

**REVISED ACTION AGENDA**  
**AUGUST 27, 2020 UNIFIED GOVERNMENT BOARD OF**  
**COMMISSIONERS MEETING**  
**ORDER OF BUSINESS**  
**MEETING TO CONVENE AT 7:00 PM**

You are invited to a Zoom webinar.

When: Aug 27, 2020 07:00 PM Central Time (US and Canada)

Topic: Full Commission Meeting (P/Z)

Please click the link below to join the webinar:

<https://zoom.us/j/91823529644?pwd=eW96K1hHNGFKUFk1eTQxRkp3MVZYUT09>

Passcode: 597497

Or iPhone one-tap :

US: +13462487799,,91823529644# or +12532158782,,91823529644#

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US: +1 346 248 7799 or +1 253 215 8782 or +1 669 900 9128 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 918 2352 9644

International numbers available: <https://zoom.us/u/abtQUDUpl>

**Absent: Commissioner Johnson**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY MAYOR/CEO DAVID ALVEY**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, AUGUST 27, 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**

**PLANNING & ZONING AGENDA**

**VII. PLANNING AND ZONING CONSENT AGENDA**

**A. CHANGE OF ZONE APPLICATIONS**

**1. #3219 - ERICK RAMIREZ-DUBON**

**Synopsis:** Change of Zone from R-1 Single Family District to A-G Agriculture District for multiple accessory structures and to keep horses at 3625 Emmons Drive, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20335

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

**2. #3227 - VERONICA WESSELHOFT**

**Synopsis:** Change of Zone from C-1 Limited Business District to C-2 General Business District for auto sales at 2120 Park Drive, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR DENIAL**)

**Tracking #:** 20336

**DENIED AS RECOMMENDED MARKLEY/PHILBROOK, VOTE: 9-0**

**B. SPECIAL USE PERMIT APPLICATIONS**

**1. #SP-2020-3 - MARCOS RAMIREZ**

**Synopsis:** Special Use Permit for a shipping container for storage of boxing ring and chairs at 3308 Strong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

**Tracking #:** 20338

**APPROVED MARKLEY/RAMIREZ, VOTE: 9-0**

**2. #SP-2020-45 - LANCE PIERCE WITH KARAT INVESTMENT GROUPS, LLC**

**Synopsis:** Renewal of a Special Use Permit (#SP-2019-4 - expired 4/28/2020) for a short-term rental/AirBNB at 4028 Booth Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

**Tracking #:** 20327

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

**3. #SP-2020-46 - NOAH WAMBUI WITH IDEAL AUTO**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-43 - expired 4/26/2020) for a salvage yard and recycle used motor vehicle parts at 810 South 26th Street, submitted by

Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 6 MONTHS**)

**Tracking #:** 20328

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

4. **#SP-2020-59 - STEPHEN P. MASLAN WITH STEPHEN P. MASLAN AND COMPANY**

**Synopsis:** Renewal of a Special Use Permit (#SP-2015-20 - expired 5/28/2020) for an auto salvage yard at 1124 Pawnee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 5 YEARS**)

**Tracking #:** 20329

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

5. **#SP-2020-65 - DAVID SHOWALTER**

**Synopsis:** Renewal of a Special Use Permit (#SP-2019-88 - expires 8/27/2020) for a Short-Term Rental/AirBNB at 433 Ann Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

**Tracking #:** 20330

**HOLD FOR ONE MONTH FOR STAFF TO REVIEW-MCKIERNAN/TOWNSEND, VOTE: 9-0**

6. **#SP-2020-66 - DAVID SHOWALTER**

**Synopsis:** Renewal of a Special Use Permit (#SP-2019-89 - expires 8/27/2020) for a Short-Term Rental/AirBNB at 709 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

**Tracking #:** 20331

**HOLD FOR ONE MONTH FOR STAFF TO REVIEW-MCKIERNAN/TOWNSEND, VOTE: 9-0**

7. **#SP-2020-67 - CHERYL M. SNOPEK**

**Synopsis:** Renewal of a Home Occupation Special Use Permit (#SP-2019-93 - expires 8/27/2020) for a dog grooming business at 401 South 82nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 5 YEARS**)

**Tracking #:** 20332

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

8. **#SP-2020-69 - ROBERT DIMOND JR. WITH D.A. GROUP, INC.**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-67 - expires 8/30/2020) for an automotive repair operation at 1017 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 5 YEARS**)

**Tracking #:** 20333

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

9. **#SP-2020-70 - VERONICA WESSELHOFT**

**Synopsis:** Special Use Permit for automotive sales at 2120 Park Drive, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR DENIAL**)

**Tracking #:** 20337

**DENIED AS RECOMMENDED BYNUM/PHILBROOK, VOTE: 9-0**

10. **#SP-2020-71 - JOSEPH COLLINS WITH STRAWBERRY HILL BREWING COMPANY**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-65 - expires 8/30/2020) for a microbrewery/drinking establishment at 601 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20334

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

**C. MASTER PLAN AMENDMENT APPLICATION**

1. **#MP-2020-6 - RYAN CRONK WITH KC THE YARDS 2, LLC**

**Synopsis:** Master Plan Amendment from Industrial to Mixed Use at 200 South James Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20342

**APPROVED MCKIERNAN/BYNUM, VOTE: 9-0**

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

1. AN ORDINANCE rezoning property at 1908 South 74th Street (#3224) from R-1 Single Family District to MP-2 Planned General Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20343

**ORDINANCE NO. O-51-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**

2. AN ORDINANCE rezoning property at 2914 South 74th Street (#3225) from R-1 Single Family District to AG Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20344

**ORDINANCE NO. O-52-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**

3. AN ORDINANCE rezoning property at 9700 Leavenworth Road (#3226) from A-G Agriculture and CP-2 Planned General Business Districts to CP-1 Planned Limited Business and MP-2 Planned General Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 20345

**ORDINANCE NO. O-53-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**

4. AN ORDINANCE authorizing a Home Occupation Special Use Permit (#SP-2020-38) for a Short-Term Rental/Airbnb at 2824 North 99th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20350  
**ORDINANCE NO. O-54-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**
5. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-49) for a car staging area and storage of used cars at 1401 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20346  
**ORDINANCE NO. O-55-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**
6. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-50) for administrative office, warehouse of parts and appliances, appliance repair, carpentry shop and materials storage, minor auto repair and maintenance at 1300 Meadowlark Lane, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20347  
**ORDINANCE NO. O-56-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**
7. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-57) for the sale of semi-trailers at 2330 State Line Road, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20348  
**ORDINANCE NO. O-57-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**
8. AN ORDINANCE authorizing a Home Occupation Special Use Permit (#SP-2020-62) for a gym and personal trainer at 6135 Sloan Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20349  
**ORDINANCE NO. O-58-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**
9. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-63) for the Temporary Use of Land for a modular office at 452 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 20351  
**ORDINANCE NO. O-59-20 APPROVED, MCKIERNAN/BYNUM, VOTE: 9-0**

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

### **A. VACATION APPLICATION**

#### **1. #A-2020-10 - WIL ANDERSON WITH BHC RHODES**

**Synopsis:** Vacation of right-of-way/alley at 1521 South 40th Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR DENIAL - 6/1**)

VOTE)

Tracking #: 20341

**OVERRULED AND VACATION APPROVED MARKLEY/RAMIREZ, VOTE: 8-1**

## **B. PLAN REVIEW APPLICATION**

### **1. #PR-2020-17 - DOUG CLEMENTS WITH USD 500**

**Synopsis:** Preliminary and Final Plan Review to remove previously approved sidewalk stipulation for Lowell Brune Elementary School at 2220 North 89th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR DENIAL - 6/1 VOTE**)

Tracking #: 20340

**OVERRULED AND SIDEWALK STIPULATION REMOVED - APPROVED  
BYNUM/KANE, VOTE: 9-0**

## **C. MISCELLANEOUS ORDINANCES**

1. AN ORDINANCE allowing for Outdoor Taverns and providing regulations associated therewith, amending Sections 32-62, 32-101 to 32-103, Chapter 32, Article III of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, 573-5751 submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 20355

**ORDINANCE NO. O-60-20 APPROVED, MCKIERNAN/RAMIREZ, VOTE: 9-0**

2. AN ORDINANCE allowing Open Streets for recreational purposes, and providing regulations associated therewith, adding new Article VIII, Sections 32-380 to 32-382 to Chapter 32, Article VIII of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 20356

**ORDINANCE NO. O-61-20 APPROVED, MCKIERNAN/RAMIREZ, VOTE: 9-0**

## **TAX STATUS REPORT**

### ***BOARD OF COMMISSIONERS AGENDA FOR AUGUST 27, 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**

#### **1. CENSUS COUNT**

**Synopsis:** Urge citizens to be counted by completing the 2020 Census. Results help determine how billions of dollars in federal funding flow into states and communities each year. The Census takes just a few moments to complete and the U.S. Census Bureau keeps answers safe and confidential. Individuals can respond online, by phone, or by mail. To be counted, you must respond by September 30, 2020.

**Tracking #:** 20357

**STATEMENT MADE**

### **X. REGULAR CONSENT AGENDA**

#### **1. PURCHASE AGREEMENT - 3 PARCELS FOR RODRIGUEZ MECHANICAL**

**Synopsis:** A purchase agreement for the sale of three UG-owned parcels on 18th Expressway totaling 1.68 acres proximate to the new Rodriguez Mechanical headquarters at 1900 Osage, submitted by Katherine Carttar, Director of Economic Development.

*On August 10, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Tracking #:** 20294

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

#### **2. PURCHASE AGREEMENT: SCANNELL PROPERTIES FOR THE WOODLANDS**

**Synopsis:** A purchase agreement for Scannell Properties to buy 34 acres of UG-owned land, and donated 94 acres to the UG Parks Dept., as part of the proposed Woodlands development, submitted by Katherine Carttar, Director of Economic Development.

*On August 10, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

**Tracking #:** 20295

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

#### **3. THIRD AMENDMENT TO DEVELOPMENT AGREEMENT - SCAVUZZO'S FOODIE PARK**

**Synopsis:** The third amendment to KC Foodie Park Development Agreement and first

amendment to the Acknowledgement and Assumption Agreement, which modifies the Phase 1 Minimum Improvements Commencement Date to on or before April 30, 2021.

*On August 10, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Tracking #: 20296**

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

**4. RESOLUTION: THE YARDS APARTMENTS TIF PROJECT**

**Synopsis:** A resolution setting October 29, 2020, to conduct a public hearing to consider the Yards II Apartments Redevelopment Plan, submitted by Katherine Carttar, Director of Economic Development. This will be a first-class apartment complex located west of State Line Rd., east of the Kansas River, north of Kansas Avenue, and south of I-670.

*On August 10, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Tracking #: 20297**

**RESOLUTION NO. R-64-20 ADOPTED, MCKIERNAN/RAMIREZ, VOTE: 9-0**

**5. NOMINATIONS: BOARDS & COMMISSIONS**

**Synopsis:** Nominations for Boards & Commissions:

Julie Xiong to Advisory Committee on Human Relations & Disability Issues, 8/27/2020-12/11/2023, submitted by Commissioner Bynum

Beverly Easterwood to Landmarks Commission, 8/27/2020-12/11/2023, submitted by Commissioner Johnson

Jason Glasrud to Self-Supported Municipal Improvement District Advisory Board, 8/27/2020-12/11/2023, submitted by Commissioner McKiernan

**Tracking #: 20322**

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

**6. MINUTES**

**Synopsis:** Minutes from special meetings of July 16 and August 10, 2020; and special session of July 30, 2020.

**Tracking #: MINUTES**

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

**7. WEEKLY BUSINESS MATERIAL**

**Synopsis:** Weekly business material dated August 6, 13, and 20, 2020.

**Tracking #: WEEKLY BUSINESS MATERIAL**

**RECEIVED AND FILED MCKIERNAN/RAMIREZ, VOTE: 9-0**

**XI. PUBLIC HEARING AGENDA**

## **XII. STANDING COMMITTEES' AGENDA**

### **1. MEMORANDUM OF UNDERSTANDING: QUINDARO RUINS PROJECT**

**Synopsis:** An MOU between Western University Association of the A.M.E. Church, Inc. and the Unified Government which sets forth the intent of the parties to form a trust in order to own property, seek grants and donations, and to develop the Quindaro Ruins Project, submitted by Gordon Criswell, Assistant County Administrator.

*On August 10, 2020, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

**Tracking #: 20300**

**APPROVED TOWNSEND/MCKIERNAN, VOTE: 9-0**

## **XIII. ADMINISTRATOR'S AGENDA**

## **XIV. COMMISSIONERS' AGENDA**

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

### **1. LAND BANK APPLICATION**

**Synopsis:** Request consideration of the following Land Bank application, submitted by Jud Knapp, Land Bank Manager.

Application

2725 Farrow - Rogelio Avalos, new construction

*On August 10, 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 #: 20299**

**APPROVED MCKIERNAN/RAMIREZ, VOTE: 9-0**

## **XVI. PUBLIC ANNOUNCEMENTS**

## **XVII. ADJOURN 9:11 PM**