

ACTION AGENDA

JANUARY 30, 2020 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 JARED ALTIC, WYANDOTTE CHRISTIAN CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JANUARY 30, 2020 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. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN RONALD SCHUMAKER

PLANNING AND ZONING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3212 - ANISHA M. EVANS ROARK**

Synopsis: Change of Zone from R-1(B) Single District to R-2(B) Two Family District for a duplex at 2815 North 20th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 201125

APPROVED

2. **#3213 - NATHANIEL HAGEDORN WITH NORTHPOINT DEVELOPMENT**

Synopsis: Change of Zone from R-1 Single Family, RP-M Planned Mobile Home Park, RP-5 Planned Apartment and CP-2 Planned General Business Districts to MP-2 Planned General Industrial District for a logistics park for warehousing, distribution and light manufacturing business at 747 North 69th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 201126

APPROVED

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2019-70 - RONALD GROTENHUIS WITH HICKORY UNION MOTO**

Synopsis: Special Use Permit for a community motorcycle garage for do-it-yourself repair and storage of your own motorcycle at 10 South James Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 201128

APPROVED FOR 2 YEARS

2. **#SP-2019-98 - FARKHOD A. SAIDOV WITH FRANK MOTORS, INC.**

Synopsis: Special Use Permit for automobile sales and auto repair at 402 and 406 Osage Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 1 YEAR**)

Tracking #: 201133

APPROVED FOR 1 YEAR

3. **#SP-2019-108 - SCHAEFFER STEVENSON**

Synopsis: Special Use Permit for the Temporary Use of Land to park work trucks and store work equipment at 3420 North 67th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR DENIAL**)

Tracking #: 201134

APPROVED FOR DENIAL

4. #SP-2019-110 - ADRIENE NORTON WITH BIZY DOGS

Synopsis: Special Use Permit for a dog grooming and boarding operation at 1046 Merriam Lane, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 201135

APPROVED FOR 2 YEARS

5. #SP-2019-119 - LA DENA WASHINGTON WITH ALTAR SUPPORT INC.

Synopsis: Special Use Permit for a child/day care facility for a church at 9151 Parallel Parkway, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 201136

APPROVED FOR 2 YEARS

6. #SP-2020-1 - CLIFFORD DALE JR. WITH 4104 POWELL AVENUE, LLC

Synopsis: Special Use Permit for live entertainment in conjunction with Mason Jar restaurant (previous special use permit expired on 3/30/2019) at 941 North 74th Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 201137

APPROVED FOR 2 YEARS

7. #SP-2020-2 - JOHN DENNISON

Synopsis: Special Use Permit for a short-term rental/AIRBNB at 4447 Booth Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 1 YEAR)

Tracking #: 201138

APPROVED FOR 1 YEARS

8. #SP-2020-4 - JOE HEIDRICK WITH CACTUS BED PROPERTIES

Synopsis: Renewal of a Special Use Permit (#SP-2018-88 - expired 11/29/2019) for a short-term rental/AIRBNB at 4313 Rainbow Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 201117

APPROVED FOR 2 YEARS

9. **#SP-2020-6 - STEFANIE WERTH WITH KVC KANSAS**

Synopsis: Renewal of a Special Use Permit (#SP-2017-75 - expired 11/30/2019) for short-term youth foster care at 316-334 North 38th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 201118

APPROVED FOR 2 YEARS

10. **#SP-2020-7 - FREDERICK AVERY WITH AVERY'S VILLAGE**

Synopsis: Renewal of a Special Use Permit (#SP-2017-36 - expired 11/30/2019) for a youth residential facility at 6261 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 201120

APPROVED FOR 2 YEARS

11. **#SP-2020-8 - ANN AND ROY BAUGH**

Synopsis: Renewal of a Home Occupation Special Use Permit (#SP-2018-2 - expired 1/2/2020) for a short-term rental/AIRBNB at 1615 North 86th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 201121

APPROVED FOR 2 YEARS

12. **#SP-2020-9 - ALMA MENDOZA**

Synopsis: Renewal of a Special Use Permit (#SP-2017-62 - expired 1/2/2020) for auto detailing and used car sales at 741 Washington Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 201122

APPROVED FOR 2 YEARS

13. **#SP-2020-10 - RUBY MARTIN WITH HILLTOP SADDLE CLUB**

Synopsis: Renewal of a Special Use Permit (#SP-2017-61 - expired 11/30/2019) for a trailer to hold monthly meetings and storage of supplies for horse riding club at 5025 Muncie Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 201123

APPROVED FOR 2 YEARS

14. **#SP-2020-11 - D. SCOTT CUMMINS WITH TIRE AND WHEEL**

Synopsis: Renewal of a Special Use Permit #SP-2014-67 - expired 10/30/2019) for tire sales and light mechanical auto work at 3748 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR**

APPROVAL FOR 5 YEARS)

Tracking #: 201124

APPROVED FOR 5 YEARS

C. VACATION APPLICATIONS

1. #U/E-2019-7 - TORY GRAHAM WITH GTS HOMES LLC

Synopsis: Vacation of utility easements at 3640 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201139

APPROVED

2. #U/E-2019-8 - TORY GRAHAM WITH GTS HOMES LLC

Synopsis: Vacation of utility easements at 3638 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201140

APPROVED

3. #U-2019-9 - TORY GRAHAM WITH GTS HOMES LLC

Synopsis: Vacation of utility easements at 3636 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201148

APPROVED

4. #U/E-2019-10 - TORY GRAHAM WITH GTS HOMES LLC

Synopsis: Vacation of utility easements at 3630 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201149

APPROVED

5. #U/E-2019-11 - TORY GRAHAM WITH GTS HOMES, LLC

Synopsis: Vacation of utility easements at 3624 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201150

APPROVED

6. #U/E-2019-12 - TORY GRAHAM WITH GTS HOMES, LLC

Synopsis: Vacation of utility easements at 3618 North 110th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201151

APPROVED

7. **#U/E-2020-1 - MELISSA VANCURUM FOR DEAN REALTY COMPANY**

Synopsis: Vacation of utility easements at 10 East Cambridge Circle, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201145

APPROVED

8. **#U/E-2020-2 - MELISSA VANCURUM FOR DEAN REALTY COMPANY**

Synopsis: Vacation of utility easements at 1155 Adams Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201146

APPROVED

9. **#S-2020-3 - MICHAEL DAVIS WITH REECE AND NICHOLS ROBERTS**

Synopsis: Vacation of a street between North Tremont to 7th Street Trafficway, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201147

APPROVED

10. **#S-2020-4 - MICHAEL DAVIS WITH REECE AND NICHOLS ROBERTS**

Synopsis: Vacation of a street between North 7th Street Trafficway to Simpson Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 201152

APPROVED

D. PLAN REVIEW APPLICATION

1. **#PR-2020-1 - TED MCANANY WITH ASPHALT SALES COMPANY**

Synopsis: Preliminary and Final Plan Review for an asphalt manufacturing facility at 2751 South 88th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-

5774 (RECOMMENDED FOR APPROVAL)

Tracking #: 201153

APPROVED

E. MASTER PLAN AMENDMENT

1. **#MP-2020-1 - NATHANIEL HAGEDORN WITH NORTHPOINT**

DEVELOPMENT, Master Plan Amendment from Low Density Residential and Mixed Use to Industrial at 747 North 69th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL)

Tracking #: 201127

APPROVED

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

1. **AN ORDINANCE rezoning property at 4401 North 115th Street (#3183) from RP-1 Planned Single Family District to R-1 Single Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL)**

Tracking #: 201

ORDINANCE NO. O-2-20 APPROVED

PUBLISHED 2/6/20

2. **AN ORDINANCE rezoning property at 3301 Garfield Avenue (#3201) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL)**

Tracking #: 202

ORDINANCE NO. O-3-20 APPROVED

PUBLISHED 2/6/20

3. **AN ORDINANCE vacating utility easements (#U/E-2019-6) at 2600 Bi-State Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL)**

Tracking #: 203

ORDINANCE NO. O-4-20 APPROVED

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2019-80 - ALEXANDER REPSHOLDT WITH AREP AND ANDERSON LLC**
Synopsis: Home Occupation Special Use Permit for a short-term rental/AIRBNB at 338 North 14th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR DENIAL - 4/2 VOTE**)

Tracking #: 201129

APPROVED FOR DENIAL

2. **#SP-2019-81 - ERIK FRANK ANDERSON WITH KC VIKING REALTY, INC.**
Synopsis: Home Occupation Special Use Permit for a short-term rental/AIRBNB at 334 North 14th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 6 MONTHS - 5/1 VOTE**)

Tracking #: 201130

APPROVED

3. **#SP-2019-97 - DAMON DOWNS WITH DOWNS TRUCKING COMPANY**
Synopsis: Special Use Permit to park two (2) heavy dump trucks on vacant residential property overnight at 4510 Parkview Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR DENIAL - 6/1 VOTE**)

Tracking #: 201131

APPROVED

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JANUARY 30, 2020

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

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 AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. **RESOLUTION: COMMISSION MEETING SCHEDULE**

Synopsis: A resolution establishing the Unified Government Commission and standing committee meeting dates and times for February 2020 - January 2022, submitted by Bridgette Cobbins, Unified Government Clerk.

Tracking #: 201109

**RESOLUTION NO. R-2-20 ADOPTED
PUBLISHED 2/6/20**

2. **PLAT: KCK FOODIE PARK**

Synopsis: Plat f KCK Foodie Park located at 47th & Orville Avenue, being prepared for the Unified Government of Kansas City/Wyandotte County, Kansas, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 205

**APPROVED
APPROVED AND MAYOR AUTHORIZED TO SIGN THE PLAT**

3. **PLAT: WEST RIDGE ESTATES FIRST PLAT**

Synopsis: Plat of West Ridge Estates First Plat located at Hollingsworth Road and 115th Street, being developed by Choyce LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 206

APPROVED

4. **MINUTES**

Synopsis: Minutes from regular sessions of December 12, 2019, and January 9, 2020; and special session of January 9, 2020.

Tracking #: MINUTES

APPROVED

5. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated January 9, 16, and 23, 2020.

Tracking #: WEEKLY BUSINESS MATERIAL

RECEIVED AND FILED

XI. PUBLIC HEARING AGENDA

1. **PUBLIC HEARING/RESOLUTION: PREMIER INVESTMENTS LLC IRBs**

Synopsis: Conduct a public hearing to consider a resolution of intent to issue IRBs in an

amount not to exceed \$5,500,000 for the benefit of Premier Investments LLC., submitted by Katherine Carttar, Economic Development Director. An IRB application was submitted by Premier Investments to finance the costs of acquiring, constructing, improving and equipping an industrial facility located at 1101 S. 5th St. for the benefit of Premier Investments, LLC.

*On January 21, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 1912

APPROVED

RESOLUTION NO. R-3-20 ADOPTED

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. PRESENTATION/2 ORDINANCES: PROPOSED STORMWATER RATE TRANSITION

Synopsis: Presentation on proposed recommendations to the current stormwater fee, which would fairly and adequately fund the maintenance and enhancement of stormwater infrastructure like inlets, culverts, underground pipes, and roadside ditches, submitted by Jeff Fisher, Executive Director of Public Works. Action is requested on the following ordinances:

- An ordinance amending the current Storm and Surface Water Utility ordinance to allow for the stormwater utility fee to be based on impervious areas.

TABLE UNTIL FEBUARY

- An ordinance amending the current Storm and Surface Water Utility fee from a monthly flat rate to a monthly fee that is based on impervious areas and setting the stormwater utility fees for 2021 to 2025.

TABLE UNTIL FEBUARY

On January 9, 2020, the Commission received presentation and held a public hearing on this matter. Action was deferred to a later Commission meeting.

Tracking #: 204

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK BUSINESS - 2019 CONVEYANCE REPORT

Synopsis: Request approval of the 2019 Land Bank Conveyance Report, submitted by Chris Slaughter, Land Bank Manager.

*On January 21, 2020, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 1914

APPROVED

2. LAND BANK BUSINESS - LAND BANK APPLICATION

Synopsis: Request consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has no comment.

Application

3741 N. 35th St. - Lorenzo Garcia

*On January 21, 2020, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 1915

APPROVED

3. LAND BANK BUSINESS - TRANSFERS FROM LAND BANK

Synopsis: Request consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Transfers from Land Bank to Unified Government

9410 Miami St.

5701 Walnut St.

5421 N. 95th St.

9401 Oak St.

9407 Main St.

9351 Oak St.

9301 Oak St.

9300 Miami St.

9331 Miami St.

(The properties are necessary for the expansion of the Wolcott Treatment Plant.)

*On January 21, 2020, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 1916

APPROVED

4. LAND BANK BUSINESS - DONATION TO LAND BANK

Synopsis: Request consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager.

Donation to Land Bank
1710 N. 18th St.

(The bankruptcy has been deleted from the property; however back taxes are owed since 2008 in the amount of \$1,508.04.)

*On January 21, 2020, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 1917

APPROVED

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

