

**STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)**

**PLANNING & ZONING AND
REGULAR SESSION
THURSDAY, APRIL 27, 2017**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, April 27, 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; Rob Richardson, Director of Planning; Janet Parker, Administrative Assistant, Planning; Byron Toy, Jamie Hickey and Zach Flanders, Planners; Misty Brown, Deputy Chief Counsel; Jon Stephens, Interim Economic Development Director; Angela Harshbarger, Economic Development; and Major Dustin Dungan, Sergeant-At-Arms.

MAYOR HOLLAND called the meeting to order.

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

INVOCATION was given by Mayor Mark Holland, Trinity Community Church, United Methodist Congregation.

Mayor Holland asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk**, said we have a blue sheet this evening. Under the Administrator's Agenda, we have two items. Item No. 2 is being deleted. It's a resolution for the Memorandum of Understanding with the International Association of Firefighters. The MOU has been signed as originally approved

by Commission; therefore, this item is no longer required and is being removed from the Agenda.

Item No. 3, the portion of that agenda item is the MARC presentation. That presentation is being deleted tonight.

Mayor Holland said there are two distinct parts of our meeting tonight. The first is Planning and Zoning, and the second is our regular Commission meeting. We will begin with Planning and Zoning and I'll ask our Clerk to read the required Planning and Zoning statement following by the Agenda. **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. **Commissioner McKiernan** said I've had contact with proponents and opponents of #SP-2017-9. **Mayor Holland** said let the record show there are no other disclosures.

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

Mayor Holland asked if any member of the audience, any commissioner or staff member would like to remove an item from the Planning and Zoning Consent Agenda. Please step forward at this time. Any item not removed will be voted on by a single vote.

Nicholas Porto said we'd like to remove Change of Zone No. 1, Special Use Permit No. 1, and Master Plan Amendment No. 1. We'd like to remove those items from the Consent Agenda. We're going to ask that they be sent back. **Mayor Holland** said we'll set them aside and we'll call you forward at that time and you can make your request.

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

Mayor Holland asked did he get all three items. **Rob Richardson, Director of Planning**, said yes he did, A1, B1 and E1.

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

CHANGE OF ZONE APPLICATIONS

ITEM NO. 1 – 171110...CHANGE OF ZONE APPLICATION #3128 – NICHOLAS PORTO

SYNOPSIS: Change of Zone from R-2(B) Two Family District to M-2 General Industrial District for auto sales and service at 1243 Scott Avenue,
and

SPECIAL USE PERMIT ITEM NO. 1 – 171113...SPECIAL USE PERMIT APPLICATION #SP-2016-99 – NICHOLAS PORTO

SYNOPSIS: Special Use Permit for auto sales and service at 1243 Scott Avenue,
and

MASTER PLAN AMENDMENT APPLICATION ITEM NO. 1 – 171120...#MP-2017-1 – NICHOLAS PORTO

SYNOPSIS: Master Plan Amendment from Residential to Light Industrial (Armourdale Master Plan) at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning. This property was used as a metal plating business from 1973 until 2014. In July of 2015, the property received zoning approval for an auto sales and repair. In September 2015, two residentially zoned lots were combined with the original parcel to create the current parcel. The applicant is requesting a special use permit, a rezoning, and a Master Plan Amendment in order to be able to use the entire parcel for an auto sales and repair business. The Planning Commission voted 8 to 0 to recommend denial of Change of Zone Application #3128, Special Use Permit Application #SP-2016-99, and Master Plan Amendment #MP-2017-1 as they are not in compliance with the city ordinances and will not promote the public health, safety, and welfare of the city of Kansas City, Kansas. The staff concurs with the recommendation of the City Planning Commission.

Urban Planning and Land Use Comments:

1. Parking Setbacks

- a. A 15 foot setback is required between parking areas and residential zoned property. Please revise the east-parking setback.
- b. A 6 foot setback is required between parking areas and any property line. Please revise the south-parking setback, including the existing parking.

Staff Comment: The revised site plan meets these requirements.

2. Parking Surface

The entire parking area must be paved with asphalt or concrete. Please indicate that all parking will be paved. Please show striping of the entire parking area including the existing parking. All cars must be in individually striped spaces.

Staff Comment: Revised site plan meets these requirements.

3. Parking Dimensions

A 90° pattern double loaded parking aisle requires 60 feet. The current plan shows 50 feet. Please revise.

Staff Comments: The revised site plan meets the aisle width requirements. However, the parking layout must include hammerhead area(s) for backing and turning movements.

4. Screening of Parking

The parking area must be screened on all sides that border a residential zoning district with architectural screening, which is defined as a six-foot wooden fence with masonry columns every 32 feet on center. Please revise plans to show architectural screening on the east and south of the parking lot, including the existing parking. Upgrade the fence on the north side between the parking and street to architectural screening or provide continuous screening with walls, shrubs, or trees.

Staff Comment: The revised site plan meets these requirements.

5. Landscaping Standards

Eleven trees are required to meet the area standards for the commercial design guidelines. MP-2 zoning requires one street tree for every 10,000 square feet of site area. The Commercial design guidelines require landscape requirements of the zoning district to be exceeded by 75% and that 1 tree be provided for every 30 feet of street frontage. Please revise the landscape plan.

Staff Comment: The revised preliminary development meets these requirements.

6. Inoperable Vehicles

Vehicles must not be inoperable, ruined, dismantled, or wrecked.

7. Sidewalks

Sidewalks will be installed to code along the entire frontage of the property.

8. Final Plan Review Required

Applicant must submit for a final plan review. The Planning Commission must approve the final plan prior to the special use permit going into effect or building permits being issued. This is a stipulation for approval of the special use permit.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. Revise site plan and parking layout to include hammerhead area(s) for backing and turning movements.
 - b. Final development plans and construction level drawings shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None.

Staff Conclusion:

This application, which proposes a change of zone from residential to industrial, does not conform to the Armourdale Master Plan. The Armourdale Master Plan designates this area as residential. There are existing residences adjacent to this property to the east and south, and the expansion of industrial uses will further degrade the residential character of this area. The current situation was created by the property owner. In September of 2015, two residentially zoned lots were combined with the original parcel to create the current parcel. The property

owner did not apply for a change of zone at that time, and the zoning remains R-2(B) on the portion of the site that was consolidated into the current parcel. The property owner expanded the parking of the existing business into the portion of the site that is zoned R-2(B), which is a violation of the R-2(B) zoning regulations. In July of 2016, the property received a code violation for vehicles parked on an unimproved surface on the R-2(B) portion of the site, which prompted the change of zone, special use permit, and master plan amendment applications. Due to these factors, staff recommends denial of these petitions.

Nicholas Porto, Porto Law Firm, said I represent Elder Cabrera, the applicant and owner of an auto sales business on Scott Avenue. I've had an opportunity to speak with Mr. Richardson this evening in advance of our hearing this evening. Briefly, had a discussion wherein we request this gets sent back to the Planning Commission so we can amend our plan and work with Mr. Richardson to come up with an acceptable solution and put that back before the Planning Commission.

Mayor Holland said thank you. That is your request. What I'm going to do is I'm going to open up the public hearing and give people an opportunity to speak for or against it. After we have had that public hearing, we will open it up and see if the Commission would like to honor your request.

Mayor Holland opened the public hearing. Is there anyone in attendance tonight who would like to speak in favor of this application as presented before us?

Mr. Porto said we obviously have some remarks prepared if we're going to go forward this evening. **Mayor Holland** said I believe I still have to hold the public hearing in order to do this. **Mr. Richardson** said that's correct. **Mayor Holland** said so we'll go ahead and hold the public hearing. We'll give you an opportunity at the close of the public hearing to make your comments.

I would say this, if the Commission decides they're going to take it up, we'll let you make your comments. If they decide they're going to pass it on, then you won't need to, but we'll give you that opportunity.

No one appeared in support.

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Mayor Holland asked is there anyone here tonight who would like to speak in opposition to this application.

No one appeared in opposition.

Mayor Holland closed the public hearing.

Mayor Holland said the request by the applicant is to send it back to the Planning and Zoning Commission.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to return Change of Zone Application #3128, Special Use Permit #SP-2016-99, and Master Plan Amendment #MP-20717-1 to the Planning Commission for further consideration.

Mr. Richardson said the date of that meeting would be June 12.

Commissioner Walker said I had a motion to approve what the Planning Commission recommended. I don't see any circumstances under which they're going to change the plan to satisfy me. **Mayor Holland** said I'll take that as a speech against the motion that's on the table.

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

ITEM NO. 2 – 171111...CHANGE OF ZONE APPLICATION #3140 – BRANDON KNETTER

SYNOPSIS: Change of Zone from A-G Agriculture District to R-1 Single Family District for a single-family home at 13300 Donahoo Road, submitted by Robin Richardson, Director of Planning. The applicant has submitted applications for an administrative subdivision of land, a change of zone from A-G Agriculture District to R-1 Single Family Residential District, and a zoning variance for the creation of a lot has a depth that is more than three times its length. The

purpose of the applications is to create a lot for a single-family residence. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3140, subject to:

Urban Planning and Land Use Comments:

Utility Easements Required

Please provide the required 10' utility easements along the sidelines of lots. Utility easements shall be provided along each side of the sidelines of lots and/or the rear line of lots where necessary to form a continuous right-of-way. All easements shall be at least ten feet wide. The required ten-foot width may be provided through 5' easements on either side of lot or parcel lines when such lines do not form, in whole or in part, the outside boundaries of the development plat.

Staff Comment: Utility easements and other items related to the lot split can be addressed through administrative review

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. Provide a preliminary site plan showing locations of future home, driveway, septic tank and lateral field. Provide dimensions from property line(s), and include existing and proposed driveway width.
 - b. Indicate the width of the gas easement on the survey and preliminary site plan. Coordinate with the respective gas company regarding any building separation requirements.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: The owner of each lot with a proposed septic system will need to coordinate with Wyandotte County Health Department to obtain septic system approval and permit, prior to construction or building permit acquisition.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3140, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 171113...SPECIAL USE PERMIT APPLICATION #SP-2016-99 – NICHOLAS PORTO

SYNOPSIS: Special Use Permit for auto sales and service at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning.

Action: This item was previously heard with Change of Zone Application #3128.

ITEM NO. 2 – 171114...SPECIAL USE PERMIT APPLICATION #SP-2017-1 – SCOTT GOBLE WITH PAMCORP, LLC

SYNOPSIS: Special Use Permit for a 79' self-supporting stealth-type monopole tower at 1226 Armstrong Avenue, submitted by Robin Richardson, Director of Planning. The applicant is seeking approval of a special use permit to build a 79' stealth wireless tower on property owned by Mount Olive Baptist Church. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-1, subject to:

Urban Planning and Land Use Comments:

The owner will agree to relocate pole if it interferes with future redevelopment on this site. If approved, permit is valid for two years.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. Plans shall be stamped and sealed by a State of Kansas Professional Engineer.
 - b. Provide an erosion control plan, and show the proposed erosion control BMP types and locations in accordance with UG criteria.
 - c. Please indicate if the existing concrete walkway into the basement of the church is an ADA access and how loading and unloading of vehicles can occur since the proposed site and fence appears to obstruct vehicle access or parking next to the walkway.
 - d. Indicate existing utility locations more accurately on site plan (i.e. overhead power lines on north side of site, sanitary sewer lines in alley, etc.). Provide the UG node designations for the sanitary sewer manholes on site. These can be obtained from Sewer Maintenance at 913-573-5535.
 - e. Indicate proposed utility locations on site plan (i.e., power, telco, or fiber to the site).
 - f. The existing concrete street entrance is in poor condition and shall be replaced as part of this project.
 - g. Indicate if the entire asphalt parking area, or access and utility easement, will be replaced as part of this project.

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- h. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-1 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 3 – 171115...SPECIAL USE PERMIT APPLICATION #SP-2017-9– WILLIE FIELDS WITH SILVUR DOLLA ENT, LLC

SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-15) for a drinking establishment and live entertainment at 16 North James Street and parking at 2, 4, and 12 North James Street, submitted by Robin Richardson, Director of Planning. The applicant wants to renew a special use permit for a drinking establishment/restaurant (50% food) with live entertainment. The Planning Commission voted 8 to 0 to reverse its previous recommendation of denial and recommend approval of Special Use Permit Application #SP-2017-9 for six months, subject to the applicant revising his submitted security plan from April 10, 2017, to also include the following:

1. For the security plan, identify the two types of events and the specifics of each type of event (promoted and non-promoted).
2. The facility closes by 12:00 midnight.
3. Promoted events provided with a separate security plan.
4. Anyone that violates the law within the facility should be arrested and not turned out onto the sidewalk.
5. The applicant installs the physical security measures listed on his submittal this evening.
6. The applicant requests a CPTED analysis of the facility form KCKPD and implements any suggestions.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-9 for six months, subject to the stipulations. Roll call was taken on the motion and there were ten

“Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 4 – 171116...SPECIAL USE PERMIT APPLICATION #SP-2017-10– JASON MYERS WITH COACH AUTOMOTIVE RESTYLERS, LLC

SYNOPSIS: Special Use Permit for a dealer’s license to buy and sell cars at auction at 3030 South 24th Street, submitted by Robin Richardson, Director of Planning. This application has been submitted to operate a car auction business at an existing building. The existing building installs automotive aftermarket leather interiors and sunroofs. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-10 (noting that the applicant may come back with a variance related to screening the dumpster and landscaping) for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. Screening of Trash Receptacles

All trash receptacles must be screened with a six-foot masonry wall or wooden fence. According to the Commercial Design Guidelines Site Character Requirements (Sec. 27-575(g)(3)), 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.

2. Landscape Screening of Parking Areas

The parking area must be screened with shrubs in addition to the existing trees adjacent to 24th Street. According to the Commercial Design Guidelines Landscaping Requirements (Sec. 27-577(b)(2)), Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
Construction drawings for any site improvements shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents: none.

Conservation District Comments:

There is one major soil type that was identified: Reading silt loam, rarely flooded. This soil type is considered erodible when the surface is denuded of a protective cover.

1. This site is well protected now. Any chemical spills need to be cleaned up immediately. This site is very close to a major stream. It is easy to contaminate the stream with misuse of chemicals.
2. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-10 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 5 – 171117...SPECIAL USE PERMIT APPLICATION #SP-2017-12– DAVID ZENERE WITH KANSAS CITY PROPERTY

SYNOPSIS: Special Use Permit for an automotive repair shop at 6656 Inland Drive, submitted by Robin Richardson, Director of Planning. This application has been submitted to develop a 4,800 square foot facility for service of the owner’s fleet of trucks. The property was historically used for industrial purposes and is currently vacant. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-12 for two years, subject to:

Urban Planning and Land Use Comments:

1. Final development plan approval required before building permits are issued. Planned development district approval is a two-step process, approval of a preliminary development plan followed by approval of a final development plan. A final development plan must be approved by the City Planning Commission before building permits are issued.
2. This property must connect to sanitary sewers if/when they become available in the area and support the creation of a benefit district for the provision of sanitary sewers.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. The special use permit submittal requires complete final site engineering and construction level drawings and plans. Final plans shall include all applicable construction notes, details, and final engineering design in accordance with UG criteria and standards.

- b. Provide a PE sealed storm drainage memorandum with final plans to address existing and proposed drainage patterns, storm detention, and storm water quality including MARC BMP manual worksheets, calculations, and proposed storm water quality BMPs.
 - c. Final plans shall provide paved (asphalt or concrete) drive aisles in the proposed trailer storage area.
 - d. Provide an erosion control plan with final plans to show erosion control BMP types, locations, and construction sequence in accordance with UG criteria and standards.
 - e. Final development plans and construction level drawings shall be reviewed and approved by UG prior to Planning Commission approval and construction permit acquisition.
 - f. The UG is currently discussing public sanitary sewer that could serve the P & R subdivision area and this property. When a future/public sanitary sewer system is installed to serve this property, the sanitary sewer service for this facility shall be connected to the public sanitary sewer, and the proposed holding tank shall be abandoned/removed per UG and KDHE specifications and requirements.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

Conservation District Comments:

1. There is one major soil type that was identified: Eudora-Urban land complex rarely flooded. This soil type is considered erodible when the surface is denuded of a protective cover.
2. This site could cause contamination to the river with oil, other chemical liquids, and contaminated solids if allowed to flow off the property. Some sort of collection system is needed to be in place to collect water runoff from the site and prevent contamination from getting into the river directly.
3. If help is needed for ideas on controls, contact the Wyandotte County Conservation District for help.
4. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-12 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 6 – 171108...SPECIAL USE PERMIT APPLICATION #SP-2017-18–
CARREEN BLANKENSHIP WITH SWEET CELEBRATIONS, LLC**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (#SP-2012-8) for a catering and bakery service at 12325 Bellerive Drive, submitted by Robin Richardson, Director of

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Planning. Applicant is seeking renewal of a special use permit to continue operating as a home catering and bakery service. The applicant has a commercial kitchen that is USDA inspected in the sub-basement of the home and has been in operation over 10 years. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-18 for ten years, subject to:

Urban Planning and Land Use Comments:

1. Is the business delivery or do customers come to the home for pick up ordered items?

2. How frequently are customers visiting the home? Where do they park?

Applicant Response: *We deliver all of our products weekly and do not allow for any pick up of products. We are licensed as a manufacturing/processing plant with the State of Kansas and FDA. Our customers are restaurants and grocery stores in the greater Kansas City Metro and this requires we deliver our products directly to them.*

3. The staff recommends approval for ten years.

Public Works Comments: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-18 for ten years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 7 – 171109...SPECIAL USE PERMIT APPLICATION #SP-2017-24– HANIF LAKHANI WITH 32 HIGHWAY LIQUORS, LLC

SYNOPSIS: Renewal of a Special Use Permit (#SP-2014-83) for a liquor store at 6832 Kaw Drive, submitted by Robin Richardson, Director of Planning. Applicant seeks to continue to operate a liquor store at 6832 Kaw Drive. The property was a liquor store in 2007; however, there was not a valid business license until the time of the last special use permit at this location. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-24 for five years, subject to:

Urban Planning and Land Use Comments:

1. What are your hours of operation?

Applicant Response: Hours of operation 9 am – 11 pm: Monday thru Saturday, noon to 8 pm Sunday.

2. Have there been any incidents (KCKPD, Code Enforcement, Building Inspection, etc.) since you were last approved?

Applicant Response: No complaints to applicant's knowledge.

3. Staff recommends approval for five years.

Public Works Comments: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-24 for five years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 8 – 171107...SPECIAL USE PERMIT APPLICATION #SP-2017-25– JORGE SALAZAR WITH JIAJ, INC.

SYNOPSIS: Renewal of a Special Use Permit (#SP-2015-2) for live entertainment in conjunction with existing restaurant at 151 South 18th Street, Suite A, submitted by Robin Richardson, Director of Planning. Applicant is seeking to renew a previously approved special use permit at 151 South 18th Street that adds live music, DJ, and dancing to the current Mexican restaurant. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-25 for two years, subject to:

Urban Planning and Land Use Comments:

1. As is standard for all live entertainment SUPs, security will need to be provided by a dedicated individual who is serving in that role and that role alone. It is not permitted to have security provided by an employee who is also functioning in another capacity at that same time.

Applicant Response: Applicant will designate a Manager for the sole purpose of security for nights when live entertainment is occurring. The Manager will only be responsible for maintaining peace between patrons and guests. The Security Manager will keep all doors and windows closed during entertainment to decrease noise to neighbors. The Security Manager will maintain the parking lot area and ensure that the parking area is cleaned after patrons and guests have left premises. The Security Manager will be separate and apart from the General Manager on duty.

2. Based off your Business Plan, the DJ will stop on 11:00 pm on Friday and Saturday. What will go on from 11:00 pm to close (2:00 am)?

Applicant Response: *The business typically shuts down at 11:00 pm since it is a restaurant. However, liquor laws allow the business to remain open until 2:00 am. The restaurant sometimes remains open serving food and alcoholic beverages until 2:00 am. However, in accordance with the Special Use Permit agreements reached with the neighbors previously, live entertainment ceases and prerecorded music is played.*

3. Have there been any incidents (neighbor complains, Police, Codes, etc.) at this location since the last permit was approved?

Applicant Response: *The Applicant is not aware of any issues.*

4. If approved, the Special Use Permit would be valid for two years.

Applicant Response: *The Applicant understands it is a two-year permit.*

Public Works Comments: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-25 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

VACATION APPLICATION

ITEM NO. 1 – 171118... VACATION APPLICATION #A-2017-2- DARRELL WALKER

SYNOPSIS: Vacation of an alley at 1110 Shawnee Avenue, submitted by Robin Richardson, Director of Planning. Application is to vacate the alley between Custer Avenue and Shawnee Avenue for the purpose of closing off access with fences to prevent or mitigate crime and speeding vehicles. The Planning Commission voted 8 to 0 to recommend approval of Alley Vacation Application #A-2017-2, subject to maintaining an easement over the alley and any further comment from Public Works after further discussions about what the vacation entails.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Alley Vacation Application #A-2017-2, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

PLAN REVIEW APPLICATION

ITEM NO. 1 – 171119...PLAN REVIEW APPLICATION #PR-2017-13 – DARRYL HAWKINS WITH INNOVATIVE DESIGN

SYNOPSIS: Preliminary and final plan review for a new church at 4121 Minnesota Avenue, submitted by Robin Richardson, Director of Planning. The representative, Darryl Hawkins with Innovative Design and Renovation, on behalf of Pastor Darlene Verser, has applied for a preliminary and final plan review to convert a closed radio station to a church located at 4121 Minnesota Avenue on 4.66 acres. The Planning Commission voted 8 to 0 to recommend approval of Plan Review Application #PR-2017-13, subject to:

Urban Planning and Land Use Comments:

1. The nine new trees that are proposed to be planted along 41st Street shall be at least 2" caliper when planted. Please specify the species.

Applicant Response: Acknowledged. A variety of junipers "evergreen" type of tree will be planted.

2. The parking lot island that is located adjacent to the northeast corner of the building needs to be curbed and landscaped in order to comply with the Commercial Design Guidelines. Staff added a comment on the site plan.

Applicant Response: Acknowledged. Parking lot islands are to be curbed and landscaped.

3. While black and white photographs have been submitted, what are the existing exterior materials? Please provide color photographs.

Applicant Response: Color photos are on my originals. We will provide color copies of those.

4. All exterior lighting, whether mounted on the building or installed in the parking lot, shall have 90° cutoff fixtures.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. Provide a site plan that shows the existing sanitary sewer service line and existing nearby pump station.
 - b. Coordination with Public Works is required to determine if the existing pump station is in service and workable. Public Works may need to get access inside the building.
 - c. Depending on the results of Public Works' field investigation, additional sanitary sewer improvements may be required.
 - d. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

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Staff Conclusion

The applicant has applied for a building permit to change the occupancy of the building from a radio station to a church. The conversion to a church requires a preliminary and final plan review. Staff supports this petition subject to the Public Works' comments which shall be addressed during the building permitting process with the Development Review Committee (DRC).

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Plan Review Application #PR-2017-13, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

MASTER PLAN AMENDMENT APPLICATION

ITEM NO. 1 – 171120...MASTER PLAN AMENDMENT APPLICATION #MP-2017-1 – NICHOLAS PORTO

SYNOPSIS: Master Plan Amendment from Residential to Light Industrial (Armourdale Master Plan) at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning.

Action: This item was previously heard with Change of Zone Application #3129.

PLANNING AND ZONING NON-CONSENT AGENDA

ITEM NO. 1 – 171112... SPECIAL USE PERMIT APPLICATION #SP-2016-80– PAMALA KUKOYI

SYNOPSIS: Special Use Permit for the temporary use of land for 3 storage trailers at 1427 North 38th Street, submitted by Robin Richardson, Director of Planning. The applicant is requesting a special use permit in order to keep three storage containers on the property while it is rehabilitated. The property has split zoning with the western half as existing C-1 and the eastern half as R-1(B). The applicant, if approved, will also use the back half of the property to store items during construction. The Planning Commission voted 7 to 1 to recommend denial of

Special Use Permit Application #SP-2017-80 due to public opposition and the testimony concerning lack of upkeep of the property.

Rob Richardson, Director of Planning, said the request is for temporary storage trailers to store merchandise that will eventually be put into the adjacent property in a retail store as a thrift store. The application as presented to you is recommended for denial by the Planning Commission. Ms. Kukoyi is here this evening and I'm sure she'll like to speak.

Pamala Kukoyi, 1612 North 38th Street, said it was denied for, I'm assuming they assumed that it was there too long and that they didn't need to be there. My reasoning for having them there to begin with was the property needed to be remodeled. Being ignorant of the law is no excuse, but I assumed that because that was a motor — it was a car lot prior to, that I could put the trailers on the back of the car lot.

There's been some concerns that the property is not being kept up. That's not true. If anyone did their homework, they would have probably called the City and saw that there's only been one violation. That's one that is current now. That's because the children in the neighborhood broke out the windows in the front. I didn't know — again, being ignorant to the law — that you couldn't put boards, you couldn't board it up without paying to board it up.

I'm since making preparations to take those down, but the trailers, I'm not asking for them to be there for a lifetime. I'm asking them to be there for about six months, long enough for me to get them emptied out, get the building repaired, and get it moved.

The building has taken so long to get repaired because the owner and I have gone back and forth with who is going to repair what. We have now come to a decision on who's going to repair what. Now I'm going to do the repairs. They're going to be extensive so I had to put my merchandise someplace else.

I moved from a 10,000 square foot location. I'm moving to this smaller location. With that being said, I had a ton of merchandise. The merchandise is in the trailers.

The property is not being unkept. There are no records that indicate that. The last time there was something written from the City code violation was 2013. I keep the grass cut. I do what needs to be done there. The trailers are not as you can see them on the street. You have to

drive down Oakland Avenue to see them because they're pushed back because the parking lot is so huge.

There was mention that people in that neighborhood keep their lawns up, and they do this and that, and they don't want to see that. That's not true. If the research and homework was done, you'll drive down that neighborhood, that block, properties are dilapidated. Trailers are on properties.

I'm just asking for some time to be able to get the repairs done and get them moved. I don't intend to keep them. There's nothing I can do with them. I intend to sell them.

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

No one appeared in support.

Mayor Holland asked is there anyone here to speak in opposition to this application.

Lorraine E. Harris-Darby, 3717 Oakland Avenue, said my property is right to the left. This lot she's talking about is directly on the side of my fence to the corner of the street. When you first come down the street, the first thing you notice is the building that's not kept up.

Now I notice there's new boards at the windows. You can see it's filled with all kinds of items inside. You go down just a little bit halfway in the street, you have three long trailers like on an 18-wheeler, the long trailer beds. I guess they're about 48' long, three in a row.

The second one has curse words spray-painted all on it. Another one is a dark purple, all three of them. In between the third one is an old blue truck, like a Ford truck, with junk in the back of the truck. The first trailer has been there for three years. The other trailers and the truck have been there for two years.

The property is not kept up. I'm constantly running up on 51st and State at the Resource building complaining about the yard not being cut. I'm sure they have records where the City did come out to cut the grass and I guess they send the billing to the owner.

What she is talking about is exactly right next to my home. It is an eyesore. Our neighbors do cut our yards. We keep our neighborhoods up very well. I have pictures in my phone if you'd like to see. My property is right next to her's.

We had a hearing on April 10. She did come out on the 15th and had somebody to cut the grass. Last summer the grass was cut only two times the whole season. The last month and a half the grass was not cut.

She's not maintaining the property. The trailers have been there for three years already. I called the Board of Public Utilities yesterday for that property. Utilities have not been on since September 24, 2012. I called the gas company yesterday. There has been no gas on in that property since 2007.

The building's already filled with her stuff. Where is this other stuff going to go? It's been there for three years. She's had plenty of time to fix that building up and put the items inside if she was planning on doing that. She's using that land as a dump field. It's bringing the neighborhood down.

Like I said, it's right directly next to my property. I do have photos of my property. I keep my property up. The neighbors in front of me keep their property up. Everybody gets out there and cuts their grass on a weekly basis. It is a very quiet street. It happens to be a dead-end street.

No one else appeared in opposition.

Mayor Holland closed the public hearing.

Ms. Kukoyi said as I mentioned earlier, I went down to the Code Enforcement. There have been no codes on that property since 2013. That is a dead-end street that has had numerous crime activities on it. One of her neighbors had a drug bust just three houses down. I'm not thinking that that's the savory neighborhood that she's pretending that it is.

I've not had those trailers there for three years. I don't intend to keep them there past the time I need to get the property finished. I don't know how she can speak to my wallet or my pocket and tell me when I should have things done or what timeframe there should be.

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The truck that's sitting there, I don't know whose truck that is. Somebody off that street parked it there, left it, ran and left it. I've had two cars towed off that lot because that one-way street that is drug infested, they run through there, park the car and keep going. I can't get the City, the Police, to move the vehicle because since it's been sitting there, the neighbor next door has piled it up with all kinds of things and they're saying it's too heavy to move. **Mayor Holland** asked anything else. **Ms. Kukoyi** said no. **Mayor Holland** said we'll close the public hearing now.

Commissioner Townsend said I would defer to the person who wants to speak in opposition just so I have the benefit of hearing and the rest of the Commission has the benefit of hearing everything before I make my comments. **Mayor Holland** said we don't reopen the public hearing, so I apologize.

Commissioner Townsend said in that event, I do have two questions for the requestor. She might want to return to the podium.

First question, do you live in the neighborhood where these trailers are located? **Ms. Kukoyi** said I live a block from there and I own three other houses in that neighborhood that have never had any code enforcement problems or anything else. My properties are maintained.

Commissioner Townsend asked if these trailers have not been there three years, how long have they been there. **Ms. Kukoyi** said I would roughly say about two.

Commissioner Johnson said for the applicant, you say you don't know how long you plan on keeping those trailers there. **Ms. Kukoyi** said no, I did say how long. **Commissioner Johnson** asked about how long. **Ms. Kukoyi** said I don't really anticipate, I'd like to ask for six months, but I don't anticipate more than about two or three months. The weather is warm now. I have some people that will be able to do the electricity. Everything has to be remodeled in that building. It has not been a car lot since 2007.

Commissioner Johnson asked the items in those trailers are there to improve that property. **Ms. Kukoyi** said one of them. One of them has materials and the other two have merchandise.

Commissioner Johnson said I think the thing that sticks out to me is the fact that this is an item that has drawn the ire of the people that live on that street. I have not been able to go to confirm one way or the other as whether or how many or the number of code violations that are on that property. It seems to me that if the neighborhood — and I noticed that there were two persons who showed up at the hearing at the Planning and Zoning meeting. One did not speak, but the other one did. Ms. Darby is here tonight. They probably are representative of other neighbors that have not shown up. I'm inclined to stick with the recommendation of the Planning and Zoning Commission with their recommendation of denial at this particular time.

Mayor Holland said I will point out that a vote with the recommendation is for denial. So a vote of yes is for denial.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Kane, to deny Special Use Permit Application #SP-2016-80.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

MAYOR'S AGENDA

No items

NON-PLANNING CONSENT AGENDA

Mayor Holland said before we get started, I do want to point out that we have another elected official in the chamber, Mr. J.D. Rios from the Community College Board is here tonight. Thank you for being here, Mr. Rios.

Mayor Holland asked would anyone in the audience, on the Commission, or staff like to withdraw an item from the Consent Agenda. Any item not withdrawn will be voted on with a single vote.

Commissioner Murguia said I want to back up and ask a question about the Tax Status Report that's on the bottom of page four.

Do we add all those delinquencies? For the example, for the Willie Fields Silver Dolla entity, do we add \$10,000 to \$10,000 to \$11,000, meaning they're \$31,000-\$32,000 tax delinquent? **Mayor Holland** said yes, we do.

Commissioner Murguia said then the second one, Mr. Lakhani with the liquor store, that is \$29,000 probably \$30,000 tax delinquent. **Mayor Holland** said that's correct.

Commissioner Murguia said my other question is, are we sure that these people are the actual owners responsible for the property taxes. **Doug Bach, County Administrator**, said no. In the case of Willie Fields, the owner of the property is responsible for that property tax. It's just listed here. We typically list who the applicant is on the property so you understand how to relate it back to that. If we didn't list him on there, you wouldn't know what property to attach it to.

Now, what the relationship is between this lease or renter and the owner and what agreement they have to pay their property taxes, we don't know. Someone else is the owner of that property.

Commissioner Murguia said when we do this, we only put on there the tax status of the project, or the property, that is coming in front of us for a vote. Correct? **Mr. Bach** said correct. If they have ownership of other property in the community, we don't put that on here. **Commissioner Murguia** said we are not, by law, to consider that in our vote in regard to that property. **Mr. Bach** said you are correct.

Commissioner Murguia said since we're not supposed to consider it, I'm not really sure why it's on here, except I do like to know this. If it's not too cumbersome, I'm curious when we have these entities that come in front of us for projects, I'd like to know if these owners of these properties own any other property in Wyandotte County and if they're tax delinquent. I only ask that, and I'll tell you why. One, I just want to know that. I think that stands on its own.

What I'd like staff to get back with me on is Lakhani is a very unusual last name. They also are the owners of Silver City Apartments which I've complained about repeatedly the condition of that property that those people have to live in that live there.

I would like to know if when these projects are in front us, I'd like to know all the property that the owners of those properties own and if they're tax delinquent. I know we can't consider that, but it would be nice to know.

Mayor Holland said I would also like to ask staff, and I know we've had this conversation a number of times, is there a way that, for instance, when you go to apply for a building permit, which is a service that we provide as a community, that we can deny an application for a building permit based on tax delinquent status. I'd like the Legal team to look into that as a little project. If there's a way that you can't apply for a special use permit because you're delinquent, even it's not something we can use.

If they become delinquent after they've applied, but if they're coming in and asking for us to do a service for them and spend staff time on them and they're tax delinquent. I'd like to know if there's a way to preempt that ahead of time and just say I'm sorry you're not eligible to apply for a special use permit in Kansas City, Kansas, because you have properties that are delinquent. I'd be interested in the feasibility of that. The Kansas law will drive the answer to that question, but I would be interested to know that as well. **Commissioner Murguia** said I agree, Mayor.

Commissioner McKiernan said I wasn't going to bring this up — I've pounded this drum about a dozen times over my six years here. I am offended and I am angry. When people come before us this far in arrears on their property taxes and they ask this government to work for them. They are not materially contributing to the operation of this government and yet they want it to do something for them. That offends me. That angers me. I do think it should be included, but it's not by law, so it won't be included in my decisions. It never has been and it never will be. I just find it offensive that they come and ask us to work for them.

In one of these cases, I know that Planning staff, Planning Commission, UG Commission, and Kansas City Kansas Police Department have all provided service in the resolution of this case. I just find it repulsive, but I'll stop now.

Mayor Holland said I will note that #SP-2017-9, that group will be eligible for the tax sale next year.

Mayor Holland said now that our blood pressure is up, we move on to the Non-Planning Consent Agenda. Would anyone like to remove an item. Any item not removed will be voted on by a single vote. Let the record show no one is moving to remove an item.

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

ITEM NO. 1 - 171121...PLAT: CENTRAL INDUSTRIAL PARK PHASE 2

SYNOPSIS: Plat of Lot 3A, Lot 4A and Tract I Central Industrial Park Phase 2, located at Kindleberger and Central Industrial Avenue, and being developed by NorthPoint, LLC, submitted by Brent Thompson, Director of Engineering/County Surveyor, and Wayne Moody, Interim County Engineer.

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

ITEM NO. 2 – 171099... NOMINATION: BOARDS AND COMMISSIONS

SYNOPSIS: Nomination for Boards and Commissions:

Paul Mose to City Planning Commission & Board of Zoning Appeals, 4/27/17 to 3/31/20, submitted by Commissioner Murguia.

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

ITEM NO. 3 - MINUTES

SYNOPSIS: Minutes from regular sessions of March 23 and 30, 2017; and special sessions of March 30 and April 6, 2017.

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

ITEM NO. 4 – WEEKLY BUSINESS MATERIAL

SYNOPSIS: Weekly business material dated April 6, 13, and 20, 2017.

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

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES' AGENDA

No items

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 171093...RESOLUTION: SET PUBLIC HEARING TO CONSIDER THE PROPOSED AMERICAN ROYAL PROJECT PLAN

SYNOPSIS: A resolution setting the date of June 15, 2017, to conduct a public hearing to consider the proposed Project Plan for the American Royal located in the area of 110th Street near Village West, submitted by Angela Harshbarger, Economic Development.

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Mayor Holland said please note the only action required tonight is to set a public hearing.

Action: **RESOLUTION NO. R-18-17**, “A resolution calling and providing for the giving of notice of a public hearing to be held June 15, 2017, before the Commission for consideration of adoption of a STAR bond project plan within a STAR bond district previously created within the City (Northwest Speedway STAR Bond District).”
Commissioner Walker made a motion, seconded by Commissioner Murguia, to adopt the resolution. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

Doug Bach, County Administrator, said, Mayor, I would like to recognize Lynn Parman who’s here with the American Royal this evening. Thank you for coming out. **Mayor Holland** said thank you for being here.

ITEM NO. 2 – 171124...RESOLUTION: MEMORANDUMS OF UNDERSTANDING WITH THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS

SYNOPSIS: A resolution adopting conditions of employment pursuant to K.S.A. 75-4332 for the IAFF contract, submitted by Doug Bach, County Administrator.

Mayor Holland said Item No. 2, a Memorandum of Understanding with the International Association of Firefighters, has been pulled as the Clerk noticed. They did submit a signed copy of their contract this afternoon.

Action: **No action required.**

ITEM NO. 3 – 171049...INDIAN SPRINGS SITE – PUBLIC HEARING CANCELLED

SYNOPSIS: The developer has withdrawn their redevelopment proposal for a 26-acre flex-tech business park on the southern portion of the former Indian Springs Mall site. After conducting

several community meetings over the past couple of weeks, it was determined that this project was not right for this site at this time.

- Next Steps – Develop a planning process over the next 90 days. The process developed will include opportunities for community input and engagement.
- MARC Transit Oriented Planning and Development Presentation

Mayor Holland said Item No. 3 is the Indian Springs site. Our public hearing for Indian Springs has been cancelled. Mr. Bach, would you like to bring us up-to-date on this item.

Doug Bach, County Administrator, said after holding meetings with the community over the past couple of weeks and discussions with the developer, they determined that it was not the right place and time to come forward with their flex-tech development project so they withdrew that.

As we've gone through this, and looking forward, and had conversations with the Mayor and Commissioners, what we're going to do from a staff perspective is work over the next 90 days to really formulate what we could do from a community planning process where we do get new community input regarding this site. Then bring that back to the governing body around the end of July and let you work through that and see if that meets with your approval. Then we'll roll that out going forward into the year.

Mayor Holland said, again, I want to thank Lane4. I think they've worked very hard the last two plus years to look for the kind of retail that we wanted. The Commission did ask them in January if we can't have retail what could we have. They brought forward this flex-tech proposal. I want to commend the Commissioners for doing your due diligence and going out to the community and listening to the community. Based on that feedback, the message was it's not the right project, not the right time. Lane4 did withdraw that on their own.

I just want to say as we move forward, we've had very good success with our planning processes in Rosedale, on K-32, the Healthy Campus downtown. We are in the process of beginning the planning process for the Northeast Master Plan, which is much needed. I'm pleased to say that we need to identify the planning process for Indian Springs. My hope would be that we'd look at the corridor from 38th Street out to 72nd Street, with Indian Springs in the

center, as the hub, of that. Again, I want to thank everyone who's been involved in this. I think the process has been good.

Mid-America Regional Council, there's a little bit of misunderstanding. We thought they were going to present on transit-oriented development. They were not ready for that presentation, but we will bring that back to the Commission at a later time.

Commissioner Johnson said I just wanted to echo with regard to the Indian Springs project my colleagues and I that had sponsored those, or facilitated those meetings. I do want, for the record, to thank the public that showed up. **Mayor Holland** said yes, thank you.

Commissioner Johnson said there was a lot of engagement, at times quite intense. I went straight to bed, went straight to sleep, when I got home. It was a very necessary conversation. For the record, I just want to appreciate everyone that came out to those meetings and voiced their opinion one way or the other. I think it, ultimately, was a fruitful experience that will lead us to something very positive in the end. Thank you.

Commissioner Philbrook said I'm happy that so many people actually came out and had something to say. So many times we do a lot of things and our communities don't involve themselves. They just let us go ahead and tell us all about it later. This time they let us know ahead. I do appreciate that.

What I'm going to ask is, the same thing I did that last night is, I want them to stay involved. If they want to be part of this, they need to stay involved and be part of this decision.

Action: Information only.

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No Items

PUBLIC ANNOUNCEMENTS

Mayor Holland said I do have one announcement.



On the screen is coming up Facebook Live. The Chief of Police does a monthly Facebook Live. This next one on May 2 at 6:00, which will be on UGTV as well as on Facebook Live on the Chief of Police's page, we are doing a forum with myself, the Chief of Police, and our District Attorney Dupree.

We're going to be talking about the community forums that we had that went out to the schools. We went to ten different schools to talk about police/community relationships. We went to four community centers. We've had over 800 people involved in the community dialogue around police/community relations.

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We're going to have a session on May 2 to talk about next steps for how we can move that public input into action to continue to make our community safer and to continue to improve our relationship with the Police and the public.

I want to thank everyone who was involved in those public hearings and invite you to tune in on Facebook Live on May 2. Those are all of my announcements.

MAYOR HOLLAND
ADJOURNED THE MEETING AT 7:41 P.M.
April 27, 2017

Bridgette D. Cobbins
Unified Government Clerk

mls

April 27, 2017