

ACTION AGENDA
OCTOBER 29, 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: Oct 29, 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://us02web.zoom.us/j/82047119091?pwd=VE9MR0Y5akt2Zk5yNDI5Uk84djVaZz09>

Passcode: 597497

Or iPhone one-tap :

US: +13462487799,,82047119091# or +16699009128,,82047119091#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 820 4711 9091

International numbers available: <https://us02web.zoom.us/j/kcHrRtc8SQ>

Absent: Commissioner Townsend

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH DELIVERANCE OF CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, OCTOBER 29, 2020 AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning 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' AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. ADJOURN

PLANNING & ZONING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3232 - ANDREA WEISHAUBT WITH ATLAS SURVEYORS**

Synopsis: Change of Zone from AG Agriculture (WYCO) District to R-1 Single Family District to allow the property owner to sell the buildings and retain the land at 13635 Hollingsworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20469

APPROVED MCKIERNAN – JOHNSON VOTE: 9 - 0

2. **#3234 - MARIA MAGANA**

Synopsis: Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District for limited auto repairs at 4811 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20470

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

3. **#3236 - GREG SCOVITCH WITH HILLWOOD ENTERPRISES, LP**

Synopsis: Change of Zone from A-G Agriculture District to MP-2 Planned General Industrial District for Urban Outfitters distribution center at 10901 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20471

APPROVED RAMIREZ – PHILBROOK VOTE: 9 - 0

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2020-82 - MARIA MAGANA**

Synopsis: Special Use Permit for limited auto repairs at 4811 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 20472

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

2. **#SP-2020-83 - MARC S. AND PAMELA ROWE WITH ROWE RIDGE VINEYARD**

AND WINERY

Synopsis: Renewal of a Special Use Permit (#SP-2015-28 - expired 6/25/2020) for live entertainment at 11255 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 5 YEARS**)

Tracking #: 20466

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

3. #SP-2020-84 - JASON NEWMAN WITH EXZANCE PROPERTIES, LLC

Synopsis: Renewal of a Special Use Permit (#SP-2019-101 - expires 10/31/2020) for a Short-Term Rental/AirBNB at 4112 Booth Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 20467

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

4. #SP-2020-85 - JASON T. HUSSEY

Synopsis: Special Use Permit for an earthen fill at 732 North 57th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 1 YEAR**)

Tracking #: 20473

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

5. #SP-2020-87 - GARY C. PHILLIPS WITH ACI BOLAND, INC.

Synopsis: Special Use Permit for the Temporary Use of Land for a modular classroom for M. E. Pearson Elementary School at 310 North 11th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 20474

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

C. MASTER PLAN AMENDMENT APPLICATION

1. #MP-2020-7 - GREG SCOVITCH WITH HILLWOOD ENTERPRISES, LP

Synopsis: Master Plan Amendment from Entertainment (Prairie Delaware Piper Master Plan) to Business Park (Prairie Delaware Piper Master Plan) at 10901 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 20476

APPROVED RAMIREZ – PHILBROOK VOTE: 9 - 0

D. PLAN REVIEW APPLICATION

1. #PR-2020-26 - DAVID EICKMAN WITH OLSSON

Synopsis: Preliminary and Final Plan Review for a parking lot for storage trailers at 5900 Speaker Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 20468

APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

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

1. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-61) for a used auto dealership at 2930 South 44th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20480

ORDINANCE NO. O-88-20 APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

2. AN ORDINANCE rezoning property at 3100 South 74th Street (#3228) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20479

ORDINANCE NO. O-89-20 APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

3. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-78) for a home occupation single customer salon at 2947 North 83rd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20483

ORDINANCE NO. O-90-20 APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

4. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-80) for a Short-Term Rental/AirBNB at 3716 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20484

ORDINANCE NO. O-91-20 APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

5. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-71) for a microbrewery and drinking establishment at 601 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20485

ORDINANCE NO. O-92-20 APPROVED MCKIERNAN – JOHNSON VOTE: 9 – 0

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. VACATION APPLICATION

1. **#A-2020-11 - SCOTT AND REBECCA JOHNSON WITH SCOJO'S PROPERTY MANAGEMENT, LLC**

Synopsis: Vacation of an alley at 1041 Berger Avenue, 1044 McAlpine Avenue and 522, 523 and 525 South 11th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR DENIAL 5/3 VOTE)**

Tracking #: 20475

DENIED KANE/MCKIERNAN VOTE: 9 - 0

B. MASTER PLAN

1. CONSIDERATION OF CENTRAL AREA MASTER PLAN

Synopsis: Consideration of the Central Area Master Plan, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR APPROVAL 8/0 VOTE**)

Plan may be viewed at:

https://xfer.wycokck.org/public/file/HjHPdwbrGkupL1rZko2YJg/10.23.20Central%20Area%20Master%20Plan_DRAFT%20REPORT_100720.pdf

Tracking #: 20477

APPROVED MCKIERNAN/KANE VOTE: 9 - 0

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR OCTOBER 29, 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. ORDINANCE: 31st AND KIMBALL AVE. SANITARY STREAM CROSSING IMPROVEMENT PROJECT – CMIP 6301

Synopsis: An ordinance directing the Chief Counsel to institute proceedings as provided by law to acquire land for the 31st and Kimball Ave. Sanitary Stream Crossing Improvement Project – CMIP 6301, submitted by E. James Bain, Assistant Counsel

On November 30, 2017, the Commission unanimously adopted Resolution No. R-47-17, declaring the project to be a necessary, valid public improvement project and authorizing a

survey to identify and describe the property to be acquired.

Tracking #: 20457

ORDINANCE NO. O-93-20 APPROVED RAMIREZ/JOHNSON VOTE: 9 - 0

2. ORDINANCE: POLICE TOW LOT

Synopsis: An ordinance amending the 2020-2025 CMIP; amending prior authorization of certain public improvements related to the Police Tow Lot Project (CMIP 8212); and authorizing the issuance of general obligation bonds and/or temporary notes to finance all or a portion of the costs of such improvements, submitted by Kathleen VonAchen, Chief Finance Officer.

*On September 28, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 20393

ORDINANCE NO. O-94-20 APPROVED RAMIREZ/JOHNSON VOTE: 9 - 0

3. NOMINATIONS: BOARDS & COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Murrel Bland (Reappointment) to the Landmarks Commission, 10/29/20 - 12/11/23, submitted by Commissioner Bynum

Anne McDonald (Reappointment) to the Housing Authority, 10/29/20 - 12/11/23, submitted by Commissioner McKiernan

Tamika McClain to the Kansas City Area Transportation Authority (KCATA), 11/1/20 - 10/31/24, submitted by Mayor Alvey

Tracking #: 20478

APPROVED RAMIREZ/JOHNSON VOTE: 9 - 0

4. PLAT: TURNER LOGISTICS CENTER SECOND PLAT

Synopsis: Plat of Turner Logistics Center Second Plat located at 69th & College Parkway and being developed by NP Turner Industrial LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 20486

**APPROVED AND AUTHORIZED MAYOR TO SIGN SAID PLAT
RAMIREZ/JOHNSON VOTE: 9 - 0**

5. PLAT: LOT 1, PRIME INDUSTRIAL DEVELOPMENT II

Synopsis: Plat of Lot 1, Prime Industrial Development II located at 1101 South 5th Street and being developed by Premier Investments LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 20487

**APPROVED AND AUTHORIZED MAYOR TO SIGN SAID PLAT
RAMIREZ/JOHNSON VOTE: 9 - 0**

6. PLAT: HONEY CREEK ESTATES REPLAT

Synopsis: Plat of Honey Creek Estates Replat located at 115th and Parkview Ave. and being developed by Colbert Family Living Trust, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 20488

**APPROVED AND AUTHORIZED MAYOR TO SIGN SAID PLAT
RAMIREZ/JOHNSON VOTE: 9 - 0**

7. PLAT: LOWELL BRUNE ELEMENTARY

Synopsis: Plat of Lowell Brune Elementary located at 91st and Parallel Pkwy. and being developed by the Board of Education of Rural High School District #2 of Wyandotte County Kansas, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 20489

**APPROVED AND AUTHORIZED MAYOR TO SIGN SAID PLAT
RAMIREZ/JOHNSON VOTE: 9 - 0**

8. MINUTES

Synopsis: Minutes from regular sessions of July 30, August 27, September 3, September 17, October 1, 2020; and special session October 1, 2020.

Tracking #: MINUTES

APPROVED RAMIREZ/JOHNSON VOTE: 9 - 0

9. WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated October 1, 8, 15, and 22, 2020.

Tracking #: WEEKLY BUSINESS MATERIAL

**APPROVED TO RECEIVE AND FILE AND AUTHORIZE FUND TRANSFERS
JOHNSON/RAMIREZ VOTE: 9 - 0**

XI. PUBLIC HEARING AGENDA

1. PUBLIC HEARING/JOINT RESOLUTION/ORDINANCE: 2021-2025 NRA PLAN RENEWAL

Synopsis: Conduct a public hearing to consider a joint resolution/ordinance to approve the Neighborhood Revitalization Area (NRA) Plan Renewal for 2021-2025, submitted by Katherine Carttar, Director of Economic Development.

On September 17, 2020, the Commission unanimously adopted R-70-20 setting the public hearing date of October 29, 2020.

Tracking #: 20481

**ORDINANCE NO. O-76-20/RESOLUTION NO. R-76-20 APPROVED/ADOPTED
MCKIERNAN/RAMIREZ VOTE: 9 -0**

2. **PUBLIC HEARING/ORDINANCE: RIVERFRONT TIF PROJECT AREA 1 FOR YARDS II APARTMENT PROJECT**

Synopsis: Conduct a public hearing to consider a redevelopment project plan for Project Area 1 within the Riverfront Development District (Yards II Apartment Project), submitted by Katherine Carttar, Director of Economic Development.

On August 27, 2020, the Commission unanimously adopted Resolution R-64-20 setting the public hearing date of October 29, 2020.

(This item requires a two-thirds vote to pass.)

Tracking #: 20492

ORDINANCE NO. O-96-20 APPROVED MCKIERNAN/JOHNSON VOTE: 9 - 0

3. **PUBLIC HEARING/ORDINANCE: EPIC TIF PROJECT PLAN AND DEVELOPMENT AGREEMENT FOR MENARDS**

Synopsis: Conduct a public hearing to consider a redevelopment project plan and development agreement for the project area within the EPIC Center Redevelopment District (Menards), submitted by Katherine Carttar, Director of Economic Development.

On September 17, 2020 the Commission unanimously adopted Resolution R-69-20 setting the public hearing date of October 29, 2020.

(This item requires a two-thirds vote to pass.)

Tracking #: 20493

ORDINANCE NO. O-97-20 APPROVED BURRUGHS/RAMRIEZ VOTE: 9 - 0

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. **RESOLUTION: FOP LODGE 40 MOU**

Synopsis: A resolution authorizing the County Administrator to sign a Memorandum of Understanding (MOU) with the Fraternal Order of Police, Lodge 40, effective January 1, 2020 through December 31, 2021, submitted by Susan Alig, Assistant Counsel.

Tracking #: 20451

RESOLUTION NO. R-77-20 ADOPTED KANE/BYNUM VOTE: 9 - 0

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. **LAND BANK OPTION APPLICATIONS**

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

New construction - single family homes
517 Elizabeth Ave. (Parcel 118134), Blake Lostal

624 Orville Ave. (Parcel 118453), Blake Lostal
10841 Country Side Dr. (Parcel 182702), Mosaic Construction Co.
737 Tauromee Ave. (Parcel 081463), S&M Management LLC
455 N. Bluegrass Dr. (Parcel 228408), Darlene Dunn
5249 N. 109th St. (Parcel 182736), Sean McLucas
14141 Minnesota Ave. (Parcel 179500), Sean McLucas
3341 N. 87th St. (Parcel 932020), Lucio Vazquez
1236 Armstrong Ave. (Parcel 080889), Omar Khalil
1238 Armstrong Ave. (Parcel 080883), Omar Khalil
1240 Armstrong Ave. (Parcel 080888), Omar Khalil
926 S. Coy St. (Parcel 074612), Oscar Guzman
3819 Lloyd St. (Parcel 132721), Rogelio Avalos
1302 S. 38th St. (Parcel 170703), Mitch Graham

New construction - duplexes

1132 & 1134 Armstrong Ave. (Parcel 080798, 080797), Omar Khalil
1136 & 1138 Armstrong Ave. (Parcel 080796, 080795), Omar Khalil
4903 Dixie Ave. (Parcel 217327), Rogelio Avalos

New construction - commercial

1841 State Ave. (Parcel 054096), Marquis Custom LLC
(build chapel and parking lot for funeral home)
1857 Minnesota Ave. (Parcel 054050), Marquis Custom LLC
1873 Minnesota Ave. (Parcel 054051), Marquis Custom LLC
(coffee shop, donut and pizza shop)

New construction - garages

2027 N. 4th St. (Parcel 109717), Angela Knight
1926 N. 25th St. (Parcel 208314), Paul Tyes
3422 & 3430 N. 32nd Terr. (Parcel 163808, 163809), Irvin Jackson
(would need to cancel a lease)

*On September 28, 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 #: 20397

APPROVED MCKIERNAN/BURROUGHS VOTE: 9 - 0

2. LAND BANK PROPERTY TRANSFERS

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

Rehab - new construction side lot

2401 N. Tremont St. (Parcel 111813)

(This lot is neighboring a home that is currently being rehabbed the Land Bank. The contractor is requesting the neighboring lot to build a deck and driveway.)

Land Bank land swap

Fred Del Toro applied for a special use permit to put livestock on his property, but it was at the entrance to the Quindaro Cemetery. The Land Bank was asked if we would have property that we could swap that would meet his needs.

Fred Del Toro current property:

3447 & 3456 N. 31st Terr. (Parcel 163904, 163902)

Land Bank Lot

3314 N. 47th St. (Parcel 916907)

*On September 28, 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 #: 20403

APPROVED MCKIERNAN/BURROUGHS VOTE: 9 – 0

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN