

ACTION AGENDA
DECEMBER 3, 2020 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89503754603?pwd=TDZ0bmhvTms3S2ZqNS9iN1ZNRjkwUT09>

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, DECEMBER 3, 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. MAYOR'S AGENDA**
- VIII. PLANNING AND ZONING CONSENT AGENDA**
- IX. PLANNING AND ZONING NON-CONSENT 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

VII. MAYOR'S AGENDA

1. RESOLUTION: EXTENDING THE STATE OF LOCAL HEALTH EMERGENCY FOR THE COVID-19 PANDEMIC

Synopsis: A resolution extending the state of local health emergency for the COVID-19 pandemic for the County of Wyandotte, Kansas through March 15, 2021, submitted by Jeff Conway, Assistant Counsel.

Tracking #: 20541

RESOLUTION NO. R-83-20 ADOPTED MARKLEY/RAMIREZ, VOTE 8-0

PLANNING AND ZONING AGENDA

VIII. PLANNING AND ZONING AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. #3229 - CHASE THOMPSON

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 1959 South 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20540

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

2. #3230 - CHASE THOMPSON

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for gardening, raising flocks, pond and growing trees at 2025 South 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

3. #3238 - NEAL DAZEY AND LAUREN TWEEDIE

Synopsis: Change of Zone from M-2 General Industrial District to R-2(B) Two Family District for an existing home at 809 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20543

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

4. #3239 - MICHAEL J. COONS AND CHRISTINE SCIOLARO

Synopsis: Change of Zone from M-2 General Industrial District to R-2(B) Two Family District for an existing home at 815 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20544

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

5. **#3240 - ANDREA WEISHAUBT WITH ATLAS SURVEYORS**

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a single-family subdivision at 2951 North 115th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20545

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2020-72 - KAREN AND NATHANIEL SCHOTANUS WITH RANGE 23 BREWING**

Synopsis: Special Use Permit for a microbrewery at 13400 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 20546

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

2. **#SP-2020-73 - BILL AND MARY BASLER**

Synopsis: Special Use Permit for an event space with live entertainment at 13400 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 20547

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

3. **#SP-2020-88 - PAUL RIDGWAY**

Synopsis: Home Occupation Special Use Permit for a personal trainer at 419 Armstrong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 20548

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

4. **#SP-2020-92 - TREBOR AND ELIZABETH ROSS**

Synopsis: Special Use Permit for farm animals (chickens, goats and cows) at 1700 South 38th Street, **(previous Special Use Permit expired 1/2/2020)**, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 20549

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

5. **#SP-2020-93 - DANIEL CHANG WITH EVERGREEN DAYCARE**

Synopsis: Renewal of a Special Use Permit for a day care center at 1030 Orville Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 10 YEARS)**

Tracking #: 20538

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

6. #SP-2020-94 - DOUG CLEMENTS WITH USD #500

Synopsis: Special Use Permit for a staff parking lot at John Fiske Elementary School at 616 South Valley Street, (**previous Special Use Permit expired 1/11/2020**), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 5 YEARS)

Tracking #: 20550

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

7. #SP-2020-95 - TRENT GADDY WITH JULES BOREL AND COMPANY

Synopsis: Special Use Permit to allow the receiving of inventory at the dock, storage within the building interior and shipping at 1223 Meadowlark Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 20551

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

8. #SP-2020-96 - RYAN DENK WITH MCANANY VAN CLEAVE & PHILLIPS, P.A.

Synopsis: Renewal of a Special Use Permit to allow tractor trailer truck parking at 7949 Splitlog Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 20552

APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

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

1. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-48) for continuation of an auto body shop at 5015 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751, **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20554

ORDINANCE NO. O-107-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

2. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-75) for continuation of a group home/emergency shelter at 1634 South 29th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20555

ORDINANCE NO. O-108-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

3. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-76) for continuation of a day care center at 2605 West 39th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20556

ORDINANCE NO. O-109-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

4. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-81) for temporary lodging for families of patients at The University of Kansas Health System at 4146 State Line Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20558

ORDINANCE NO. O-110-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

5. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-83) for continuation of live entertainment at 11255 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20559

ORDINANCE NO. O-111-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

6. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-84) for the continuation of 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)**

Tracking #: 20562

ORDINANCE NO. O-112-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

7. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-85) 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)**

Tracking #: 20563

ORDINANCE NO. O-113-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

8. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-87) 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)**

Tracking #: 20568

ORDINANCE NO. O-114-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

9. AN ORDINANCE rezoning property at 13635 Hollingsworth Road (#3232) from AG (WYCO) Agriculture District to R-1 Single Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20569

ORDINANCE NO. O-115-20 APPROVED MCKIERNAN/MARKLEY, VOTE 9-0

IX. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. **#3223 - BRAD HAYMOND WITH NORTHPOINT DEVELOPMENT**

Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for future apartment complex development at 11501 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.
(RECOMMENDED FOR APPROVAL - 6/1 VOTE)

Tracking #: 20539

APPROVED BYNUM/WALTERS, VOTE 9-0

B. MASTER PLAN AMENDMENT

1. #MP-2020-4 - BRAD HAYMOND WITH NORTHPOINT DEVELOPMENT

Synopsis: Master Plan Amendment from Planned Commercial and Business Park (Prairie Delaware Piper Master Plan) to High Density Residential (City-Wide Master Plan) at 11501 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 7/0 VOTE)**

Tracking #: 20553

APPROVED WALTERS/BYNUM, VOTE 9-0

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR DECEMBER 3, 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

X. REGULAR CONSENT AGENDA

1. ORDINANCE: KANSAS CITY LEVEES PROJECT ALONG ARGENTINE, ARMOURDALE AND CID LEVEE SYSTEM – CMIP 5057

Synopsis: An ordinance directing the Chief Counsel to institute eminent domain proceedings to acquire land for the Kansas Cities Levees Flood Risk Management Project along the Kansas River, CMIP 5057, submitted by James Bain, Assistant Counsel.

On August 15, 2019, the Commission unanimously adopted Resolution No. R-52-19, 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 #: 20522

ORDINANCE NO. O-116-20 APPROVED MCKIERNAN/RAMIREZ, VOTE 9-0

2. **ADOPTION: 2021 STATE LEGISLATIVE PROGRAM**

Synopsis: Adoption of the 2021 State Legislative Program, submitted by Mike Taylor, Public Relations Director.

The legislative program was presented to the Commission and the Wyandotte County Legislative Delegation during a special session on November 19, 2020.

Tracking #: 20557

APPROVED MCKIERNAN/RAMIREZ, VOTE 9-0

3. **RESOLUTION: SAFE ROUTES TO SCHOOL, PHASE G, CARL B. BRUCE MIDDLE SCHOOL AND CARUTHERS ELEMENTARY SCHOOL (CMIP NO. 3037)**

Synopsis: A resolution declaring Safe Routes to School, Phase G, Carl B. Bruce Middle School and Caruthers Elementary School (CMIP No. 3037) to be a necessary and valid improvement project and authorizing a survey of lands for said project, submitted by James Bain, Assistant Counsel.

*On November 16, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 20495

RESOLUTION NO. R-84-20 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9-0

4. **RESOLUTION: ADDENDUM TO AGREEMENT WITH BONNER SPRINGS FOR SERVICES TO UNINCORPORATED AREA OF LORING**

Synopsis: A resolution authorizing the Mayor to sign an addendum to the Interlocal Cooperation Agreement between the Unified Government and the City of Bonner Springs, Kansas, to provide street maintenance and emergency services to the unincorporated area of Loring in 2021, submitted by Chase Cook, Assistant Counsel.

*On November 16, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 20498

RESOLUTION NO. R-85-20 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9-0

5. **PLAT: PIPER LAKE NORTH**

Synopsis: Plat of Piper Lake North located at 124th Meadow Lane, being developed by Mutual Savings Association FSA, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

**APPROVED AND AUTHORIZED MAYOR TO SIGN THE PLAT
MCKIERNAN/RAMIREZ, VOTE 9-0**

6. **PLAT: COPART II**

Synopsis: Plat of COPART II located at 88th and Gibbs Road, being developed by Copart of Kansas, Inc., submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 20565

**APPROVED AND AUTHORIZED MAYOR TO SIGN THE PLAT
MCKIERNAN/RAMIREZ, VOTE 9-0**

7. PLAT: ROTTINGHAUS ADDITION

Synopsis: Plat of Rottinghaus Addition located at 139th (K-7) and Hollingsworth Road, being developed by Tom Rottinghaus, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 20567

**APPROVED AND AUTHORIZED MAYOR TO SIGN THE PLAT
MCKIERNAN/RAMIREZ, VOTE 9-0**

8. PLAT: KAW VALLEY DRAINAGE DISTRICT FIRST REPLAT

Synopsis: Plat of Kaw Valley Drainage District First Replat located at 24th St. and Cheyenne Avenue, being developed by Kaw Valley Drainage District, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 20566

**APPROVED AND AUTHORIZED MAYOR TO SIGN THE PLAT
MCKIERNAN/RAMIREZ, VOTE 9-0**

9. MINUTES

Synopsis: Minutes from special session of November 5, 2020.

Tracking #: MINUTES

APPROVED MCKIERNAN/RAMIREZ, VOTE 9-0

10. WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated November 19, 2020.

Tracking #: WEEKLY BUSINESS MATERIAL

RECEIVED AND FILED MCKIERNAN/RAMIREZ, VOTE 9-0

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

1. PRESENTATION/ACTION: TRAIL NETWORK DEVELOPMENT PROGRAM

Synopsis: Presentation on the Trail Network Development Project, submitted by Angel Obert, Assistant Director of Parks & Recreation. Staff is looking to the Commission to determine which trail to fund.

*On November 16, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to advance to full commission for a decision regarding which trail to fund in Phase 1.*

Tracking #: 20507

APPROVED FOR KLAMM PARK, JOHNSON/BYNUM, VOTE 9-0

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN 8:17 PM