

**ACTION AGENDA
UPDATE
JULY 1, 2021 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

You are invited to a Zoom webinar.

When: July 1, 2021 07:00 PM Central Time (US and Canada)

Topic: Full Commission (Planning & Zoning)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/85622369016?pwd=cjUyaStYMG5CS3VuZ3RZc3NhS3JqUT09>

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Webinar ID: 856 2236 9016 International numbers available:

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND HAROLD JOHNSON, FAITH
DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JULY 1, 2021 AGENDA**

**Additional Item Regular Consent Agenda Item No. 2 –.... NOMINATIONS:
BOARDS AND COMMISSIONS**

Evelyn Hill to the Planning Commission & Board of Zoning Appeals, 7/1/21- 12/13/21,
submitted by Commissioner Philbrook

Tracking #: 21003

- 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 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

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2021-014 - MAYRA ELIZONDO WITH PNP INVESTMENTS

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for an existing duplex at 88 South 7th Street Trafficway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21897

APPROVED KANE/RAMIREZ, VOTE 10-0

2. COZ2021-015 - DAVID S. LOTZ WITH CONTINENTAL CONSULTING ENGINEERS, INC.

Synopsis: Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District for a tow lot, police CSI building and UG Water Pollution Control office/storage building at 828 North 49th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21898

NOT APPROVED/SENT BACK TO PLANNING MARKLEY/MCKIERNAN 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2021-015 - DANIEL CASTILLO FOR THE MOCKINGBIRD LOUNGE

Synopsis: Renewal of a Special Use Permit (SP-2019-21 - expired 3/28/2021) for a drinking establishment and live entertainment at 204 Orchard Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 21899

APPROVED KANE/RAMIREZ, VOTE 10-0

2. SP2021-041 - JAMES SULLIVAN WITH SULLIVAN PALMER ARCHITECTS

Synopsis: Special Use Permit for an auto storage and maintenance building at 1032 South

25th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 21901

APPROVED APPLICATION W/ RUN OFF STIPULATION OF WATER MANAGEMENT PLAN WHICH IS TO BE PROVIDED WHEN APPLYING FOR THE BUILDING PERMIT BYNUM/WALTERS 10/0

3. SP2021-042 - BRYAN STOKES

Synopsis: Special Use Permit to keep farm animals at 734 South 76th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 21902

NOT APPROVED, SET OVER FOR 30 DAYS RAMIREZ/PHILBROOK 10/0

4. SP2021-045 - JAMES SULLIVAN WITH SULLIVAN PALMER ARCHITECTS

Synopsis: Special Use Permit for auto storage and maintenance building at 1037 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 21903

NOT APPROVED, SET OVER FOR 30 DAYS BYNUM/KANE 10/0

5. SP2021-048 - JOANNE HANSON WITH SANDIFER PROPERTIES, LLC

Synopsis: Special Use Permit for grading and site preparation for future industrial development at 1705 - 1831 South 45th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 21904

APPROVED KANE/RAMIREZ, VOTE 10-0

C. VACATION APPLICATION

1. VAC2021-005 - RANDALL CHERRY WITH CAPITALPLEX PROPERTIES, LLC

Synopsis: Vacation of right-of-way at 5837 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21906

APPROVED KANE/RAMIREZ, VOTE 10-0

D. PLAN REVIEW APPLICATION

1. PR2021-013 - DAVID S. LOTZ, P.E. WITH CONTINENTAL CONSULTING ENGINEERS

Synopsis: Preliminary Plan for Wolcott Wastewater Treatment Plant Pump Station #50 for

excess flow holding tank at 10525 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21907

APPROVED KANE/RAMIREZ, VOTE 10-0

E. MASTER PLAN AMENDMENT

1. **MPL2021-004 - DAVID S. LOTZ, P.E. WITH CONTINENTAL CONSULTING ENGINEERS**

Synopsis: Master Plan Amendment from Mixed-Use to Industrial at 828 North 49th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21919

NOT APPROVED/SENT BACK TO PLANNING MARKLEY/MCKIERNAN, VOTE 10/0

F. MASTER PLAN AMENDMENT

1. A RESOLUTION establishing a moratorium on the enforcement of the prohibition of murals in residential districts and setting temporary standards for enforcement under Chapter 27, Article VIII, Division 11 of the Code of Ordinances.

Tracking #: 21920

RESOLUTION NO. R-43-21 APPROVED KANE/RAMIREZ, VOTE 10-0

G. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. AN ORDINANCE rezoning property at 837 Central Avenue (COZ-0001) from R-1 Single Family District to CP-3 Planned Commercial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21909

ORDINANCE NO. O-83-21 APPROVED KANE/RAMIREZ, VOTE 10-0

2. AN ORDINANCE authorizing a Special Use Permit (SP2021-024) for the Temporary Use of Land for the existing commercial truck driving training facility at 6801 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21911

ORDINANCE NO. O-84-21 APPROVED KANE/RAMIREZ, VOTE 10-0

3. AN ORDINANCE authorizing a Special Use Permit (SP2021-025) for continuation of live entertainment in conjunction with restaurant at 151 South 18th Street, Suite A, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21912

ORDINANCE NO. O-85-21 APPROVED KANE/RAMIREZ, VOTE 10-0

4. AN ORDINANCE authorizing a Special Use Permit (SP2021-030) for continuation of an event venue with live entertainment at 3150 North 91st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21918

ORDINANCE NO. O-86-21 APPROVED KANE/RAMIREZ, VOTE 10-0

5. AN ORDINANCE authorizing a Special Use Permit (SP2021-031) for continuation of a kennel for four (4) dogs at 334 North Thorpe, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21913

ORDINANCE NO. O-87-21 APPROVED KANE/RAMIREZ, VOTE 10-0

6. AN ORDINANCE authorizing a Special Use Permit (SP2021-032) for continuation of a commercial specialty shop at 3704 North 99th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21914

ORDINANCE NO. O-88-21 APPROVED KANE/RAMIREZ, VOTE 10-0

7. AN ORDINANCE authorizing a Special Use Permit (SP2021-033) for continuation of live entertainment at 701 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21915

ORDINANCE NO. O-89-21 APPROVED KANE/RAMIREZ, VOTE 10-0

8. AN ORDINANCE authorizing a Special Use Permit (SP2021-036) to keep 20 chickens at 9350 Nelson Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21916

ORDINANCE NO. O-90-21 APPROVED KANE/RAMIREZ, VOTE 10-0

9. AN ORDINANCE authorizing a Special Use Permit (SP2021-037) for a Short-Term Rental/AirBnB at 2904 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21917

ORDINANCE NO. O-91-21 APPROVED KANE/RAMIREZ, VOTE 10-0

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-039 - DAREC STOWELL**

Synopsis: Special Use Permit for a Short-Term Rental/AirBnB at 4449 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 6/1 VOTE)**

Tracking #: 21900

APPROVED BYNUM/KANE, VOTE 9/1 (BURROUGHS)

2. **SP2021-049 - JOHN L. PETERSON, P.A.**

Synopsis: Renewal of a Special Use Permit (SP-2020-33 - expired 5/28/2021) for Performance Auto Service at 1110 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 21896

APPROVED KANE/WALTERS, VOTE 9/1 (BYNUM)

3. **SP2021-50 - RAYMOND KUSH**

Synopsis: Special Use Permit for a parking lot (previous Special Use Permit SP-2018-89 expired 11/29/2020) at 1327 Minnesota Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS - 6/1 VOTE)**

Tracking #: 21905

APPROVED MCKIERNAN/WALTERS, VOTE 10/0

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR JULY 1, 2021

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

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. **GRANT: 2022 FISCAL YEAR VOCA**

Synopsis: Request permission to submit an application for the FY2022 VOCA grant to help fund the Victim Services Unit, submitted by Wendy Medina, Police Department. The grant amount is for \$369,335 in federal funds with a required match by the KCKPD.

*On June 21, 2021, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 21881

APPROVED RAMIREZ/MARKLEY 10/0

2. NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations to Boards and Commissions:

Ollie Carroll to the Commission on Human Relations & Disability Issues, 7/1/21-12/13/21, submitted by Commissioner Philbrook

Marc Potter to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 7/1/21-12/13/21, submitted by Commissioner Philbrook

Tracking #: 21910

APPROVED RAMIREZ/MARKLEY 10/0

3. PLAT: PIPER CREEK PUMP STATON

Synopsis: Plat of Piper Creek Estates located at Leavenworth Road and 138th Street and being developed by the Unified Government of Kansas City, Wyandotte County, Kansas, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 21923

APPROVED RAMIREZ/MARKLEY 10/0

4. PLAT: PROJECT SUPERBOWL - LOGISTICS PARK

Synopsis: Plat of Project Superbowl - Logistics Park located at 99th and Leavenworth Road and being developed by SP Bennet Lake Development, LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 21924

APPROVED RAMIREZ/MARKLEY 10/0

5. MINUTES

Synopsis: Minutes from regular session of May 27, 2021, and special session of June 10, 2021.

Tracking #: MINUTES

APPROVED RAMIREZ/MARKLEY 10/0

6. WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated June 24, 2021.

Tracking #: WEEKLY BUSINESS MATERIAL

APPROVED RAMIREZ/MARKLEY 10/0

XI. PUBLIC HEARING AGENDA

1. **PUBLIC HEARING/ORDINANCE: ROCK ISLAND BRIDGE PROJECT**

Synopsis: Conduct a public hearing to consider an ordinance to approve the Redevelopment Project Plan for Area 4 of Riverfront Redevelopment District.

On May 27, 2021, the Commission unanimously adopted Resolution No. R-38-21 setting the public hearing.

Tracking #: 21779

ORDINANCE NO. O-92-21 MCKIERNAN/RAMIREZ, VOTE 10/0

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. **COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE PERIOD ENDED 12/31/2020**

Synopsis: Presentation of the Unified Government's Comprehensive Annual Financial Report for the Fiscal Year ended December 31, 2020, submitted by Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; and Pamela Kahao, Accounting Manager.

A full version of this report is available at:

<https://www.wycokck.org/files/assets/public/finance/documents/2020-cafr.pdf>

Tracking #: 21925

INFORMATION ONLY

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

MARKLEY/MCKIERNAN APPROVED TO GO INTO EXECUTIVE SESSION FROM 8:45 UNTIL 9:45 PM

XVI. ADJOURN 9:50 PM