingelse
JMC Services, Inc.
The Lamar Company, L.L.C.
MD Electric, Inc.
MAG-Tronics Industrial, Inc.
Brian Medeiros DBA Brian Medeiros Electric
Michael J. Mills
Meyer Complete, LLC
RW Electrical and Construction, Inc.
Gerald Reinhold
Fred Roberts, II, Inc. DBA Suburban Electric (2)
Scott the Electrician, LLC
Trademark Electric, Inc.

Cesspool Cleaner's Bond:
A-1 Sewer and Septic Service, Inc.

HVAC Bonds:
Steve Chontos DBA Chontos Heating & Cooling
DT Mechanical, Inc.
Design Mechanical, Inc.
Kevin Loyd DBA Loyd Heating & Cooling
Santa Fe Air Conditioning & Refrigeration, Inc.
Stratton Mechanical Services, LLC
Westerhouse, Inc.

Mechanical Contractor's Bonds:
All Climate Refrigeration, LLC
Jonathan R. Clair DBA Clair Heating & Cooling
K B Plumbing, Heating & Cooling, Inc. / K B Complete Plumbing, Heating & Cooling, Inc.
Martin Mechanical Corporation
McCarty Mechanical, Inc.
Plumbing Plus Inc.
Sheet Metal Contractors, Inc.
VHC, Inc.

Mechanical Contractor's Bond/Master HVAC:
Dave Maxwell's Heating & Cooling, LLC

Mechanical/HVAC Contractor's Bond:
CM Mose & Son
National Design Build Services, LLC
TMS, Inc.

Miscellaneous Bonds:
Joseph Applebury
Faith Technologies, Inc.
Roy D. Herriott & Sherry Beets DBA Express Septic
Environmental Temperature Control, Inc.
Epic Electric Service Corp.
Meyer Electric Co. Inc.
Sanders Management

Pawn Dealer's Bonds:
Metro Pawn, Inc. (2)

Plumber's Bonds:
Action Plumbing, Inc.
Barsco Mechanical, LLC
Blaze Mechanical, Inc.
CM Mose & Son
Eagle Plumbing & Repairs, LLC
K. B. Complete, Inc. Plumbing, Heating & Cooling, Inc.
Ray Morrison Plumbing
Anthony Schmitt Master Plumber/DBA KC Construction, Inc.
Schoeller Plumbing, Inc.
Stine-Nichols Plumbing, Inc. (2)
Riden Service Company, Inc.
TMS, Inc.

Second Hand and Junk Dealer's Bonds:
ABC, Inc. (2)
C & W Auto Salvage
Gold Rush, LLC
Joe's Pawn and Gun
Pick-n-Pull Auto Dismantlers, Kansas City, LLC
Scrap Management, LLC

Septic Pumping:
K-Mel Industries, Inc.

Septic Tank and Cess Pool Installer & Cleaner's Bonds:
Bud Sewer Service, Inc.
Darling Ingredients, Inc.
K Jett Services, LLC
Liquid Environmental Solutions

James Manderscheid DBA Digger Jim
Ralph Smith DBA Smith Septic Tank Service
Brooks Grease Service, Inc.

Sign Hanger's Bonds:
The Lamar Company, LLC
Boyce Industries, Inc. DBA Missouri Neon Company
K.C. Sign Express, Inc. & Steele Manufacturing Corp.
Miller Sign Shoppe, LLC
St. Joe Sign Company, LLC

Waste Hauler's Bond:
Swift Construction, Inc. DBA CEI Electrical & Mechanical (2)

Action: Referred to License.

11. BONDS TO REMAIN IN FULL FORCE:

Miscellaneous Bonds:
Complete Septic
West Heating and Cooling, Inc.

Action: Referred to License.

12. REINSTATEMENT NOTICES:

Electrical Contractor's Bond:
Rockhill Electric & Technology

License & Permit Compliance Bond:
Fred Roberts, II, Inc. DBA Suburban Electric

Plumber's Bond:
DLA Plumbing, LLC

Sign Hanger's Bond:
St. Joe Sign Company, LLC

Action: Referred to License.

13. RIDERS:

Electrical Contractor's Bonds:
Ace Electric, LLC
K. B. Complete, Inc. Plumbing, Heating & Cooling, Inc.
Long Electric, LLC

Action: Referred to License.

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: February 23, 2017

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb

Attachment

Weekly Business Material for February 23, 2017

1. **REPORT:**

   Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of January 2017.

   Action: Received and filed.

2. **PUBLIC NOTICE:**

   All City Tow, 1015 S. Bethany Ave., held a public auto auction on January 12, 2017.

   Action: Received and filed.

3. **COMMUNICATION:**

   Bridgette Cobbins, UG Clerk, listing bids received February 22, 2017, for Project ID #6182 – 2016 Sanitary Sewer R & R, Contract #1.

   Action: Received and filed. Copies previously forwarded to County Administrator, Emma Scovil, Legislative Auditor and Public Works.

4. **COMMUNICATIONS:**

   Richard Mikesic, Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Vendor
769126	6/26/2015	$ 1,066.29	791	Ray
793137	6/3/2016	$ 1,175.98	791	Ray
805368	12/30/2016	$ 17.50	160	Harris
		$ 129.45	790	
807185	2/3/2017	$ 848.77	791	Field
807325	2/3/2017	$ 978.99	791	O'Rourke
806432	1/27/2017	$ 170.00	160	Heartland
806976	2/3/2017	$ 145.71	110	J.P Cooke
807379	2/3/2017	$ 695.73	791	Siebold

   Action: Received and filed.

5. PERSONNEL ACTION COMMUNICATION, DATED FEBRUARY 21, 2017:

Section II - Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Moises Avila-Solis	PW/WPC	2/9/17	Sewer Maint Worker I	General Maint Worker
Bryan K Barnhart	Pw/Engineering	2/9/17	Equipment Operator I	Construction Inspector II
Bruce B Brooks	PW/Street	2/9/17	Equipment Operator II	General Laborer
Shaun M Carr	B&L	2/9/17	Bldg Inspector I	Building Engineer
Rahnald Gorman	DOTS	2/9/17	Info Sys Coordinator	Info Sys Coordinator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Lauren M Dietrich	Comm Corr	2/17/17	ISO
Dustin W Johnson	Sheriff/Detention	2/15/17	Deputy
July M Sandoval	Finance/Trasury	1/26/17	Fiscal Supt Asst

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff.Date	Job Title
Cynthia M Jones	Police/Comm	3/22/17	Public Safety Dispatcher
Kelly G Kloiber	Fire	2/23/17	Sr Fire Captain
Nicole C Ontiveros	Police/CIB	3/16/17	Office Asst III
Dennis F Sudac	Appraiser	2/25/17	Admin Supt Asst
Gabriell M Vega	Police/Comm	3/1/17	Public Safety Dispatcher

Section VII - Reclassifications

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Charles E Ettinger	Parks/Rec	2/9/17	Operations Supervisor	Golf Course Supervisor
Kristofer S Finger	Pw/Engineering	1/12/17	Staff Engineer	Project Engineer
Shane A Jones	Parks/Rec	2/9/17	Operations Superintendent	Golf Course Superintendent
Mary H Neumer	Public Works	2/9/17	Admin Coordinator	Prof Asst

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Jeffrey E Anderson	PW/WPC	Classification Range Change for oc code 4130 effective 2/9/17
Gerald L Beck	PW/Street	Classification Range Change for oc code 4130 effective 2/9/17
Andrew P Bettinger	Parks/Rec	Classification Range Change for oc code 4130 effective 2/9/17
Vincent J Billaci	PW/Street	Classification Range Change for oc code 4130 effective 2/9/17
Paul W Chronister	Parks/Rec	Classification Range Change for oc code 4125 effective 2/9/17
Wesley A Ford	PW/Street	Classification Range Change for oc code 4125 effective 2/9/17
Cynthia L Gray	PW/Fleet	Classification Range Change for oc code 4130 effective 2/9/17
Anthony C Hutchingson	NRC/Inspection	Classification range change effective 2/9/17
Robert J Kennedy	PW/Traffic	Classification Range Change for oc code 4130 effective 2/9/17
Lamar Martin Jr	PW/Street	Classification Range Change for oc code 4125 effective 2/9/17
Chad S Mooberry	PW/WPC	Classification Range Change for oc code 4130 effective 2/9/17
James E Neath	NRC/Inspection	Classification Range change effective 2/9/17

Eric J Nobert	PW/Street	Classification Range Change for oc code 4125 effective 2/9/17
Bruce E Pointelin	PW/Street	Classification Range Change for oc code 4125 effective 2/9/17
Ruben Sanchez	Parks/Rec	Classification Range Change for oc code 4130 from effective 2/9/17
Melinda A Sauceda	NRC/Rental	Classification Range change effective 2/9/17
Tracy L Stuart	PW/Street	Classification Range Change for oc code 4130 effective 2/9/17
Russell H Vaca	Parks/Rec	Classification Range Change for oc code 4125 effective 2/9/17
Rickey A Vitatoe	Parks/Rec	Classification Range Change for oc code 4130 from effective 2/9/17
Bradley S Wiss	PW/Street	Classification Range Change for oc code 4125 effective 2/9/17

Action: Received and filed. Copy previously forwarded to Payroll.

6. PERSONNEL ACTION COMMUNICATION, DATED FEBRUARY 23, 2017:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Joshua S Gillihan-Young	Sheriff/Detention	3/9/17	Deputy
Bryon W Letterman	Sheriff/Detention	3/9/17	Deputy
Danial M Price	Sheriff/Detention	3/9/17	Deputy
Drew M Potter	Sheriff/Detention	3/9/17	Deputy

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Joshua F Hatchett	Fire	2/17/17	Firefighter I

Action: Received and filed. Copy previously forwarded to Payroll.

7. REQUESTS FOR DEFENSE AND NOTIFICATION OF SUIT PURSUANT TO THE KANSAS TORT CLAIM ACT:

Kelly Herron, Sarah Panjada, Rodney Smith, Kevin Steele, Michael Vivian, Pamela Waldeck, Terry Zeigler, regarding Douglas Parisi, et al, Case No. 2017-CV-000107.

Action: Received and filed. Copies previously forwarded to Legal Department.

8. CLAIMS FOR DAMAGES:

AT&T, 1010 Pine Rm 06-NW, St. Louis, MO, alleging AT&T building terminal and cable were removed from 800 Ann Ave.

Joshua Hatchett, 8220 Splitlog Ave., alleging arrested under false pretense.

Action: Received and filed. Copies previously forwarded to Legal.

9. LEGAL NOTICE:

Gregory R. Andre, K&L Gates, LLP, regarding the debt allegedly owed by the UG to Cabela's under the Specific Venture Agreement they entered into dated November 2, 2001 that is past due, and has been repudiated by the UG.

Action: Received and filed. Copy previously forwarded to Legal.

10. TRAVEL REQUESTS:

John Cota, Fire/EMS Training, travel to Quapaw, OK, February 19 – 21, to attend the Guardians of the Heart Conference, Employee Training/Travel.

Kristen A. K. Czugala and Rebecca Rodriguez, Police/CID/Victim Services Unit, travel to Dallas, TX, August 6 – 10, 2017, to attend the Crimes Against Children Conference, VOCA.

Peggi M. Englehart, IT/NRC, and Cindy Kampmeier, Code Enforcement/NRC, travel to Omaha, NE, March 14 – 17, 2017, to attend to the Midwest Accela Users Group Conference, Employee Training & Travel.

Maritza Gordillo and Rebecca Rodriguez, Police/CID/Victim Services Unit, travel to Dallas, TX, June 6 – 9, 2017, to attend the National Sexual Assault Conference, VOCA.

Maritza Gordillo and Markaela Moore, Police/CID/Victim Services Unit, travel to San Diego, CA, Aug. 13 – 18, 2017, to attend the National Organization for Victim Assistance Conference, VOCA.

Eric Jones, Narcotics/DEA Task Force, travel to Ft. Collins, CO, Mar. 20 – 24, 2017, to attend Cellular Technology training, Employee Training & Travel.

Casey Meyer, Legal/Police Legal Advisor, travel to Nashville, TN, Apr. 30 – May 5, 2017, to attend 2017 Legal Officers' Section Spring Training, SLETF.

Jeremy Rogers, Parks and Recreation, travel to Beloit, KS, March 22 – 23, 2017, to attend the Tree City USA Recognition Event, Employee Training/Travel.

The following travel to Washington, DC, with the Lancaster and Melton families, to attend Police Memorial Services, SLETF:

Troy Bennett, Chris Bussell, Jay Doleshal, Chris James, Brian Lynn, Robert Peck, John Whaley, Kyle Wolf, Donald Woolley, and James Zager, Police/Operations, May 10 – 16, 2017

William Carver and Stephen Super, Police/Operations, May 10 – 17, 2017

Tyrone Garner, Police/Services Bureau, May 12 – 16, 2017

Jason Allen, Christopher Blake, Dustin Dierenfeldt, Adriane Ferrer, Richard Harris, Christopher O'Neill, LeeAnn Shelton, Chad Shore, and Dennis Vallejo, Police/Operations, May 12 – 17, 2017

Scott Kirkpatrick, Police/Chief's Office/Academy, May 12 – 17, 2017

Curtis Nicholson, Police/Services/Investigations, May 12 – 17, 2017

Andrew Seal and Pamela Waldeck, Police/Operations/Narcotics, May 12 – 17, 2017

Terry Zeigler, Police/Chief's Office, May 13 – 16, 2017

Action: Approved by County Administrator's Office and received and filed.

11. APPLICATION FOR CMB LICENSE (PKG):

Kandy Corporation/William Hutton DBA 7-Eleven #36101A, 4431 Shawnee Ave. Dr.

Action: Referred to License.

12. APPLICATIONS FOR DRINKING ESTABLISHMENT:

Daniel Castillo/Jessie Union DBA The Mockingbird Lounge, 204 Orchard St.
Daniel Hutchens/Susan Overton DBA Mrs. Ace the Bar, 6720 ½ Kaw Dr.
Jason Kolich/Judy Englebrick DBA 1889 Pizza Napoletana, 2876 W. 47th Ave.
Legends Soccer, LLC/Heather Tuttle DBA Rosedale BBQ, 600 Southwest Blvd.
Legends Soccer, LLC/William Hutton DBA Sporting Park, 1 Sporting Way
The Hitching Post Tavern Inc./Sherri Collins DBA The Hitching Post Tavern, 1238 Merriam Ln.

Action: Referred to License.

13. APPLICATION FOR CATERER/DRINKING ESTABLISHMENT:

Midwest BBQ Ventures Overland Park, LLC/William Hutton DBA Famous Dave's, 1320 Village West Pkwy.

Action: Referred to License.

14. APPLICATION FOR HOTEL (entire premises):

R.I. Heritage Inn of KC, LLC /Thomas Richard Rehorn III DBA Residence Inn Kansas City at the Legends, 1875 Village West Pkwy.

Action: Referred to License.

15. APPLICATIONS FOR PRECIOUS METAL DEALER'S LICENSE:

Boyd Inc., DBA Little Joes East Pawn and Gun, 5101 Leavenworth Rd.
Boyd Inc., DBA Little Joes Pawn and Gun, 7101 Leavenworth Rd.
Paul Boyd DBA Gold Rush, 7611 State Ave.

Action: Referred to License.

16. APPLICATIONS FOR MASSAGE THERAPIST'S LICENSE:

Deanna Lammers d/b/with Chateau Avalon, 701 Village West Pkwy.
Renee Neff d/b/with Chateau Avalon, 701 Village West Pkwy.

Action: Referred to License.

17. APPLICATION FOR MASSAGE THERAPY BUSINESS LICENSE:

Cynthia Lanier DBA The Massage Studio at Prairie View Luxury Apartments, 11200 Delaware Pkwy.

Action: Referred to License.

Staff Request for Commission Action

Tracking No. 17987

Full Commission Meeting Date: 3/2/17
Committee:

Date of Standing Committee Action: NA
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/27/2017	Doug Bach	x5027	dbach@wycokck.org	Administrator's Office

Item Description:
Presentation of the County Administrator's report.

Action Requested:

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List: