

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 2, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 2, 2020, at 5:00 p.m., remotely via Zoom or by phone. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Bynum substituting for Townsend, Johnson, and Walters. Commissioner Townsend was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, Alan Howze, and Emerick Cross, Assistant County Administrators; Patrick Waters, Senior Attorney; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Alley Porter, Commission Liaison; and Rocki Mayes, Program Supervisor in County Administrator's Office.

Chairman McKiernan said before I call the meeting to order, I do want to announce that due to COVID-19, some committee members, some staff, and the public are all attending remotely via Zoom or by phone. All participants joining by phone or by Zoom should mute their devices when not speaking to that we can avoid background noise.

During the meeting, we ask that everyone please make sure you announce yourself by name and title every time you speak so that the public who is observing know who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended, unless otherwise required by law. The public is allowed to participate by Zoom or to submit comments by email prior to the meeting. If anyone wishes to speak tonight, we'll do our best to recognize you. If someone has turned in comments ahead of the meeting, we'll make sure that those are included in the record of the meeting.

Chairman McKiernan called the meeting to order.

Chairman McKiernan said before we get to the committee agenda, just one little piece of housekeeping that we need to take care of. Commissioner Townsend, who is a regular member of this committee, is not able to be with us tonight, but Commissioner Bynum was gracious enough

to take her place. So, Commissioner Bynum will be attending this and the next standing committee in place of Commissioner Townsend. So, thank you to Commissioner Bynum.

Chairman McKiernan said with that out of the way, our first order of business is roll call. Roll call was taken and members were present as shown above.

Chairman McKiernan said we do have one revision to the agenda that was originally published about 10 days ago. The original Item No. 1, which was an ordinance to update our vacant property registry, has been pulled from tonight's agenda. Staff will bring that back after the first of the year, and we'll consider that item at that time.

Approval of standing committee minutes from August 10, 2020. **On motion of Commissioner Johnson, seconded by Commissioner Walters, the minutes were approved.** Roll call was taken and there were five "Ayes," Walters, Johnson, Bynum, Burroughs, McKiernan.

Committee Agenda:

ITEM NO. 1 – 20463...ORDINANCE: AMEND MORTGAGE DEFAULT & VACANT PROPERTY REGISTRATIONS

Synopsis: An ordinance amending mortgage default registration and vacant property registration by increasing the mortgage default registration fee and requiring both registrations to be updated semi-annually, submitted by Greg Talking, Neighborhood Resource director.

Action: This item was previously deleted from the agenda.

Chairman McKiernan said with Item No. 1 off the table, that brings us to Item Nos. 2 and 3. The way I'm thinking about these is, Item No. 2 are applications for options and Item No. 3 are applications for Land Bank property transfers that aren't options. What I think we can do is consider Item No. 2, all of these properties as one motion and one vote, and the same thing with Item No. 3, unless we decide for some reason to split things out. At this point, Item No. 2 – Land Bank applications for option agreements. I'm going to turn the floor over to Jud Knapp, who will walk us through these properties.

ITEM NO. 2 – 20464...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

732 Everett Ave., Parcel 081856 - Community Housing of Wyandotte County

62 S. 23rd St., Parcel 059183 - Community Housing of Wyandotte County

74 S. 13th St., Parcel 066514 - Habitat for Humanity of Kansas City

80 S. 13th St., Parcel 066515 - Habitat for Humanity of Kansas City

81 S. 24th St., Parcel 059174 – Habitat for Humanity of Kansas City

16 S. 22nd St., Parcel 059025 - Bright Solutions

5121 Washington Ave., Parcel 047742 - Bright Solutions

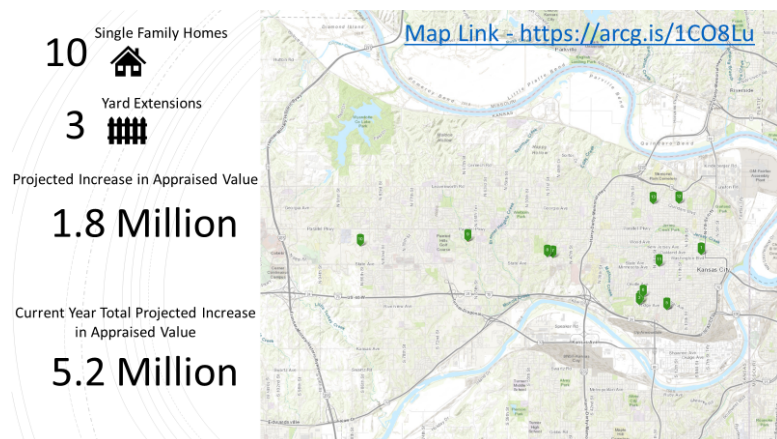
1221 N. 50th Ter., Parcel 047707 - Bright Solutions

6607 Wood Ave. Parcel 420900 - Edwin Jones

1598 N. 86th St., Parcel 934501 - Celeb Christopher



Option Agreements



Jud Knapp, Interim Land Bank Manager, said we have some very exciting news to share. We have 10 applications for in-fill housing on Land Bank lots. I, myself, felt last month's 18 new residential builds were a fluke. What's in this month is an amazing trend. To put context to these

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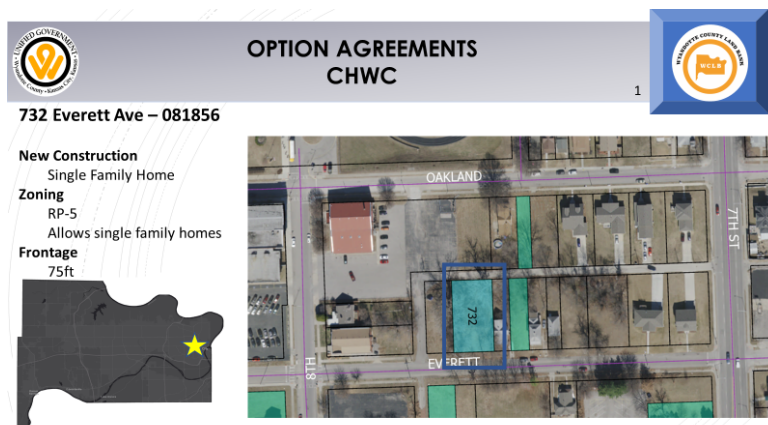
numbers, in 2019, the Land Bank had built 6 new builds. In 2020, we're at 32. That's a 400% increase and we still have two months left.

We have all been put of discussion on how to get in-fill housing going and I believe our work now is paying off. But, one of those policies is the option agreement that changed. This month, for the first—will, the first time during my time being here, we've conducted virtual meetings. This was to get everyone on the same page on the option agreement. We first met with the staff group and it turned into more of what is needed to get this project built. Then, we met with the Advisory Committee and the discussion was more centered on policy and communication. We did share our Land Bank policy to answer their concerns.

There was only one application the group did not agree with. It was because it did not meet the area master plan. I contacted the applicant and he decided to remove his application, but we did find him a new property within the Land Bank, and you should be seeing that application next month.

At the bottom left corner of the PowerPoint, you will see check boxes for recommendations. The Staff Advisory Group and the Advisory Committee said yes to everything that's shown tonight. They just have some comments/flip notes.

So, we have 10 single-family homes and 3-yard extensions tonight. The projected increase in appraised value of these projects above is \$1.8M. If you total in what we did last month, it's a total appraised value of \$5.2M.



The first option agreement that we have is from CHWC. It's for 732 Everett Avenue. It's for a single-family home.

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OPTION AGREEMENTS
CHWC



House Details
 3 Beds
 2.5 Baths
 1451 SqFt

Timeline
 Project Start – 4 months
 Project Completion - 9 Months

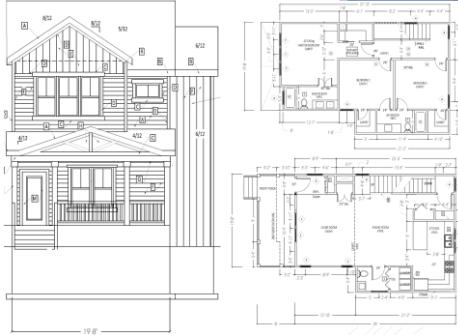
Next Steps

1. Building inspection approval
2. Historical environs review
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



It's a 3 bed/2.5 bath, 1,400 square feet. The project start is in four months. Projection completion in nine. As you can see, we have next steps. This is a new part this month that we've added. This really came out of the Staff Advisory Committee telling us the next steps for approval. This has Building Inspection approval, Historical Environs review, and then they needed to provide us a building estimate and proof of funds to cover the building estimate. At the bottom, you see the recommendations from the Staff Advisory Committee, a check, and the Land Bank Advisory Board, a check too.



OPTION AGREEMENTS
CHWC



62 S 23RD ST – 059183

New Construction
 Single Family Home

Zoning
 R-1B

Frontage
 50ft





The next one is also a CHWC house at 62 S. 23rd St. It's for a single-family home. I do have to mention with this, this is right near Clifton Park. We have three other applications in this set; in that area. I did a little research of when the last house was built in this area and in was in 2010 on 16th St. That's pretty exciting news that they're all clustered together like that.



**OPTION AGREEMENTS
CHWC**



House Details
3 Beds
2.5 Baths
1451 SqFt

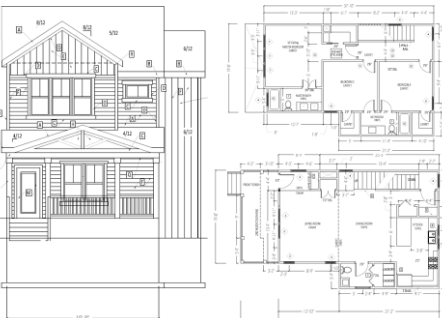
Timeline
Project Start – 4 months
Project Completion - 9 Months

Next Steps

1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee
☒ Land Bank Advisory Board



The project start is four months. Project completion nine months. The recommendation of staff and the Land Bank Advisory Board approved this.



**OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY**



81 S 24TH ST – 059174

New Construction
Single Family Home

Zoning
R-1B

Frontage
50ft





The next one is Habitat for Humanity. It's 81 S. 24th St., a single-family home. As you can see, it's just behind the other house that's going to be built on the previous slide.



**OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY**



House Details
3 Beds
2 Baths
1240 SqFt

Timeline
Project Start – April 2021
Project Completion – October 2021

Next Steps

1. Planning approval
2. Building inspection approval
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee
☒ Land Bank Advisory Board



It's going to be a 3 bed/2 bath, 1,200 square foot house. They'll start that in April of 2021 and complete it by October of 2021. The staff and Land Bank Advisory Board approve.



OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY

4 & 5



74 S 13TH ST – 066514
Frontage – 50ft

80 S 13TH ST – 066515
Frontage – 45ft

New Construction
Single Family Home

Zoning
R-1B





We have two at 74 S. 13th St. and 80 S. 13th St. They're right next to each other for two single-family homes.



OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY

4 & 5



House Details
3 Beds
2 Baths
1240 SqFt

Timeline
Project Start – April 2021
Project Completion – October 2021

Next Steps

1. Planning approval (Narrow lot design)
2. Building inspection approval
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



They said the house will look like this, but they will change up the rooflines to make them look different so they're not exactly the same. Again, the recommendations from the Staff Advisory Committee and the Land Bank Advisory Board approve.



**OPTION AGREEMENTS
BRIGHT SOLUTIONS**

6 & 7



5121 WASHINGTON AVE – 047742
Frontage – 80ft

1221 N 50TH TER. – 047707
Frontage – 70ft

New Construction
Single Family Homes

Zoning
R-1





The next two are from Bright Solutions. Bright Solutions had one approval last round with NES3 in this set here. I talked to him about his capacity to do work and he said his capacity is four at a time. He plans to finish these four and come back and get four additional Land Bank lots when he's done with these.



**OPTION AGREEMENTS
BRIGHT SOLUTIONS**

6 & 7



House Details
3 Beds
2 Baths
1,300 SqFt

Timeline
Project Start – 5 Months
Project Completion – 12 Months

Construction Experience
16 Years of experience, 20 homes built

Next Steps
1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



**5121
WASHINGTON
AVE – 047742**



**1221 N 50TH TER.
047707**

For these houses, they are 3 bedrooms/2 baths, 1,300 square feet. This project starts in 5 months; projection completion in 12 months. His construction experience, he has 16 years of experience and he has built 20 homes so far. The Staff Advisory Committee and Land Bank Advisory Board approve of these projects.



**OPTION AGREEMENTS
BRIGHT SOLUTIONS**

8

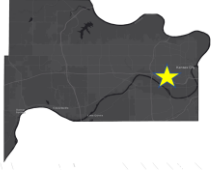


16 S 22ND ST – 059025

New Construction
Single Family Home

Zoning
R-1

Frontage – 100ft




Bright Solutions also has another project at 16 S. 22nd St. This is just north of Clifton Park, so this is our third home near Clifton Park.



**OPTION AGREEMENTS
BRIGHT SOLUTIONS**

8



House Details
3 Beds
2 Baths
1,800 Sqft

Timeline
Project Start – 7 Months
Project Completion – 14 Months

Construction Experience
16 Years of experience, 20 homes built

Next Steps

1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



It's a 3 bed/2 bath, 1,800 square feet. Project to start this in 7 months and completed in 14 months. The Staff Advisory Committee and Land Bank Advisory Board approve.



**OPTION AGREEMENTS
EDWIN JONES**

9



6607 Wood Ave – 420900

New Construction
Single Family Home

Zoning
R-1

Acres
2.4




This is Edwin Jones. He's at 6607 Wood Ave. He's building a single-family home. He's been a life-long career in the building trades, and this is supposed to be his retirement dream home.



**OPTION AGREEMENTS
EDWIN JONES**



9

House Details
Build a retirement dream home
1 Beds
1.5 Baths

Timeline
Project Start – Spring 2021
Project Completion – Spring 2022

Construction Experience
Lifelong career in the building trades

Next Steps

1. Planning approval
 - May need an SUP – based on use
2. Building inspection approval
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

~Contact Planning re. SUP and Building Inspection re. codes for metal building

☒ Land Bank Advisory Board



It's 1 bed/1.5 baths. Plans to start in the spring and complete it in the spring of 2022. As you notice at the bottom, there's a Staff Advisory Committee check there with some comments underneath it. It's says contact Planning about a special use permit, based on the use and the building, and Building Inspection on the metal codes for a metal building. I reached out to Edwin Jones and he's already contacted Building Inspection about his plan.



**OPTION AGREEMENTS
CELEB CHRISTOPHER**



10

1598 N 86th ST – 934501

New Construction
Single Family Home

Zoning - R-1
Acres - 0.46
Frontage – 85ft





Celeb Christopher at 1598 N. 86th St.



OPTION AGREEMENTS
CELEB CHRISTOPHER



House Details

- 3 Beds
- 2 Baths
- 1400 SqFt

Timeline

- Project Start – January 2021
- Project Completion – March 2021

Construction Experience

- 1 completed rehab

Next Steps

1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board





It's a single-family home, 3 bed/2 bath, 1,400 square feet. Project start January 2021; project complete March 2021. His construction experience is one completed rehab. Recommendations from the staff and Land Bank Advisory Board will be to approve.

That would end Item No. 2, Commissioner.

Chairman McKiernan said those are the 10 addresses that we have applications for options, all for building single-family homes. At this point, we'll open it up to the committee for any comments or questions.

Commissioner Johnson said, of course, I'm excited about this because a good number of those properties are in District 4. That certainly excites me, particularly the ones over by Clifton Park, which suggests to me that the investments that have been made through the NRSA are starting to pay dividends with the fact that we've gotten new in-fill housing going in.

The one I'm most curious about is the one that looks most curious and that is the property at 16 S. 22nd St. Can you pull that back up and maybe give me a little bit more on that one, the actual property? Is that a model? Is that what's going to happen or is that just kind of just a dream? Is that what's actually going to be built there? **Mr. Knapp** said that is what he supplied for what he will build there. I did refer to this during our Staff Advisory Committee if they had any issue with this build and the staff said no, they have no problems with it.

Commissioner Johnson asked, can you describe exactly what kind of style that is? Just curious. **Mr. Knapp** said I have no idea. **Melissa Sieben, Assistant County Administrator**, said I'll call that modern. **Commissioner Johnson** said I noticed that the lot, if you go back to the previous slide, it's a larger lot, obviously. Are they going to have a driveway? I mean it looks to

be something that's really neat. It's going to be in the middle of what I would call more traditional homes, traditional housing. Have you heard, or have you heard if he wants to put more of those types of modern homes in that area? **Mr. Knapp** said I have not heard. I just asked him for a picture and that's what he supplied me.

Commissioner Johnson said, I was going to say, Melissa, anything to add to that or Katherine? **Katherine Carttar, Director of Economic Department**, said I would only just add that one of the things that we discussed at length with the Land Bank Advisory Board was the amount of neighborhood communication and making sure that everyone is in the loop and on the same page, kind of making sure that we are sticking with the stated policy. One thing that we are doing now is providing, in this case, Bright Solutions, that the neighborhood association, that we highly encourage and highly recommend that they reach out to the neighborhood. That usually provides for a smoother process all around. To your point that this looks a little different from the neighborhood around, that's one way that we're hoping to get the conversation going.

Commissioner Johnson said they've not talked directly with WCDAC on any of these particular homes, I'm assuming. **Ms. Carttar** said not at this point. I think they're waiting to see if they got the option, and as they go through this process, they would certainly do so.

Commissioner Burroughs said I view the home as being one that looks like it's built almost on a LEED criteria. It looks like it has the flat sloping roof. I would anticipate that its probably going to have the BPU panels on it. It has the flat concrete base which allows for additional solar opportunities. I sense that this home is going to be built energy efficiently.

We have three or four homes in Wyandotte County that are unique; one of them in Rosedale that I'm aware of. I believe, Commissioner McKiernan, the other one may be down off of 6th St. It was built on a lot designed by KU students, if I remember correctly. **Chairman McKiernan** said it was. **Commissioner Burroughs** said we do have a few homes that are, I guess, we could call futuristic. I like to call them modern, environmentally-friendly, low energy usage, high energy efficiency. That's how I view the home. I appreciate the discussion.

Commissioner Johnson said yes; I'm all for it. Let's move forward.

Commissioner Bynum said I just wanted to say to Jud Knapp that I don't sit on this committee, but I watch it frequently. I really appreciate the improvements to your slide presentations. I really appreciate the map that gives me the context of where the address is located with regard to rest of

the community. This slide we're looking at right now, I appreciate just all of the bullet points and highlights, the next steps, and the recommendation boxes. Thanks for the updates to the way that you bring the presentation.

Chairman McKiernan said I don't see any other hands raised at this point. Before I ask for a motion on this, I'll just ask if there's anyone from the public who's attending this meeting tonight who'd like to comment on these 10 applications. **Rocki Mayes, Program Supervisor in County Administrator's Office**, said I do not see any hands raised right now. **Carol Godsil, Deputy UG Clerk**, said and no public comments. **Chairman McKiernan** said I'm looking at the attendees and there was no public comment that was submitted ahead of time. **Ms. Godsil** said correct.

With that then, if there are no other questions or comments from the committee, I would entertain a motion for these 10 properties.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken and there were five "Ayes," Walters, Johnson, Bynum, Burroughs, McKiernan.

ITEM NO. 3 – 20465...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/yard extension

1115 Kimball Ave., Parcel 111813

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

1119R Kimball Ave., Parcel 106219

(This lot is unbuildable due to being landlocked. The request is to add this parcel to the current Land Bank Rehab.)

Yard extension

current home 2822 Hiawatha St., Parcel 158762

(Request both neighboring Land Bank lots 2818 & 2826 Hiawatha St., Parcels 158763 & 158791)

Chairman McKiernan said these are applications for property transfers as opposed to options. I'll turn the floor back over to Mr. Knapp.



Land Bank Transfers

Jud Knapp, Interim Land Bank Manager, said these Land Bank transfers are for yard extensions.



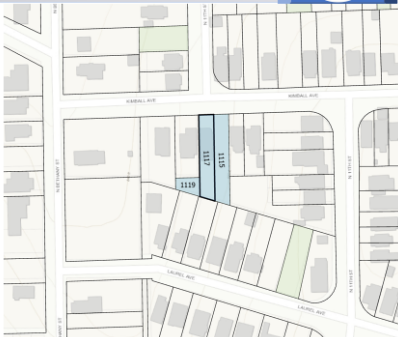
**LAND BANK REHAB HOME – NEW CONSTRUCTION
M&K REPAIRS**



1117 Kimball Ave - 106223
Currently being rehabbed
Frontage 30ft

1115 Kimball Ave - 106222
Contractor requesting lot for driveway
Frontage 30ft

1119 R Kimball Ave - 106219
Lot is unbuildable and land locked
48ft x 28ft



The first one is at 117 Kimball Ave. The home is currently in our Land Bank Rehab.



**REHAB HOME – NEW CONSTRUCTION
M&K REPAIRS**



The contractor is requesting to build a driveway on the neighboring Land Bank lot to a current Land Bank rehab

Zoning
R-1B

Next steps

- Landmarks approval due to historic district
- Public Works driveway permit

Recommendation

☒ Staff Advisory Committee

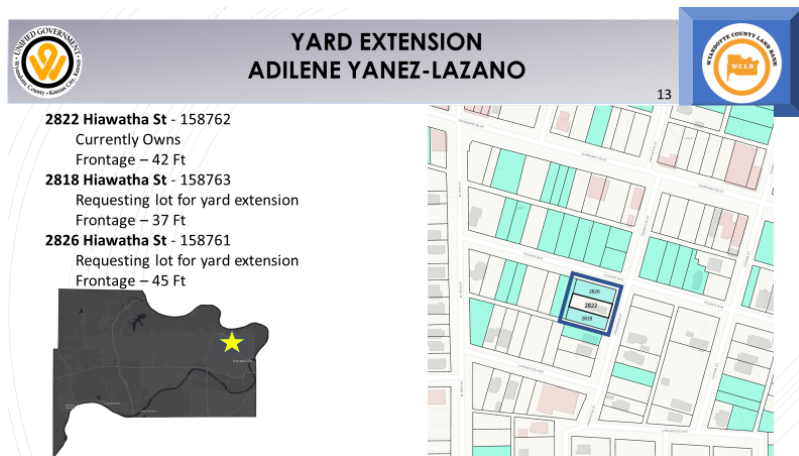
☒ Land Bank Advisory Board



The contractor is requesting Lot 1115 Kimball for a driveway. This lot is behind at 1119 R Kimball Ave. They're also requesting that.

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The next steps to this would be the Landmarks approval due to the historic district and the Public Works driveway permit. The Staff Advisory Committee and the Land Bank Advisory Board have approved this. I have to say Lots 1119 is a great example of an unbuildable Land Bank lot due to it's landlocked, so it would make it unbuildable.



Our second application is for 2822 Hiawatha St. They currently own this house. They are requesting side lots on both sides of their house at 2818 Hiawatha St. and 2826 Hiawatha St.



They put investment into this home. There's a picture from 2011 versus 2018.



Here is a picture of how they've maintained the yards. They actually bought a riding lawnmower to mow these two lots next door to them. They have a family and they would like to extend their yard and build a fence.

YARD EXTENSION
ADILENE YANEZ-LAZANO

Both lots are buildable per the Land Bank policy

Unbuildable Checklist	
Area less than 2,000 sqft	
Under 19.99 feet of frontage	
Flood plain	
Land locked	
Right of way	
Undermined	
Severe topography	

Recommendation
☒ Staff Advisory Committee
 -Recommends 2824, a single lot, for approval because high probability of a buried structure & prohibitively high development costs
☒ Land Bank Advisory Board

Both lots are buildable per our Land Bank policy. The staff recommends that they get 2826 due to the high probability of a buried structure there. That would be very high development costs to dig up that buried structure. There were no comments from the Land Bank Advisory Board.

That would conclude this part.

Chairman McKiernan said we basically have two different cases here. Each case involves two parcels potentially transferred from the Land Bank. I'll open this up to the committee for any questions or any comments.

Commissioner Bynum said on the Hiawatha property, I noticed you said they wanted to build a fence. Does one of your slides indicate next steps on this property? **Mr. Knapp** said no, but we

did include what the Staff Advisory Committee recommended. **Commissioner Bynum** said I just wanted to ask because I think building a fence requires a permit, does it not? That would be something we'd want to add to the—**Mr. Knapp** said I'm not entirely sure, but I can definitely find out. **Commissioner Bynum** said thanks. That's all I wanted to say.

Chairman McKiernan said I think it would certainly be good for us if there are going to be requirements, to at least suggest to the property owner who's acquiring properties, that they should check with all appropriate UG departments if they intend to do anything like build a fence or make other improvements on those lots.

Chairman McKiernan asked, any other questions or comments from the committee on these two applications?

Commissioner Johnson said the properties at 1115 and 1119 are subject to the Landmarks' approval. What historical neighborhoods are making that a requirement? **Mr. Knapp** said it's Parkwood. **Commissioner Johnson** said Parkwood. Very good. That's all I needed to know.

Katherine Carttar, Director of Economic Development, said both of these are—but for the 1119, which is legitimately unbuildable per our policy, it kind of shows you the kind of grey area type of request that do come to us. I will say there are, I would say probably daily we get requests for yard extensions. The vast majority of those is very clear. We appreciate your interest and keeping up your property, however, this is a buildable lot. We'd really like to see investment. If you're interested in doing something, let us know and we can revisit.

Both of these, we felt, really required kind of the extra kind of review of this committee, As, again, with anything, there are grey areas and I think both of these, for very different reasons, kind of rose to that level. We can appreciate you for taking consideration of these despite the fact that they, at face value, may be out of the policy norm.

Commissioner Johnson said we don't have a picture of the before yet that was part of this presentation. Will you all present that once this is completed or no? **Ms. Carttar** said yes. This is currently being rehabbed at this time. As part of the rehab process, they're wanting to do a larger yard and a driveway. We'll definitely, once this is completed, we'll bring it back to you. Regardless of the yard extension and all of that, we'll bring it back to show the before and after.

Commissioner Burroughs said I appreciate staff bringing this forward. I know we have made the decision that there'd be no conveyance of property for driveways, if I remember correctly in our prior discussions. I've got very little concern about the 1119 to make it even maybe a part of the 117. The buildable lot for requesting a driveway, Mr. Chairman, I still struggle with that conveyance for a driveway even for some of the yard extensions when we have lots that are buildable. I guess my comment would be that I do remember us having discussions about no conveyance of property for driveways. I understand why staff brought this forward because of the isolation of 1119. I guess for my clarification, staff, if we were to grant that driveway, would this now become two separate parcels still, or would it become one parcel aggregately? **Ms. Carttar** said it would become a single parcel.

We look at this in a couple of different ways. One, this rehabber is putting a significant investment into 1117, into that rehab, so the idea—and we have—this committee has done this in the past where a driveway and a garage, in some cases, to kind of augment a rehab project sometimes does make sense to kind of turn it into a larger project. This would be turned into a single parcel.

Commissioner Burroughs asked, staff, do we know if this is going to be an improved driveway? It's not going to be a gravel driveway or a rock driveway or anything like that. It's going to be an improved paved driveway that will be utilized and not causing a runoff or anything along those lines. **Ms. Carttar** said correct.

Chairman McKiernan said I would say, Jud, if you could flip down to the next one, although you said that the Staff Advisory Committee did not recommend conveying 2818, and that's the rectangle parcel that's on the alley side, personally, I am not opposed to that transference. My rationale is that it's got the alley right next door to it because this house happens to face east as opposed to all the other houses that are up on—and remind me again what that is—is that Yecker? **Mr. Knapp** said Yecker. **Chairman McKiernan** said going east/west. All the houses on Yecker face either north or south, and this one house that's there faces east, and those other two parcels are also orientated with it. If that one parcel, 2818 is not conveyed, it sits by itself down on the alley. I would not be opposed to it, but I just wanted to put that out there.

Chairman McKiernan said I don't see any other hands raised from members of the committee. I would ask if there's anyone from the public who's attending who would like to comment on either of these applications that are before us? **Ms. Godsil** said there were no public comments received in the Clerk's Office. **Chairman McKiernan** said we have no public comments received ahead of time.

I saw one hand flash up and then it went away on Zoom. **Ms. Mayes** said it was expected it's the applicant. **Chairman McKiernan** said, Mr. Lazano, I do believe we have you situated so that you can go ahead and give us some comments if you'd like. We're unmuted, now we're just asking either a Mr. or Mrs. Lazano if you'd like to address the committee. **Ms. Mays** said maybe you're having technical difficulties. **Chairman McKiernan** said I'll tell you what, let's go ahead, Rocki, let's continue just to monitor that connection as we shift back to the committee itself here.

Seeing no other hands raised in terms of discussion, I'd like to see if there is a motion from anyone on the committee regarding one or both of these properties.

Action: **Commissioner Johnson** said move to approve. **Chairman McKiernan** said if I could just, clarify, Commissioner, you moved to approve as submitted by the applicants? **Commissioner Johnson** said yes. **Commissioner Walters** seconded the motion. **Chairman McKiernan** said we have a motion and a second to approve both of these applications, as submitted, which means that there's two parcels in each of these two applications. Any further discussion by the committee? Seeing and hearing none, roll call, please. Roll call was taken and there were five "Ayes," Walters, Johnson, Bynum, Burroughs, McKiernan.

Chairman McKiernan said that is the last item on our committee agenda.

Carol Godsil, Deputy UG Clerk, said we have a yard extension, or did we cover that, at 2822 Hiawatha. **Chairman McKiernan** said actually that was the second of the two items. We considered both, the side lot and yard extension and the second yard extension. We considered all of them together as Item No. 3. **Ms. Godsil** said my apology. **Chairman McKiernan** said correct me if I'm wrong on that because sometimes it goes right over my head. **Mr. Knapp** said that is correct. **Chairman McKiernan** said so, yes. All the remaining agenda items were covered under Item No. 3. That was the end of our agenda.

Public Agenda:

No items

Adjourn

Chairman McKiernan adjourned the meeting at 5:33 p.m.

cg