

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

**PLANNING & ZONING AND
REGULAR SESSION
JANUARY 28, 2021**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, January 28, 2021, with ten members present via Zoom: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Townsend, Commissioner First District, was absent. The following officials were also in attendance: Doug Bach, County Administrator; Emerick Cross and Bridgette Cobbins, Assistant County Administrator; Misty Brown, Acting Chief Counsel; Brett Deichler, Interim Unified Government Clerk; Gunnar Hand, Director of Planning and Urban Design; Janet Parker, Administrative Assistant; Alley Porter, Commission Liaison; and Rocki Mayes, Program Supervisor in County Administrator's Office.

Mayor Alvey said before I call the meeting to order, I want to announce that due to COVID-19, some commissioners, staff, and public are attending remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise.

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

Due to COVID-19 requirements, the public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of the meeting.

Mayor Alvey called the meeting to order. Would the Clerk please call the roll?

Roll call: Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Alvey.

Mayor Alvey said the invocation is being given by Commissioner Harold Johnson of Faith Deliverance Church of God in Christ.

Mayor Alvey asked the Clerk, are there any revisions to tonight's agenda? **Brett Deichler, Interim Unified Government Clerk**, said there are not.

Mayor Alvey said we have two parts to our meeting. The Planning and Zoning portion first followed by the Regular Commission meeting. I'd ask the Clerk to read the statement, required by state law, governing the Planning and Zoning portion of our meeting, followed by the items on the Planning and Zoning Consent Agenda.

PLANNING AND ZONING CONSENT AGENDA

Mr. Deichler read the statement, required by law, governing the Planning and Zoning portion of the meeting.

Mr. Deichler asked if any member of the Commission wished to disclose any contact with proponents or opponents on any items on the agenda. **Commissioner Philbrook** said COZ2210 for and against and the Change of Zone Application 3243 and the Master Plan Amendment MP2020.8, both of those for and against. **Commissioner Kane** said COZ3243, MP2028, and PR2020-34, and I want to pull that one when we get the opportunity. **Commissioner Markley** said all of the same three listed by Commissioner Kane. **Commissioner Bynum** said PR2020-34 opponents and proponents and on Non-Consent, Item A, the change of zone, and B, the master plan amendment, proponents, and opponents. **Commissioner McKiernan** said on Non-Consent VIIIA and VIIIB proponents and opponents. That's Change of Zone 3243 and Master Plan Amendment MP2020-8. **Commissioner Walters** said exactly the same as Commissioner McKiernan. **Commissioner Burroughs** said 3243 and 2020-8 and 2020-34. **Mayor Alvey** said I report Change of Zone 3243 and Master Plan Amendment 2020-8. **Commissioner Johnson** said let's make it a full house, the same 3243 and MP2020-8. **Mayor Alvey** said I should clarify. I was contacted by opponents of 3243 and Master Plan 2020-8. **Commissioner Johnson** said likewise. **Commissioner Ramirez** said opponents of MP2020-8.

Mr. Deichler read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey asked, does any member of the Commission, the County Administrator, or public wish to set-aside any item on the Planning and Zoning Consent Agenda? If an item is not set-aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission. **Commissioner Kane** said, Mayor, PR2020-34, please.

Commissioner Burroughs asked, Mayor, will we have a chance to discuss the 3243 and 2020-8? **Mayor Alvey** said only if you take it off the Consent Agenda. **Commissioner Burroughs** said I would ask that those be pulled, please. **Mayor Alvey** said all right. Give me those numbers again. **Doug Bach, County Administrator**, said Mayor, I believe those are the Non-Consent. **Mayor Alvey** said I'm sorry. **Commissioner Burroughs** said thank you for that clarification. I was trying to catch up with my notes.

Mayor Alvey asked are there any others?

Action: **Commissioner McKiernan made a motion to approve all other items as submitted.**

Mayor Alvey asked, was there any request from the public to set-aside an item. **Ms. Godsil** said we do have three hands up. We will call upon them to ask if they have set-aside items. **Mayor Alvey** said Korb Maxwell. Please state your name and city of residency. **Korb Maxwell, Polsinelli Law Firm**, appearing on behalf of Scannell Properties. We would ask that PR202034, that I believe Commissioner Kane has already called upon. Before this, we'd ask for that to be remanded to the Planning Commission.

Mayor Alvey asked, Gunnar, would you explain to me what would be the action then if we would—does that go back on the Consent Agenda or do we have to bring that back to public comment? **Gunnar Hand, Director of Planning and Urban Design**, said no. We have to pull it off Consent and then determine if we remand it. I think the applicant is just asking that they understand that there're some issues that they'd like to work through at Planning Commission. **Mayor Alvey** said, so we would go through normal process and ask for public comment. Correct? Thank you.

Mayor Alvey said I see someone; Grindel. **Mary Jean Grindel, 3419 Gibbs Rd.,** said I am here to say a little bit along with Rusty Quick, a resident who lives right there by the proposed apartment site, and also my husband Dennis Grindel. **Mayor Alvey** said, Mary Jane, we just need to know, do you have anything to pull from the Consent Agenda? **Ms. Grindel** said yes, #3243 under the Change of Zone Application, and Master Plan 2020-8. **Mayor Alvey** said thank you.

Mayor Alvey asked, are there any others? (There were none.)

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve all other items as submitted.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

Mayor Alvey said I just need to be clear. 3243 is already on the Non-Consent Agenda so, that’s going to be discussed. Mary Jane and Rusty, it’s going to be discussed separately anyway.

CHANGE OF ZONE APPLICATIONS

ITEM NO. 1 – 21643...CHANGE OF ZONE APPLICATION COZ-0002 - LONNIE AND LESLIE CANNON

Synopsis: Change of zone from R-1(B) Single Family District to R-2(B) Two Family District for an existing duplex at 3410 Metropolitan Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design. The home was built in 1910 as a single-family home and was converted to a duplex without proper building permits prior to the current property ownership. The applicants purchased the home in May of 2019. The home has two addresses, 3410 and 3412, and separate gas utility units. The second gas unit was installed in December of 2006. The property has two parking spaces available in the driveway and a garage that fits two cars. The property meets the required parking. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ-0002, subject to:

1. A building permit is required. Please contact the Building Inspection Department to begin that process; and,
2. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not

submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application COZ-002, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 2 – 21644...CHANGE OF ZONE APPLICATION COZ-0003 - ANDREA WEISHAUBT WITH ATLAS SURVEYORS

Synopsis: Change of zone from AG (WYCO) Agriculture District to A-G (City) Agriculture District to create a code-compliant agricultural parcel at 12525 Leavenworth Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant has submitted a preliminary plat for two agriculture lots created from the current Parcel #955102 (approved); the applicant has also requested a change of zone for Parcel #955102, from AG (WyCo) Agriculture District to AG Agriculture District in order to comply with zoning regulations stemming from the replat. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ-0003, subject to:

Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application COZ-003, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 3 – 21645...CHANGE OF ZONE APPLICATION COZ-0004 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Change of zone from CP-2 Planned General Business District to RP-6 Planned High Rise Apartment District for 267 apartment units at 1879 Village West Parkway

and

ITEM NO. 1 – 21651...MASTER PLAN AMENDMENT MPL2020-014 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Master plan amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to High Density Residential (City-Wide Master Plan) at 1879 Village West Parkway and

ITEM NO. 1 – 21653...PLAN REVIEW APPLICATION PR2020-33 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Preliminary and final plan review for 267 apartment units at 1879 Village West Parkway, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant, Bob Becker with Legends 267, LLC, is requesting a Change of Zone from CP-2 Planned General Business District to RP-6 Planned High Rise Apartment District, a Preliminary and Final Plan Review, and a Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to High Density Residential (City-Wide Master Plan) to develop a 267 unit apartment building. A designation in the Prairie Delaware Piper Master Plan needs to be determined. The building will have three stories of parking and five stories of residential space.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application COZ-0004, Master Plan Amendment MPL2020-014, and Plan Review Application PR2020-33, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 4 – 21646...CHANGE OF ZONE APPLICATION COZ-0005 - JOSE LOPEZ ZAVALA

Synopsis: Change of zone from R-1(B) Single Family District to A-G Agriculture District to keep horses, sheep, cows, and chickens at 3834 Bell Crossing Drive, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant, Jose Lopez Zavala, is seeking a Change of Zone on their property at 3834 Bell Crossing Drive from R-1(B) Single Family District to A-G Agriculture District. The applicant is requesting the Change of Zone for the purpose of keeping horses, sheep, cows, and chickens. The applicant does not intend to build a home on the property

and does not intend to use the land for commercial agricultural purposes. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone COZ-0005, subject to:

1. See all Conservation District requirements;
2. A variance will be required if an accessory structure without a primary structure is built. Contact the Planning Department to begin this process;
3. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;
4. Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV, Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, 913-573-8620; and,
5. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application COZ-0005, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 5 – 21647...CHANGE OF ZONE APPLICATION COZ-0010 - NP TURNER INDUSTRIAL, INC.

Synopsis: Change of zone from "No Zoning - Right-of-Way" to MP-2 Planned General Industrial District for continuation of Turner Logistics Center for warehousing, distribution, and light manufacturing businesses at 615 North 69th Street
and

ITEM NO. 2 – 21648...MASTER PLAN AMENDMENT MPL2020-015 - NP TURNER INDUSTRIAL, LLC

Synopsis: Master plan amendment from Public/Semi Public to Business Park at 615 North 69th Street, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant, NP

Turner Industrial, LLC has requested a change of zone from an unzoned portion of land (formerly owned by the Kansas Transportation Authority (KTA) to MP-2 Planned Industrial District and designate to Industrial (City-Wide Master Plan) and incorporate the former right-of-way into Turner Logistics Center Fourth Plat, Lot 1. The Planning Commission voted 7 to 0 to recommend approval of Master Plan Amendment MPL2020-015 and Change of Zone COZ-0010, subject to:

1. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable; and,
2. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application COZ-0010 and Master Plan Amendment MPL2020-015, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 21642...SPECIAL USE PERMIT APPLICATION SU20-00092 - ESTER REED

Synopsis: Renewal of a special use permit (#SP-2018-93 - expired 1/10/2021) for the temporary use of land to park a dump truck at 1610 North 51st Street, submitted by Gunnar Hand, Director of Planning and Urban Design. The dump truck would be operated only during Monday through Friday and leave the residence at 7:00 a.m. and return between 6:00 p.m. and 7:00 p.m. each day. This Special Use Permit has been renewed three times in the years of 2014, 2016, and 2018. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit SU20-00092, subject to:

1. No loaded truck shall be permitted on the property;
2. Code enforcement officers will have access to the property to investigate any potential neighborhood complaints;
3. Ensure sufficient landscaping of trees and shrubs to screen the truck from view of the street;

4. Only one dump truck is allowed;
5. Parking shall be limited to areas that have an improved surface. Improved surface must not exceed 40% of the yard.
6. The Special Use Permit shall be valid for one year from the publication of the associated Ordinance. Within one year, all operations must cease, and the applicant must find other accommodations for the dump trucks in a commercially zoned district;
7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,
8. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit SU20-00092 for one year, subject to the stipulations. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

ITEM NO. 2 – 21649...SPECIAL USE PERMIT APPLICATION SU20-00095 - BETH LEON

Synopsis: Special use permit to keep three goats at 7640 Tauromee Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit SU20-00095, subject to:

1. Three goats maximum are allowed;
2. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process if the existing accessory structure exceeds 120 square feet.
3. All manure accumulations in the area where livestock and other animals are kept shall be removed, stored, or disposed of in such a manner as to prevent attracting flies or the spread of disease;
4. Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV, Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public

Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department , 701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, 913-573-8620;

5. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
6. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
7. The Special Use Permit shall be valid for two years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit SU20-00095 for two years, subject to the stipulations.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 3 – 21650...SPECIAL USE PERMIT APPLICATION SU20-00096 - BLAIR THEDINGER

Synopsis: Special use permit to keep two goats at 411 and 415 Stine Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design. This case is being heard in conjunction with #BOZA 2020-0046 for an accessory structure without a primary structure. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit SU20-00096, subject to:

1. BOZA 2020-0046 must be approved (approved by the Board of Zoning Appeals on January 11, 2021);
2. The maximum number of goats allowed is two;

3. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;
4. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
5. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
6. The Special Use Permit shall be valid for two years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit SU20-00096 for two years, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 4 – 21654...SPECIAL USE PERMIT APPLICATION SP-2020-98 - DARREN ALLEN WITH LOUNGE 42 LLC

Synopsis: Renewal of a special use permit (#SP-2018-68 - expired 9/27/2020) for a drinking establishment with live entertainment at 4220 Leavenworth Road, submitted by Gunnar Hand, Director of Planning and Urban Design. Mr. Allen is taking over the establishment from Mr. Timothy Drummer, Rhythm and Blues Lounge, the original applicant in 2014, renewals in 2016 and 2018. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit #SP-2020-98, subject to:

1. Per the applicant – the updated security plan will basically be the same plan we have used since the lounge opened. Two security outside no more allowed in their car in the parking lot over two minutes. Come in or you are asked to leave. No standing around before or after. No loud

music, and park where directed. Everyone that enters will be searched and at this time, temperatures are taken. Inside there are one security personnel at the door, one controlling the flow of people and one monitoring all other areas. At the end of the night, all security members start from a designated area moving people to the exit and then out to their vehicles;

2. All special events must comply with local, state, and federal regulations addressing or responding to COVID-19, including, but not limited to, crowd numbers, social distancing, cleaning, and proper use of masks;
3. Any and all signs posted must conform with the Sign Code, and must satisfactorily receive a sign permit, if required;
4. ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
5. All exterior lighting on the building or in the parking lot shall be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
6. Build a trash enclosure to screen the dumpster from public view. The enclosure shall be comprised of wood with masonry columns on the corner and shall remain closed at all times when not in service;
7. Doors and windows will remain closed when entertainment is provided in order to mitigate noise;
8. No outside noise, amplified music, projected sound;
9. Applicant shall employ a card scanner for live entertainment events;
10. Sec. 27-464(c)(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 AM and 1:00 AM of the following day. The business shall close at 1:00 AM;
Hours of operation shall be Friday and Saturday from 8:00 PM to 1:00 AM, and every third Thursday of the month for the KC Blue and Jazz Society;
11. The business must maintain a current occupation tax application, drinking establishment license and entertainment license;
12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;
13. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,
14. The Special Use Permit shall be valid for five years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit SU20-00098 for five years, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

MASTER PLAN AMENDMENT APPLICATION

ITEM NO. 1 – 21651...MASTER PLAN AMENDMENT MPL2020-014 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Master plan amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to High Density Residential (City-Wide Master Plan) at 1879 Village West Parkway, submitted by Gunnar Hand, Director of Planning and Urban Design

Action: This item was previously heard with Change of Zone Petition #COZ-0004 and Plan Review Application #PR2020-33.

ITEM NO. 2 – 21648...MASTER PLAN AMENDMENT MPL2020-015 - NP TURNER INDUSTRIAL, LLC

Synopsis: Master plan amendment from Public/Semi Public to Business Park at 615 North 69th Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: This item was previously heard with Change of Zone Petition #COZ-0010.

PLAN REVIEW APPLICATION

ITEM NO. 1 – 21653...PLAN REVIEW APPLICATION PR2020-33 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Preliminary and final plan review for 267 apartment units at 1879 Village West Parkway, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: This item was previously heard with Change of Zone Petition #COZ-0004 and Master Plan Amendment Application #MPL2020-014.

ITEM NO. 2 – 21655...PLAN REVIEW APPLICATION PR2020-34 - SHAUN COFER WITH SCANNELL PROPERTIES #459, LLC

Synopsis: Preliminary plan review for a business park and neighborhood retail center at 9700 Leavenworth Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant applied for an amended preliminary development plan and preliminary plat for six industrial lots to build six distribution and warehouse buildings totaling 3,392,985 square feet and multiple commercial retail buildings totaling 49,290 square feet on 431.75 acres at 9700 Leavenworth Road. This is a change from five industrial buildings totaling 3,148,613 square feet, multiple commercial retail buildings totaling 51,000 square feet and access change on North 99th Street as originally approved. The Planning Commission voted 7 to 0 to recommend approval of Plan Review #PR2020-34, subject to:

1. Rectify ongoing construction related issues:
 - a. Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations.
 - b. No construction heavy truck traffic other than employee parking traffic (i.e. restrict) off North 99th Street.
 - c. No glare off lights on adjacent houses and towards public rights-of-way.
 - d. The construction job trailers, and associated parking shall remain in its current location, as not to relocate with construction of each subsequent phase of development.
 - e. Batch plant is hidden from view by the existing berm.

Staff has received complaints from adjacent residents about the dust, trash, noise, glare, hours of construction with the construction of Building A. For the remaining buildings yet to be constructed within the project site, dust/dirt, trash, noise, glare must be minimized to not be intrusive in the single-family residences that border the site to the north, west and south;

2. Per Business Licensing Department: Occupying businesses will need to file and maintain a current business occupation tax application with the Business License Division;
3. Staff discussed with the applicant about constructing a five-foot trail along the north property line along Hurrelbrink Road from North 99th Street to the western entrance into Wyandotte County Lake Park as the Sidewalk and Trails Master Plan designates Hurrelbrink Road as a local trail.

The five-foot trail surface will be decomposed limestone which will cause less disturbance to the existing tree line;

4. A five-foot sidewalk is required to be constructed along 99th Street and a ten-foot sidewalk is required to be constructed along Leavenworth Road (Regional Trail);
5. Sidewalks shall be installed on both sides of the streets throughout the development. For reference, see the Turner Logistics Center industrial business park;
6. Truck traffic on North 99th Street is not permitted. Additional signage shall be posted. Coordination with truck drivers to the distribution center is required;
7. The building orientation and layout have changed from the original preliminary development plan. Provide an updated photometric plan;
8. There are two access points on North 99th Street. The southern ingress/egress is to serve the retail node as originally approved and aligned with the commercial zoned property west on 99th Street. The northern ingress/egress is a gated, serpentine emergency access point, reserved for KCKFD and not the public;
9. Downspouts shall be internalized;
10. The width of the 250-foot berm that will be cut into with the construction of Buildings B, C, D, E, and F shall screen these buildings from North 99th Street and the residences that border this development;
 - a. Lot 4 Building D:
 Berm Width varies from 77 feet to 270 feet wide.
 Berm Height from the centerline grade 99th Street varies from 14 feet to 32 feet high.
 - b. Lot 5 Building E:
 Berm Width varies from 100 feet to 170 feet wide
 Berm Height from the centerline grade 99th Street varies from 11 feet to 18 feet high.
 - c. Lot 6 Building F:
 Berm Width varies from 180 feet to 190 feet wide
 Berm Height from the centerline grade of 99th Street varies from 8 feet to 22 feet high.
11. Protect existing ridge lines within the development to further assist in screening the development from the perimeter, in addition to preserving existing trees stands and underlying vegetation on site;
12. The sight light perspective is measured at six feet in height. No building, trailer parking or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are A-G Agriculture and R-1 Single Family Districts;
13. Sec. 27-469(g) Trees are required at not less than one per 10,000 square feet of site area. Six-foot-high architectural screening in combination with a buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every 32 feet on center. No fences shall be on top of berms or seen from street to maintain the wood character.

The site for the proposed development is 192.25 acres, excluding Building A site, 837 trees are required based on acreage and exclusive of the street tree and parking lot island tree requirements for the lots zoned MP-2 Planned General Industrial District;

14. All overstory trees shall be at least two-inch caliper when planted. All ornamental trees shall be at least two-inch caliper when planted. All evergreens shall be at least six feet when planted. All shrubs shall be five gallons when planted;

15. All landscaping shall be irrigated;
16. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;

17. BPU transformer pad shall be completely screened on three sides with 6-foot junipers setback feet from the pad and ten feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;
18. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);
19. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot evergreens or an architectural wall constructed from the same materials as the main building;
20. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;
21. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;
22. Shall comply with the sign ordinance;
23. Ms. Joy Gardiner, property owner at 9625 Leavenworth Road has contacted staff throughout this process about the impacts of this development on her home, as she is directly across the street from the main entrance on Leavenworth Road.

A mitigation measure that has been proposed and staff believe will be a benefit to both parties. The applicant shall fully screen her front yard along Leavenworth Road from vehicle headlights exiting the property. The screening shall be a combination of berming, fencing, landscaping and/or retaining walls, if necessary. The zoning district only permits a four-foot open fence, in the front yard, so a variance is required if the proposed fence is taller than four feet or is solid or opaque; and,

24. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable.

Case	
PR2020-34	
Petitioner	Address
Scannell Properties #459, LLC	9700 Leavenworth Road
Synopsis	
Scannell Properties #459, LLC wants to amend the preliminary development plan to build six (6) distribution and warehouse buildings totaling 3,392,985 square feet and multiple commercial retail buildings totaling 49,290 square feet on 431.75 acres. This is a change from five (5) industrial buildings totaling 3,148,613 square feet, multiple commercial retail buildings totaling 51,000 square feet and access change on North 99th Street as originally approved. The City Planning Commission approved Plat2020-003 on 1/11/2021.	
Introduction County Context Local Context Exhibits Recommendation Summary Department of Planning + Urban Design United Government of Wyandotte County • Kansas City, Kansas	

Gunnar Hand, Director of Planning and Urban Design, said this is the preliminary development plan for the Woodlands Redevelopment Project, which was approved last fall. The applicant has submitted an amendment to that application for three primary reasons. One, it's going from a total of five buildings to now six buildings. They have increased their square footage and they've also augmented one of their access points. There was a former access. There's currently an improved access on 99th Street closer to Leavenworth Road that currently only accesses the retail node. They are proposing to extend that to connect to the entire distribution center site.

There's a little bit of confusion about this one just in how the Planning Commission moved their recommendation. So, the Planning Commission's recommendation is for approval, but the motion they made was to approve it with the existing access on 99th Street. So, they agreed with the increase in buildings, the increase in square footage, but not the change to the access. So, that's the motion before the Board of Commissioners today.

I believe the applicant would like to have it remanded back down to Planning Commission to address the access issue only. But just as a sort of quick reminder also, as part of this preliminary development plan amendment, we worked with the applicant to add additional conditions of approval that were on top of the ones that are related to the change of zone. The original change of zone property that address some of the issues we have encountered during the construction process. So, I think its important for those to be noted here today.

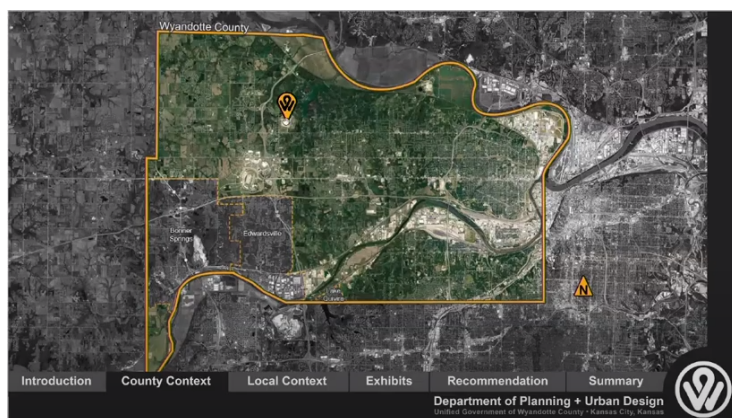
With that, we still recommend approval, but we believe that we can address any issues and potentially come up with a design solution for the Planning Commission as we think that addresses community concerns.

Mayor Alvey said, Gunnar, if you would, just state specifically what would be voted on. They're asking for the increase in space, but they're asking for the question regarding the change in access, additional access to be remanded back to the Planning and Zoning. **Mr. Hand** said that is correct. A motion to, just to kind of go over the different decisions, the Board of Commissioners could approve the project, approve as recommended by the Planning Commission, which would mean the access would stay the same on 99th, as was approved last fall, although it would change, again, some of the square footage inside the distribution center.

You could deny the recommendation and overturn it, or you could send it back to Planning Commission and request to change 99th related to the access. **Mayor Alvey** said okay. All right.

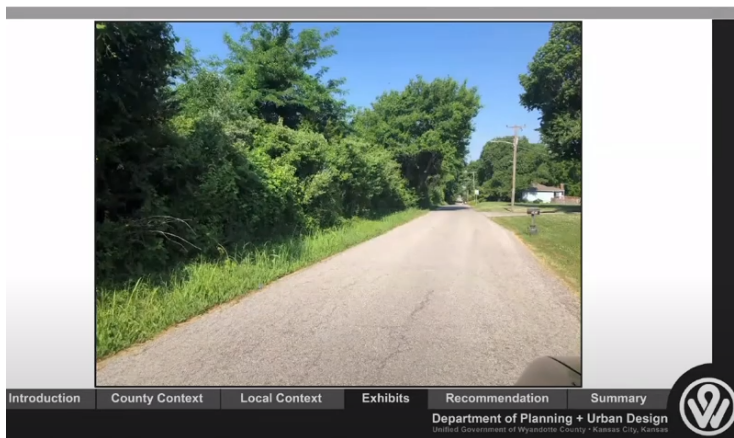
Mayor Alvey said I'd ask the applicant to present his application. Please state your name and address for the record.

Korb Maxwell, Polsinelli Law Firm, 900 W. 48th St., KCMO, said I'm appearing today on behalf of Scannell Properties. I would agree with everything that Gunnar said. The Planning Director said we are asking for this to be remanded down to the Planning Commission. This was taken up very late at night on the Planning Commission after a very long agenda. I think there was a little confusion at the end.

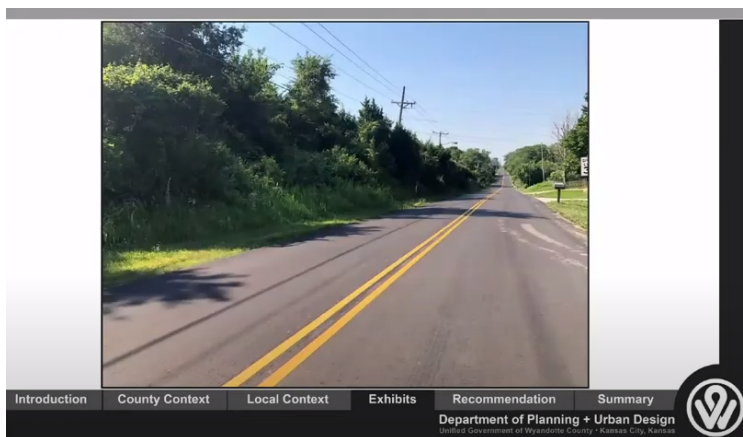




We would like to work with staff and the Planning Commission regarding the issues of access.

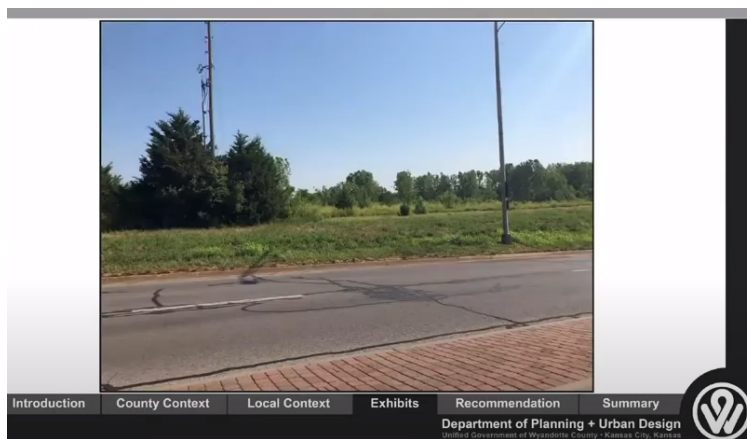
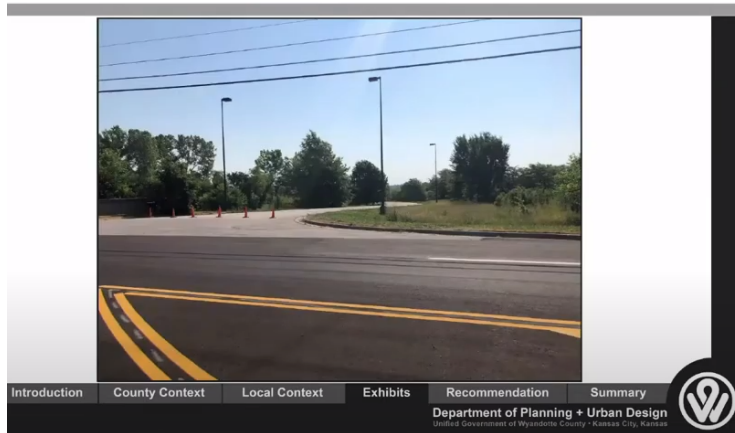


We do not think on that access issue this is right for a decision by the Board of Commissioners at this time.

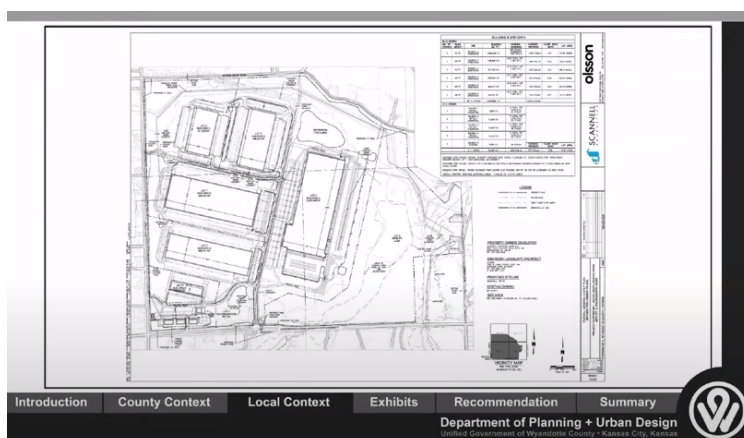


We would very much like to work with the Planning staff and the Planning commissioners on a design solution for access issues on 99th.

January 28, 2021



We think we can address a lot of the concerns that were heard at the Planning Commission and we can make sure this is the best application for this Woodlands site.



We can make sure that we create a great employment center here but that it's also very, very respectful of the neighbors' concerns that have been brought up in this process.

January 28, 2021

So, we would ask for the members of the Commission to remand this back down to the Planning Commission so we can work harder on it and bring up an application that we will believe will be ready for approval by this Board of Commissioners.

I'd stand for any questions, Mayor, or members of the Commission, and appreciate your time and attention to this and ask to remand.

Commissioner Kane asked, can I speak? Can somebody show 99th St., please, where the houses are going to set? **Mayor Alvey** said, Commissioner Kane, just me just follow the process. We'll ask for public comment and then there'll be plenty of opportunity for Commission. **Commissioner Kane** said okay.

Mayor Alvey said I will now open the public hearing. Has the Clerk received any notification from the public who wish to express their comments in favor of this item? **Mr. Deichler** said, Mayor, the Clerk has not received any. **Mayor Alvey** asked, is there anyone from the public present tonight who would like to speak in favor of this? If so, please raise your hand to be acknowledged. **Ms. Godsil** said there are no hands raised, Mayor.

Mayor Alvey said I'd ask the Clerk, have you received any notification from the public who wish to express their comments in opposition? **Mr. Deichler** said, Mayor, the Clerk's Office has not received any opposition. **Mayor Alvey** asked, is there anyone present from the public who would like to speak in opposition?

Karen Lauber said I am interested to see what Polsinelli and Scannell come back with for a revision. But, as this was presented at the last meeting, this is a pretty big change compared to what was approved in the fall. The original plan only had a 99th St. access to the retail node only, as Gunnar brought up. What was presented was a through access through the entire project which the two-lane road at 99th St., and I am at 3120 N. 99th. I am the second house from the corner.

All of the neighbors were very concerned about people coming up and down 99th St. and the amount of congestion and traffic and the road just not being able to take that. I think we were resolved that having that just come into the retail piece would be one thing but having 24/7

employees coming in and out of this development through the entire project on 99th St. was not something that the neighborhood bought into nor was what was approved in the original plan.

Mayor Alvey asked, are there any other public comments? **Ms. Godsil** said I see no other hands raised.

Mayor Alvey asked, would the petitioner have any closing comments before I bring it to the Commission? **Mr. Maxwell** said, Mr. Mayor, we do not think this is right at this time and would like to go back down to the Planning Commission to work it further with your Planning staff.

Mayor Alvey asked, members of the Commission, questions or comments? **Commissioner Kane** asked, on the very first page of today, it shows the neighborhood across the street. Can we pull that up, please? Can you show on your screen where 99, there you go, and then go back a little bit? Right there. You've got the entrance. Come up to where their entrance is at. You've got your entrance and exit right there. Then I want you to go a little bit north. Right there. Stop.

There are four buses that go down there every day, three times a day: AM, noon, PM and pick up a total of 50 students just in that little bitty section right there. Now, you all know I worked in safety for 21 years. They're picking up little kids. What we told the neighbors was that that would not be an access. They would not be allowed to go down there. The next thing you know, I mean, and a hundred people didn't want it, 20 people wanted it and they said this is the way it's going to be. Don't worry about it. So, they get the first project. Life's good. They come back and say, you know what, we don't like that. We're going to change it to the way we want it. I don't care if he takes it back or not, this is a serious safety issue for our kids. The road is not designed to have—how many people, Korb, how many people are going to be employed there total?

Mr. Maxwell said there will be hundreds of people that will be employed in this with three million square feet; hundreds to thousands of people that will be employed in this. So, it will be a major employment center for the county. **Commissioner Kane** said right. He just said a thousand, thousands of people. General Motors is designed. There're no kids down there when they get out of school. Fiberglass, none of the places down in Fairfax. That's why I didn't want the industrial park there in the first place. The concern is, all right, they're going to come back again. And then

they're going to build another building. Then, they're going to come back again. We need to set the guidelines for these folks to say, here's what's approved. You need to live by it.

It would be in my mind extremely hard to make 99th St. safe for that many buses, that many kids, and that much traffic running down there. He just said it, thousands of employees. So, these are things to consider, not just today, but when this comes back because it looks like—and I'm going to tell you exactly what the neighbors told me, like a bait and switch. I want everyone to think about this as he takes it back. And when it comes back to us, I want you to think about it again. That's my comment.

Mr. Maxwell said, Commissioner, I fully appreciate those comments. We understand that we have a burden to carry with you and the rest of the Commission. We would just like at this time not to get into all of those points. I don't think we're prepared for them, but I do think we can be prepared for them to present to this Commission, to present to your Planning staff, you, the Mayor, and all, what our design solutions are. How it can work. How we can make it safe. We understand that's a burden we have to carry as the applicant. We'd just like to go back down and be able to work on it with the planners and the Planning Commission a little bit more to try to prove that burden. I understand that it's a high burden for you and those neighbors, but we ask for the chance to be able to do it.

Commissioner Kane said so the Commission knows, it's a little more than 60 yards on that opening. That's pretty damn close. That's my comment, Mayor.

Commissioner Ramirez said I believe my comment is moot at this point. It was more a question on process. I am still learning the process, but for future Planning and Zoning meetings that we have, this might be a question either for you, Mayor, or for our counsel. If an applicant is wanting to remand their application back to Planning and Zoning, are we still required to go through the public hearing process?

Mr. Hand asked, do you mean like tonight? **Commissioner Ramirez** said you could say for tonight or let's say for in the future, another applicant wants their application remanded back and we know they want it remanded back to get it fixed. Does it still need to go through the public hearing process because they're going to come back again with a revised application? I'm just wanting a clarification.

Mr. Hand said I think I understand your question. As a way of using this project as an example, if the Commission decides to remand it back to the Planning Commission, we have to re-notice it so that everybody within 200 feet knows that it's going to be heard again at the Planning Commission. As it was noted by the City Clerk at the onset of the meeting, anything that's remanded must be remanded back for a reason so that we focus on that reason alone. So, back at Planning Commission, if you say you want to remand this to discuss the access issue, all the other points that we've already had a public meeting on will not be heard again. So, we're not going to talk about the six buildings versus five or the increase in square footage.

There was a comment at the last Planning Commission about the trail to the north, all that stuff's already been discussed. We'll only just talk about this issue at Planning Commission and if and when the Planning Commission hears it and decides to send it back to the Board of Commissioners with whatever recommendation at that time, then you'll have another full hearing.

Commissioner Ramirez said thank you for the explanation because I was getting a little confused on process, so thank you very much.

Commissioner McKiernan said I just want to echo Commissioner Kane's concern. Mr. Maxwell, I understand. You really do want to take this back and I appreciate the fact that you want to take this back to Planning Commission and work through these issues. But I just want to echo what Commissioner Kane just said because what I heard way back when we approved this was that the biggest concerns I heard were the spillover potentially negative effects outside of the boundary of this development on those neighbors who live around it. I thought we were pretty clear that we were going to do our best to minimize those spillover negative effects. There'd be a berm on the west side. There'd be limited access. We'd leave the access up at K-5, which is Leavenworth Road, which is already a state highway and heavily traveled.

I am concerned that after hearing all of that, we're back here saying, you know what let's do, let's change the access. So, I appreciate the fact that you're going to take this back to Planning Commission and I certainly hope to have a modified request that respects the fact that we pretty much promised we'd minimize the spillover effects to the best of our ability. So, thank you.

Commissioner Bynum said I would concur with Commissioner Kane and McKiernan. That's a serious concern.

Action: Commissioner Bynum said I’m willing to make a motion to send the item back to Planning and Zoning for the purpose of discussing the 99th St. entrance and exit to the project, if that’s the appropriate motion. Commissioner Philbrook seconded the motion. Roll call was taken on the motion and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

ITEM NO. 1 – 21658...ORDINANCE

Synopsis: An ordinance authorizing a special use permit (#SP-2020-59) for continuation of an auto salvage yard at 1124 Pawnee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-20-21**, “An ordinance authorizing a special use permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-59 for continuation of a salvage yard at 1124 Pawnee Avenue.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 2 – 21657...ORDINANCE

Synopsis: An ordinance authorizing a special use permit (#SP-2020-95) for receiving of inventory at the dock, storage within the building interior and shipping at 1223 Meadowlark Lane, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-21-21**, “An ordinance authorizing a special use permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-95 for receiving of inventory at the dock, storage within the building

interior and shipping at 1223 Meadowlark Lane.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 3 – 21656...ORDINANCE

Synopsis: An ordinance authorizing a special use permit (#SP-2020-96) for continuation of tractor trailer truck parking at the American Motel at 7949 Splitlog Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-22-21**, “An ordinance authorizing a special use permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-96 for continuance of tractor trailer truck parking at the American Motel, 7949 Splitlog Avenue.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 4 – 21659...ORDINANCE

Synopsis: An ordinance authorizing a special use permit (#SP-2020-72) to operate a microbrewery at 13400 Donahoo Road, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-23-21**, “An ordinance authorizing a special use permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-72 to operate a microbrewery at 13400 Donahoo Road.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 5 – 21660...ORDINANCE

Synopsis: An ordinance authorizing a special use permit (#SP-2020-73) for an event space with live entertainment at 13400 Donahoo Road, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-24-21**, “An ordinance authorizing a special use permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-73 for an event space with live entertainment at 13400 Donahoo Road.”
Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance. Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

ITEM NO. 6 – 216601...ORDINANCE

Synopsis: An ordinance rezoning property at 6600 Thorn Drive (#3242) from R-1 Single Family District to MP-3 Planned Heavy Industrial District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-25-21**, “An ordinance rezoning property hereinafter described located at approximately 6600 Thorn Drive in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to MP-3 Planned Heavy Industrial District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson, Walters.

PLANNING AND ZONING NON-CONSENT AGENDA**VACATION APPLICATION****ITEM NO. 1 – 20647...CHANGE OF ZONE APPLICATION 3243 - WILLIAM BUCK WITH BHC RHODES**

Synopsis: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road
and

MASTER PLAN AMENDMENT ITEM NO. 1 - MP-2020-8 - WILLIAM BUCK WITH BHC RHODES

Synopsis: Master plan amendment from Community Commercial and Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone and Master Plan Amendment, and has submitted a Preliminary Plat, all for the subject properties at 5115 and 5125 Gibbs Road. The applicant is requesting a Change of Zone from R-1 Single-Family District and C-1 Limited Business District to R-4 Garden Apartments District. The applicant is requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The applicant has submitted a Preliminary Plat for the Tower View Apartments plat. The multi-family development will consist of five multi-family structures containing 10 one-bedroom units and 31 two-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.

Update

1. The applicant requested that this application be continued from the January 7, 2021 Board of Commissioners meeting to the January 28, 2021 meeting.
2. A valid protest petition is in place (attached to this document).
3. The applicant submitted front, back and side elevations to the staff on January 21, 2021 (attached to this document).

The Planning Commission voted 5 to 4 to recommend approval of Change of Zone Application #3243 to RP-4 Planned Garden Apartment District and Master Plan Amendment #MP-2020-8, subject to:

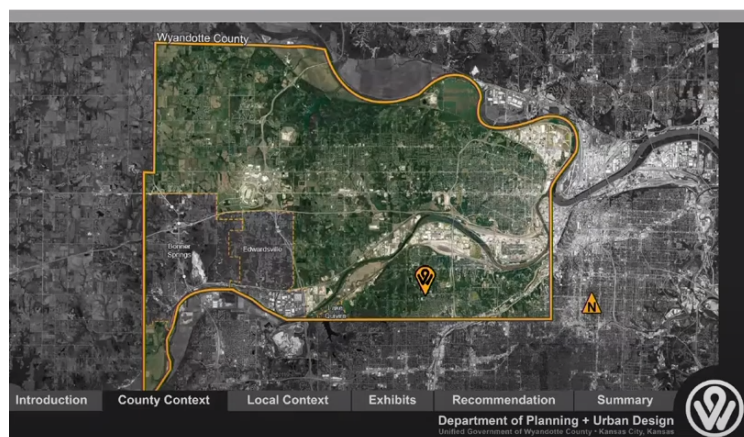
1. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
2. Compliance with the Multi-Family Residential Guidelines;

January 28, 2021

3. Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;
4. Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;
5. ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
6. The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two amenities are required;
7. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
8. Applicant will need to file and maintain a current business occupation tax application with the Business License Division;
9. A building permit is required. Please contact the Building Inspection Department to begin that process;
10. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;
11. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and
12. Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV, Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department, 701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, 913-573-8620.

Case	
COZ-3243 & MP-2020-8	
Petitioner	Address
William Buck	5115 and 5125 Gibbs Road
Synopsis	
The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone from R-1 Single-Family District and C-1 Limited Business District to R-4 Garden Apartments District. The applicant is also requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The project includes a multi-family development consisting of five (5) multi-family structures containing 10 one (1)-bedroom units and 31 two (2)-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.	
Introduction County Context Local Context Exhibits Recommendation Summary Department of Planning + Urban Design United Government of Wyandotte County - Kansas City, Kansas	

Gunnar Hand, Director of Planning and Urban Design, these two cases will be heard simultaneously. They will need a vote, an independent vote for each action. This is for a 40-unit apartment complex, again, on 5115, 5125 Gibbs Road.



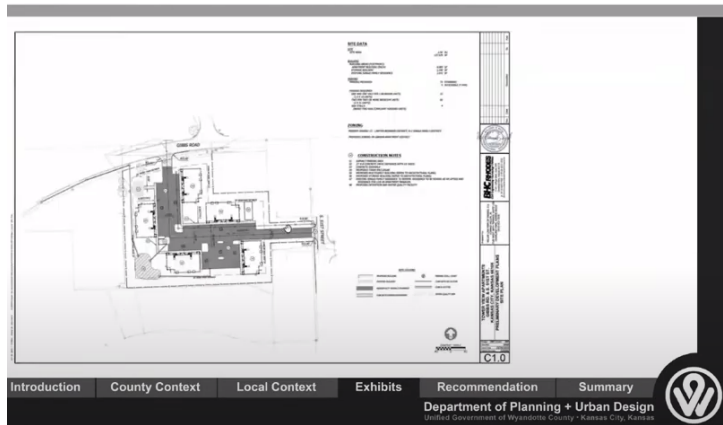
It's also a conversion of an existing single-family home along Gibbs Road into the office for the complex.

There are two amenities that are required of a development of this size. If and when it moves to final development plan, we were going to work through what those amenities specifically are and where they are with the applicant.

Part of our conditions of approval included the amendment of a sidewalk along Gibbs Road as well as providing evidence that they have been working with the Land Bank.



This is the existing single-family home that will be converted as the office.



You can see the project here.

As currently reported, part of life safety requirements for a project like this is to have two entrances and exits for essentially fire trucks and emergency services. They're in negotiations with the Land Bank to acquire rights of this property to provide their—to get that second access off of South 51st Street.



In between the Planning Commission and the Board of Commissioners, the applicant sent us some additional materials to clarify some of the look and feel of the development, which were part of the comments that were obtained during the Planning Commission hearing.

For this property, there have been no notices of violation. There was limited support, but predominately opposition to this project at Planning Commission and what we've received since that time. Staff recommends approval of both.

Mayor Alvey said I'd ask the applicant to present his application. Please state your name and address for the record.

Michael Mikris, BHC Rhodes, 7101 College Blvd., Suite 400, Overland Park, KS, said along with Conrad Miller, who is the attorney and landowner. I do have a brief slide deck to share.



I'll go ahead and get started to give an overview of some of the design, engineering, and land use to compliment the staff report.

EXISTING SITE

Starting with the existing site, as Gunnar had described, there are three properties that kind of tie together to make our development. The first and the largest property being the C-1 Commercial site. That was the location of a former bowling alley that burned down in the mid-2000s. And the neighboring R-1 Residential property, along with a small piece of Land Bank property to make that secondary access work.

A quick zoning overview. East of our project site and along Gibbs Road, there are a number of commercial uses and are existing. One of our existing parcels is a C-1 Limited Business District site. We're looking to downzone that parcel and combine it with the R-1 to create our R-4 District that would allow us to create a low-density multi-family development, which would consist of 5 multi-family structures, each with 8 units to give us 40 multi-family units, and then the one single-family home that will be retained on the project site with that access to South 51st Street and Gibbs Road.

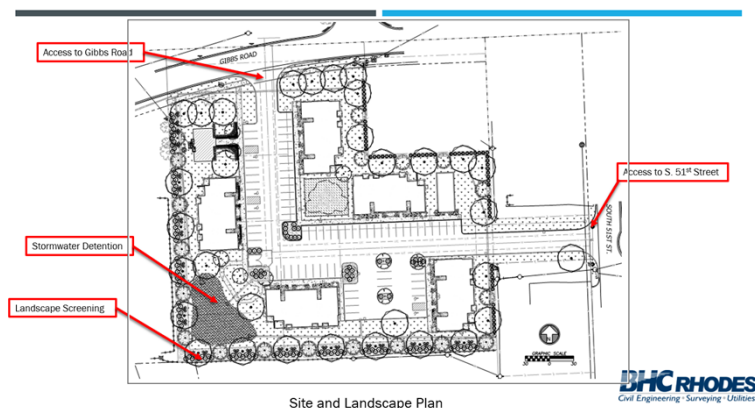


Going ahead and doing kind of a quick overview of the architectural feel of the new structures Gunnar had already shared. These are our front elevations and rear elevations. We'll have a combination of brick and painted or excuse me, colored siding for the project.

January 28, 2021



Just showing some side elevations quickly as well.



A quick overview of the site design. We are, as I mentioned, we'll have two locations of access on South 51st Street and Gibbs Road. Then we will have our five 8-unit multi-family structures. The residential property will be retained to use as an office space and live-in residence for the property manager, and then we'll have an accessory, small accessory structure that will be matched to the architecture of the buildings to allow for some additional storage space that could be rented out by residents.

On the amenities side, we will plan for a small playground area in the center of the property and a dog walk at the southwest of the property near the detention pond. We'll continue to work these items out with staff as we get further along into the planning process.

Now, Gunnar did mention the request to have a sidewalk along Gibbs Road. We are agreeable to that and have it shown and have updated the plan since the Planning Commission.

I want to touch on some of the landscape screening of the project. To have an enhanced buffer between the neighboring properties, we are planning to have a substantial amount of

plantings that will be above code requirements to give us that landscape buffer between our development and our neighboring properties.

TRAFFIC AND STORMWATER MANAGEMENT

Traffic

- Previous 15,000 sqft Bowling Alley: 17 PM Peak Trips (No Data Available for Trips Per Day)
- Proposed Multi-Family Development: 22 Total PM Peak Trips (293 Trips Per Day)
- Alternate Development – 8,000 sqft Restaurant: 78 PM Peak Trips (897 Trips Per Day)
- Alternate Development – 10,000 sqft Variety Store (i.e. Dollar General): 68 PM Peak Trips (635 Trips Per Day)

Stormwater Management

- Existing Condition – No Detention – Sheet Flows to the west and southern neighbors' properties
- Proposed Development – Detention Added – ~87% reduction in discharge to neighbors' properties

Now, speaking to some of the engineering items of our proposed case. First, on traffic. The project is at the location of a previous bowling alley. It's about 15,000 square feet. Using the Institute of Transportation Engineers' traffic data, in the PM peak hour, that project would create roughly 17 peak hour trips. We don't have too much data available on bowling alleys as they've kind of been phased out over the past couple of decades.

But on a proposed multi-family, we'd have a slight PM peak hour trip to 22 total trips and 293 trips per day. BHC Rhodes has been working with Mr. Miller considering a number of development schemes for this project. As we mentioned, we're looking to take that C-1 Limited District parcel and downzone it to the R-4 for this multi-family development and remove certain opportunities that exist today for development for potentially higher generating traffic usages.

Something like an 8,000 square foot restaurant could generate 78 PM peak hour trips or 897 trips per day, or a 10,000 square foot variety store, something in the nature of a Dollar General, could create 68 PM peak hour trips or 65 trips per day. That's usages typically allowed in a C-1 District. We're looking to change that zoning so we'd eliminate higher traffic generating uses and take it down to a multi-family use.

Another comment I wanted to mention. At the Planning Commission meeting, we had a number of residents speak to folks speeding around the curve on Gibbs Road. With our development and proximity to that curb, we don't see our trips entering and exiting the site adding to that problem as folks entering the site would be slowing down as they make the turn into the site or accelerating as they leave and not speeding through that curve. That was just an item that was of multiple folks brought up at our Planning Commission.

The next engineering item I wanted to speak to is stormwater management. In our existing condition, the C-1 site has a heavy amount of impervious area but was constructed without detention. As such, water and stormwater are sheet flowing to the west and southern neighboring properties. With our proposal, we are looking to—or will add detention in conformance with present UG requirements. That detention, once water is retained in it, it will be piped to the city's public storm sewer system. That's going to result in an 87, roughly 87% reduction in that direct discharge to neighboring properties and help alleviate some of that problem that exists today.

With that, I want to hand it over to Mr. Miller who will speak to some of the ownership and management facts of our project.

OWNERSHIP AND MANAGEMENT

- Owners are all in the Kansas City area and are experienced landlords
- Strict screening of tenants for previous rental activity and financial responsibility
- There will be an onsite manager who will live at the property
- Will have Rules of Conduct that will be strictly enforced
 - Including noise controls, limitations on recreational activities on the property and assigned parking
- Security cameras at the property
- Security fencing around perimeter of property to prevent access to neighbor's property.

Conrad Miller said I just wanted to tell the Commission that we did have a meeting back in November with the neighbors. We had a couple of people that came to that. We listened to their concerns. Took those, turned concerns into account and that's why we've upgraded the landscaping and made sure that the stormwater detention was directed away from the other neighbors to eliminate that from our neighbor directly to the west.

We also had several others along with the traffic and we had some privacy issues. Again, that was why we are planning to do the privacy fencing around to protect the neighbors from any intrusion from anybody coming onto their property from our property.

Specifically, with the ownership and management, everyone, anyone who's involved with this is in the Kansas City area. There is no outside ownership. While they have Conrad Miller as the owner on this, I think Mike put that on there to make me feel good or feel important, but there are several—there are a couple of people that are involved in this. I'm involved, but not in a majority.

We looked around. This place burned down in 2007. We looked around for years to find something to put there other than a vacant lot or something like a car dealership or parking or a

bar or Dollar General, something that would fit into and buffer the neighborhood. That's why we've come up with this. Again, we've looked for years and years and maintained the property and paid the taxes for 13 years. I think Mr. Chuckey (sp), who is the main person involved in this, he's a good manager. He has other rental properties so he's got experience.

There was some concern about crime being generated from the project. I think that most people will let you know that the way to prevent crime in an apartment complex is to have strict screening of your tenants to make sure that they're financially responsible and that they don't have poor rental histories. The worse thing that could happen is when you start just putting people into the project because they've got cash in their hand. So, that's one of the things that we took into consideration.

We left the house there because we wanted to have an on-site manager who lives at the property on a 24/7 basis so that anybody who has a problem with any one of the tenants, knows where they can go, that someone will be there. They live there. They're going to be part of the neighborhood. I don't think many 40-unit apartment complexes actually do that, but we thought it was important to make sure that the neighbors felt safe and could have somebody to actually go talk to. They all have my cell phone number so I'm available at any time.

The other thing that we talked about was the rules strictly enforced, you know, code of conduct. No activity outside. No basketball games in the, or any other kind of activities in areas that aren't assigned for that. Security cameras. We committed to putting the security cameras up to be monitored so that we know what's going on, on the premises and what's going on around the premises and do the security fencing, again, to protect anything from any overflow and to protect the privacy of our neighbors.

That's basically what my take is on it. It's very personal to me because it's been my family for 60 years. We did the bowling center. We were there for years. Would still be doing it even though Mike says they're disappearing. We would have been happy to keep that going but it just couldn't work out.

We think this is a nice development for the area. It's a downzoning from what we could put there. Again, we got the extra land to make it larger, not less intense use. So, the downzoning, the screening and buffering, it's a classic buffer zone from commercial uses that are all around there to residential uses. It's one of those things that you go to school and that's what you see. Here's a buffer zone. This is what you put there.

So, we think it's a nice development. We would just ask that you give us an approval of that. Let us work with staff and make sure that it's as good as it can be. That's what our goal is.

If there are any questions, I would take those after any kind of public comment.

Mayor Alvey said, Gunnar, would you please explain where we are on the protest petition. **Mr. Hand** said there is a valid protest petition so it will require nine votes to approve.

Mayor Alvey said I will now open the public hearing. First, I'll ask—I know there are folks in attendance. We will begin to recognize those and give you an opportunity to speak. Is there anyone here who would like to speak in favor of this proposal? Do we have anybody present who would like to speak in favor? Any hands raised? **Ms. Facio** said I see no hands raised. **Mayor Alvey** asked, have we received any comments in writing from the public in favor? **Mr. Deichler** said the Clerk's Office has not received any in favor, Mayor.

Public Opposition	Public Support
Staff has received emails from several neighbors and neighborhood groups in opposition to the development. Multiple people expressed opposition to the project at the 12/14/2020 City Planning Commission hearing.	Staff has received emails from one (1) neighbor in support of the development.
Staff Recommendation Approval	
Introduction County Context Local Context Exhibits Recommendation Summary Department of Planning + Urban Design Unified Government of Reynolds County • Kansas City, Kansas	

Mayor Alvey said I know we have people in opposition. We'll begin to recognize those folks. Who is handling that? The Clerk or Bridgette or Carol? **Mr. Deichler** said we will be handling the transition of the people who want to speak in opposition. There will be one email that needed to be read as well. It's a total of eight counting seven that want to actually speak and one read. **Mayor Alvey** said, would you please give directions to those who'd like to speak.

Ms. Godsil said as your name is called, we request that you state your name and your address for the record. You'll be given up to three minutes to state your comments. Should you go to the two-minute mark, the Clerk will tell you, you have one-minute remaining to summarize

your comments. At the three-minute mark, the Clerk will tell you that your time is up. At this time, the Clerk will read the first person to speak.

Mary Jean Grindel said first of all, I am the President of the Turner Community Connection. I'd like to first of all thank Conrad Miller for the letter that he sent to my husband and I on Monday. That letter, along with his presentation this evening, was very helpful. I would still have to say that I am opposed to the whole apartment idea. Specifically, I still need to know after our December 14th meeting, how many people will be allowed in the one-bedroom unit and the two-bedroom unit. We need occupancy limits there so that we don't have eight people crammed into a one-bedroom apartment.

I was very pleased to hear about the rigorous screening that's going to be done and also the code of conduct, the rules. I'm hoping that those rules will be gone over in person and not just given to the person on a piece of paper so that the tenant would understand completely.

I'm still wondering if there would be any chances given. For example, if a person is not able to make their rent for one month, are they given a second chance? How's that going to work? Then, also, as far as both paying their rent and breaking a rule, are there going to be second chances or how would that be handled? I still have that in the back of my mind.

I'm still wondering about maintenance and inspections on the complex also. I know at our last meeting, December 14th (Mr. Deichler said you have one-minute remaining) everyone spoke in opposition to it, but yet the vote passed. So, we didn't understand that either.

Mike, I yield the rest of my time. There are two other people here at this residence. One. Okay, just one other person. My husband will not speak, but Rusty Quick does want to speak also.

Mayor Alvey said, Mary Jean, you don't have to yield your time. Each person will have three minutes. **Ms. Grindel** said I'm done. Thank you.

Dennis Grindel's name was called to speak. **Ms. Grindel** said he is saying he will not speak. His questions were answered tonight.

Rusty Quick, 2437 South 53rd Lane, said I'm about three doors down from this project. I have some major concerns with this project. One of them is traffic. One of the main things in traffic, I

know they were talking about this and all the increase in the cars. But what they have not come up to saying is, where this project is going to be at is a keystone cop of intersections. There are like eight entrances and exists within a 200-foot perimeter of this property. You've got Key Lane that's in there. You've got Gibbs going north and south. You've got 51st Street, which does not line up at all. You've got three businesses that's got entrances and exists that go in and out of this, and you also got the Fire Department that goes in and out of all this. Now, you're going to put another 80 cars into this keystone cop of intersections.

Then, in this keystone cop of intersections, you want to put a sidewalk. Okay. But the sidewalk for this property, for this area, is on the opposite side of the street. So, anybody coming out of this complex is going to have to go through all this mess of intersections to get to the other side of the street where the sidewalks are. They're going to put a sidewalk in front. I see that on their plans, but that's a sidewalk to nowhere because the sidewalks of the city are on the opposite side of the street. How are people, children especially, going to get, like Mike Kane said on the last one up there on Leavenworth Road, to the other side safely without getting ran over because there's no place in this 200 feet where that complex is at to get a crosswalk to get to the other side of that street.

Another thing that I have, I have on a development was on the piece of property that they were talking about getting from the Land Bank, (Mr. Deichler said you have one-minute remaining.) that piece of property from the Land Bank. When I was doing the petition for that, I noticed that property is also on the same parcel as the Fire Department, this fire station. If you give that piece of parcel away to them to use, what is the future plan for the firehouse, even though it is scheduled to be closed? When that does get closed, what happens to that building afterwards or what does the city use that building for later? It really limits the use of the city's accessibility to that building for anything. If you want to put a Street Department complex in there or anything else because there's no parking there for anybody, any employees or there's no driveway other than the garage door that goes in there for the fire truck right now. You would lose all that accessibility in the future, whatever the city would want to use that piece of property for.

The other thing was the drainage on the property, I noticed on the grading (Mr. Deichler said your time is up.)

Mayor Alvey said I'd like to move that we grant an additional minute to Mr. Quick.

Mr. Quick said I was also noticing on the grading; they were grading all the property back toward this retention pond. You get a big flash flood type thing; you know storm sewers on the streets clog up. That retention pond is like 50 feet from people's houses that are behind them. If that would overflow, you're flooding people's houses back there, which is not a good thing. Why can't they put storm sewers in the parking lots and grade that to run to the storm sewer instead of grading everything to one spot? What do you with that?

Right now, we're in winter. Where do you push the snow to? You're going to push it out on Gibbs Road across the street on the sidewalk? You're going to push the snow. They've got very limited greenspace to do that. A four- or five-inch snow creates a lot of—you've got a lot of parking lot there that you're pushing that. Where's that going to go? Where you going to push it to? You've got no—if you put it in the parking spots, now you don't have parking for your tenants. Where are they going to park at?

So, these are my major concerns on this project. (Mr. Deichler said your time is up.)

Mayor Alvey said I failed to ask for a roll call on the extension in time. Are there other speakers?

Shandra Ward, 5124 Lakewood St., said that's here in Turner. I'm speaking on behalf of the Turner Communities Connection. We are the NBR for the Turner area and we are opposed to this development for the following reasons. We are opposed to the 40-unit apartment complex because it does not create long-term residency in Turner. We are concerned about property values for the neighboring homes that they will decrease with having an apartment complex right next to them.

We're also concerned about safety. As it's been mentioned, the increase in traffic for both foot and vehicles. Gibbs St. is kind of a blind street. It curves. So not so much the folks going in and out, but as people are coming around Gibbs, it's an accident waiting to happen. There are often times the police will sit down at the church parking lot. It's a speed trap. Like it was already mentioned, the numerous intersections that are over there, it is a safety concern that we see.

During the Planning and Zoning meeting that was back in December, it was mentioned repeatedly, and has been mentioned tonight, that this apartment complex would serve as a buffer for Turner. Nobody is asking for a buffer in Turner. What we want is long-term residency and houses for Turner.

It was also mentioned at that meeting in December, we had brought up the idea of single-family houses being built there as opposed to the 40-unit apartment complex. The answer that we were given was that homes don't sell in Turner for more than \$250,000. (Mr. Deichler said you have one-minute remaining.) I'm also a licensed realtor so I can tell you as of yesterday, in the MLS there were only eight homes for sell in Turner. Of those, only one was a three-bedroom, two bath house. In the last 180 days, ten homes in Turner sold for over \$250,000.

TCC is opposed to this development, but we fully support the development of housing for long-term residency in Turner. Thank you.

Sheri Johnson, 2531 South 53rd St., said I oppose this project for many reasons. I know Mr. Conrad said that he sent a letter out to a meeting to notify the neighbors. I know that I have lived here since 1986 and I did not receive a letter in November to tell us about this project.

Then, also, to go into some of the other things, speeding. Speeding s a huge, huge issue on South 53rd St. where it turns into Gibbs as well. People run the stoplight or stop sign at Oak Grove Road. I've called the police. They've sat and done speed traps. So, my thing is, I know that the developer and Mr. Conrad did a traffic study. I read that traffic study but it just said that it was going to have, I think, increased traffic. I would suggest that we—I actually called the County Engineer today to see if we could do some type of tube collecting of information to see what kind of car, what type of, what the volume of vehicles through here. They said that they couldn't probably do a speed limit sign but that would be awful helpful if they could do something like that just to be able to see the data about how many vehicles are actually going up and down 53rd Street and also what the speed limit is. I know those systems can collect the data. That would be very interesting.

Now, when I talked to the County Engineer, I talked to Devin Titbout. He said it was too cold to do the tubing collection now but he would have to wait until the spring (Mr. Deichler said you have one-minute remaining.) and that it would be 14 days. They do it from 47th St. to 55th St. down County Line or down Oak Grove Road to get a good view of what the traffic level is.

Then also, home values. I've lived here since 1986 and the home values, it's going to go down. I don't care what you say, that's what's going to happen.

I think that's all I have but I hope I've covered everything. Thanks for letting me talk.

Alex Craddock, 3009 South 53rd St., said I'm the secretary of the South Turner Neighborhood Association. I'm a member of the Turner Community Connection Board and I'm a retired Turner teacher.

I attended the previous Zoom meeting in December, but I was not made aware of a meeting in November. None of our South Turner Neighborhood officers were nor was the Turner Community Connection.

The property on Gibbs Road is part of our neighborhood boundary area; is in this area. Our South Turner Neighborhood Association was established in 1996 with Livable Neighborhoods Task Force. We have always encouraged home ownership over rental ownership. We have found in most cases ownership of one's property tends to lead to better care of the property. It is unfortunate that this proposal is not for single-family homeowner dwellings.

We also look at quality of life for our neighborhood over individual profit. We do not see a 40-apartment complex improving our quality of life in our neighborhood.

For these reasons, we of the South Turner Neighborhood Association and the Turner Community Connection strongly ask that the Board of Commissioners deny the request for the development of these apartments.

Also, I have a request from our Senator Pat Pettey. I don't know if she contacted you, but she wanted to speak (Mr. Deichler said you have one-minute remaining.) **A woman** said she's in her car. **Ms. Craddock** said our Senator Pat Pettey would like to also speak. She's on her phone in her car at this time if she could be recognized.

That's all, I just would ask that you take these things into consideration.

(Staff tried to make contact with Senator Pettey.)

Mayor Alvey asked, Clerk, is there anyone else before we call on Senator Pettey? **Mr. Deichler** said, Mayor, the only thing left would be the email from Karen Schibi. **Mayor Alvey** said, let's go ahead and then we can come back to Senator Pettey.

Mr. Deichler, Interim UG Clerk, read the following email from Karen Schibi.

I am opposed to the current plan for 40 apartments at this location unless they are senior living. The other option is single-family residential. The reasons are that I drive this area almost daily

coming from my home on 54th to my daughter on Key Lane and on down into Turner for many other reasons. I've driven this at all hours, and there is always traffic, no sidewalks, and there's an assumption based on the rent required to live there that we will have cars and have no need of buses, which are not available.

If I take my family into consideration my daughter, husband, and two teenage sons have 4 cars. That would be just one apartment. There simply isn't infrastructure there, in my opinion, to support apartments. I would go as far as saying it would be irresponsible to allow this as I am sincerely concerned for accidents or someone walking getting hit. We know the accidents and deaths at Shawnee Drive and that's two lanes with sidewalks and stoplights.

In addition, everyone downhill, for example, Key Lane will have more water runoff. More concrete, more water. They're all on septic with basically ditches that handle runoff. These ditches have filled and come up close to homes before. In addition, more traffic on that road may lead to even more accidents there. My daughter has twice had cars go off in her yard and thankfully the gas meter was moved closer to her home because one car almost hit it.

Finally, considering all of the development going off Douglas and 55th tells us, there is interest in new single-family homes in this area.

I know people are very disappointed in the lack of community communication from Mr. Buck who lives in Overland Park but said he lived in Turner for, I think he mentioned, several years. He said he sent letters but no one around the area received any. I think someone who lived in Turner would know we are a close-knit community. I personally would love to see Mr. Buck treating the community with respect and be open minded and considerate of our concerns. Thank you and Sincerely, Karen Schibi.

Mayor Alvey asked, is Senator Pettey available at this point? **Mr. Deichler** said, Mayor, I'm not sure why Senator Pettey is not responding. **Mayor Alvey** said I'm going to ask the petitioner if he has any closing comments, if we have no other remarks to add, we'll close the public hearing. Would the petitioner like to make any closing comments?

Mr. Miller said I would, Mayor. There were several questions that were brought up. I think the big issue is why aren't we putting single-family homes there. I think a lot of people say that/s what it should be. Unfortunately, this area, there's less than—to the commercial portion is less

than two acres. With the commercial property around it, trying to put single-family with the amount of infrastructure that has to be put in, you have to put in really small little houses or duplexes, which would probably turn out to be rentals which would just exacerbate the situation anyway. We've looked at single-family. We've looked at townhomes. We've looked at the senior living. We've looked at a lot of these options but the infrastructure, the amount that it's going to take, it just can't single family.

My comment in December was that if we sold single-family houses, we'd have to charge \$250,000 for the lot. That's before you put up a house. So, it's just a very tense usage to get that infrastructure in.

As far as the occupancy, I mean we will be community standard. I think that's probably 2 people per room so there's not going to be 8 people or 20 people in a room.

Maintenance and upkeep, that's always the issue and it's something that has to be done and it's something that has to be done by the manager. That's why the manager is on site and is living there.

Those are a couple of the issues we've had. The buffer zone, buffer, really, you're utilizing people, moving people into the area into these, into apartments in nice apartments in the area will enhance your single-family housing because when they graduate or where they going to locate? They're going to locate where they were. So, that's going to enhance the single-family properties in the area and the sell of those. So, I disagree that it's going to hurt the value. I'm not only a lawyer, but I'm a real estate broker, so I understand a lot about that. The transition from—everybody's not moving into a \$250,000 house. People start their families in apartments and then move to houses. They start in that area. So, we think the use is a less intense use it can be. Something's going to develop there. Land develops. Something will go there and we think this is the least intrusive use that's going to be made in the neighborhood. It gets a vacant lot back into being a productive part of the community. That's all I have.

If anybody has any questions, I'd be happy to answer any questions too.

Ms. Facio, said, Mayor, we have Senator Pettey on the phone. **Mayor Alvey** said I've closed the public hearing. I'd entertain a motion to reopen the public hearing.

Action: Commissioner Kane made a motion, seconded by Commissioner Philbrook, to reopen the public hearing. Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Senator Pat Pettey, 5316 Lakewood St., said I’m sorry you had to reopen the public hearing. I actually listened to—I’ve been listening to the hearing the whole time and then *6 wouldn’t let me in. Although I want to commend Conrad Miller for the information they’ve provided, I would say that there’s a number of issues that do not work in favor of this project. One was referred to as low density. I think that all of us that live in that area would syllabus as high density for that area. Concerning the housing that’s already close at hand. When you add 40 apartment units, which was mentioned earlier, which on the average would be two cars per unit so now we’re talking about 80 cars that would then be there.

The second thing is that is a blind curve. Rusty Quick, who lives close by, mentioned it has multiple access into that one point which makes it pretty unyielding for anyone. Then you add a higher density of use.

The third thing I would mention is that I was disappointed to learn that the petitioner did not use the process that I understand was in place for contacting not only the neighbors but the neighborhood groups that are in the area. KCC, Turner Community Connection, is not a new NBR. It’s been in place for a very long time so there’s no reason why that information would not be available as well as established (Mr. Deichler said you have one-minute remaining.) neighborhood group. So, I would hope that in the future that any petitioner for any property has to have meetings with the neighborhood groups.

Lastly, there are 19 new homes that are going to be going up right by me that are in the process of being built right off of Douglas and 55th, as we refer to. So, there is a demand for quality single-family homes in Turner. So, I see that as a much higher use for this property. Thank you very much.

Mayor Alvey closed the public hearing.

Mayor Alvey asked, do any members of the Commission have questions or comments?

Mr. Hand said there's a couple of things, yes. There are a couple of questions that I thought I could potentially help answer as well. **Mayor Alvey** said go ahead. **Mr. Hand** said some of these are squarely in the field of the applicant, but I just wanted to say a couple of things related to the sidewalks on Gibbs Road. I think staff's thought in terms of adding that sidewalk was this happens all over the UG. We sort of implement an incremental sidewalk expansion program. We did recognize that all of the sidewalks on the north side of Gibbs Road, we thought that we could begin an incremental sidewalk network for this little commercial node off Gibbs Road, starting with the multi-family, and then overtime, whatever that might be, kind of moving down the road a little bit.

As it relates to some of the comments about permanent residency in Turner, it was noted at the Planning Commission, and it's been noted on several other projects, some studies that have occurred that say that people who buy property outside of usually buy within a mile of where they previously rented a property. So, I think part of the comment that was—the conversation that was had by the Planning Commission was that this would, in fact, encourage and become a steppingstone for permanent residency within the neighborhood of Turner.

I'm not exactly sure what happened with the meeting notice for the neighborhood meeting. The applicant is required to notify all of the properties on the noticing list, which is everything within 200 feet, as well as the neighborhood groups. I'm not exactly sure why that didn't go to everybody. We do have proof that they sent out a notice. We also have, obviously, the minutes from that meeting. I will admit, will note, that meeting only had two people in attendance. So, that must have been an issue. I can't speak to that. But they are required to do that notice and if they wanted to reach out on that and confirm that they did send out all noticing requirements.

Then the other note that I would make is in our conversations with Planning Engineering and the County Engineer, again, the review of the traffic impact study and the project itself did not encumber any roadway expansion or improvements as it relates to this project. Although, I will say some of the things that have been noted today, if the Commission recommends approval and this does then move into final development plan, it sounds like there's a couple of things that we could address in terms of public improvements, whether they be additional signage and/or a crosswalk on Gibbs and then potentially redirecting some of the traffic within the site as well. So, I think that there's still room for improvement.

The other thing I just wanted to note, similar to the previous case that we heard, if for whatever reason the Board of Commissioners feels like this needs to be sent back down to the

Planning Commission, I will make the note that within the zoning code for master plan amendment projects, the Planning Director can require additional neighborhood meetings so, we could potentially send this back for redesign if you all felt that was a potential path forward.

With that, I'm happy to answer any questions.

Commissioner Markley said I have a comment and then I have sort of a process question. So, comment wise, I do want to make one clarification and it comes out of some emails that came to me that I think resulted from some of the dialogue around single family housing. So, I got a few emails that asked me to vote on single family housing tonight. So, I just want to make clear for those who might be watching sort of what the process is.

So, really the options on the table tonight are apartment zoning or staying with current zoning, which is commercial. The applicant did reference that a little bit in his presentation. But I just wanted to make that clear because I don't want to have disappointment on the backend, well, why didn't you vote for single family housing. That's how Planning works. We can tell people what they can't do on a piece of land. We can't force them to do what we'd like to do. Don't get me wrong, I'd love to have single family housing there, but that's just not something this Board has the power to do. So, the option on the table tonight is to change the zoning from Commercial to Apartment zoning or to leave the zoning as is, which would be commercial. So, just sort of my comment and clarification.

Then, I don't know if this is for Gunnar or for Legal. Ordinarily, in these planning situations, we make a motion to approve or deny the Planning Commission's action. Does that change because of this protest petition or would we still set out the motion in those same terms?

Misty Brown, Acting Chief Counsel, said I would say you'd still make the motion to either approve or deny, just understanding that to approve it would take nine and deny it would take eight.

Commissioner Markley said I will yield to any other comments and if there are none, I'm prepared to make a motion.

Commissioner Ramirez said I've read all the emails that all of the commissioners have received. I've read all the documents. This particular project reminds me of a project that came through my district just a couple of months ago where the developer was very adamant on wanting to build a

certain type but went against what the community wanted. My stance then is my stance now, any project that the community doesn't want or doesn't believe fits there, we need to go back and look at it. If the project was in the Mission Cliffs area, it didn't fit the context or the character of that neighborhood. This, from what I've heard, I'm going to go with the people who have lived in Turner for many years who believe that it doesn't fit—that this project doesn't fit the character of the neighborhood. So, I personally am going to not support this project. Thank you.

Commissioner Burroughs said I, too, have some concerns. I lived in that neighborhood for 15 years and raised my family in that area and have gotten to know a lot of the neighbors all the way through the Highland Crest area as well as the Turner area, Oak Grove Park there. I do remember going to Tower Lanes and remembering the vibrancy of that area at the time. But what we see now is a need. I appreciate Commissioner Markley bringing forward how we're supposed to vote on this this evening because I think it's extremely important.

The corner there needs so much more than just the apartments. People that have lived along that corridor have dealt with a number of accidents, a number of challenges and how the road has once been reconstructed to hopefully eliminate some of the accidents. What it did was increase the speed around the corner.

There is a tremendous amount of east and north, sorry, east and west driveways as well as roads that feed into 53rd Street. There's a major school right around the corner from this proposed project, right at the crest of the curve.

Mayor, the other aspect that I would bring into comment is the stormwater detention area. I can't disagree with the comment made by the resident. We so sorely need to address our storm water detention ponds. They become overgrown. They become a trash pit. We no longer need to continue to put those in residential areas. They need to be hooked to a sewer so that we can at least address proper development.

I'm going to stand with the residents on this and I appreciate the comments of my fellow commissioners. I'll relinquish my time to Commissioner Markley to make her motion.

Commissioner Markley said assuming there are no other comments or hands raised, I didn't look at the list, Mayor. I don't want to step on anybody's toes, but I would make a motion.

Action: **Commissioner Markley made a motion to deny this application which would be to go in opposition to what was recommended by the Planning Commission.**

Commissioner Markley asked, Misty, if I say aye, what am I saying aye for? I think it's confusing. **Mayor Alvey** said I think what has to happen here is, the motion comes forward, two motions come forward, I guess, and it will require nine votes to move it forward. Is that correct, Misty? **Mr. Brown** said so I'm hearing a motion basically to deny the approval from the Planning Commission so that would take eight votes to move it forward. If you were voting to deny it, your vote would be aye in support of your motion of denial. Then it would require a separate vote on the master plan amendment.

Mayor Alvey said but to be clear, if we simply voted on the motion that came, the recommendation from the Planning and Zoning, it would require nine votes to be approved, correct? **Ms. Brown** said I'm sorry. I misunderstood, Mayor. Yes. If you were voting to approve the Planning Commission's recommendation, it would take nine votes. **Mayor Alvey** said thank you.

Mayor Alvey said I guess what I'm saying is, Commissioner Markley, if we simply voted to accept the recommendation of the Planning Commission, it will require nine votes to be approved. **Ms. Brown** said correct. **Commissioner Kane** said she voted to deny Planning and Zoning.

Commissioner Markley said if you think it would be clearer to vote to approve and then have it not—I'm not sure.

Doug Bach, County Administrator, said, Mayor, if I may. I believe the proper—she did make the proper motion in this regard. You can—if you were to just vote, and I think the confusion comes, if you were just to vote to approve and that failed, then it would still require action. So, in this case, she has made a motion to deny the applicant to go forward. That is the motion on the floor. That is the appropriate one and you can vote aye to approve it if you agree to deny the application or no if you don't agree to deny it.

Commissioner Kane seconded Commissioner Markley's motion to deny the recommendation of the Planning Commission.

Commissioner Markley said and to be clear, Mayor, that motion is just with regard to the change of zone because then we'll need a second motion for the master plan amendment.

Roll call was taken and there were nine "Ayes," Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Action: **Commissioner Markley said, Mayor, I'd make the same motion, a motion to deny the approval as sent forward by the Planning Commission to overturn the Planning Commission with regard to the master plan amendment. Commissioner Ramirez seconded the motion.**

Roll call was taken on the motion and there were nine "Ayes," Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

REGULAR AGENDA

MAYOR'S AGENDA

No items

REGULAR CONSENT AGENDA

Mayor Alvey said we have the Regular Consent Agenda. Does any member of the Commission or County Administrator wish to set-aside any item on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve all as submitted.** Roll call was taken and there were nine "Ayes," Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 1 – 20634...RESOLUTION: SECOND AMENDMENT TO MULTI-SPORT STADIUM SPECIFIC VENTURE AGREEMENT

Synopsis: A resolution adopting the Second Amendment to Multi-Sport Stadium Specific Venture Agreement to increase the ticket tax by \$1.25 to cover debt service for the parking improvements

and the ground lease costs associated with said parking improvements, submitted by Deborah Jonscher, Deputy Chief Financial Officer. The second amendment will increase the ticket tax on Sporting KC tickets from \$2.25 to \$3.50 per ticket. On January 4, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-5-21**, “A resolution adopting the second amendment to multi-sport specific venture agreement with Kansas Unified Development, LLC, to increase the ticket tax on Sporting KC tickets from \$2.25 to \$3.50 per ticket.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 2 – 20636...RESOLUTION: BROWNFIELDS COALITION GRANT

Synopsis: A resolution for the UG to enter into the Kansas City Regional Brownfields Assessment Coalition with the Mid-America Regional Coalition, Kansas City, MO and Jackson County, MO, to accept and implement a Brownfields Assessment Coalition Grant funded by a Cooperative Agreement with the EPA, submitted by Stephanie Moore, Economic Development. The total grant is for \$600,000 to be divided by the Coalition members. On January 4, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-6-21**, “A resolution authorizing the Unified Government to enter into the Kansas City Regional Brownfields assessment coalition with the Mid-America Regional Council, the city of Kansas City, Missouri, and Jackson County, Missouri, to accept and implement a \$600,000 Brownfields assessment coalition grant funded by a cooperative agreement with the EPA.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 3 – 20637...RESOLUTION: KCKCC STUDENT HOUSING PROJECT IRBs

Synopsis: A resolution of intent to issue industrial revenue bonds in the amount not to exceed \$20,000,000 to finance the costs of acquiring, constructing, improving, and equipping a student housing facility for the benefit of the Kansas City Kansas Community College Foundation, submitted by Katherine Carttar, Director of Economic Development. (sales tax exemption only) On January 4, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-7-21**, “A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the amount of not to exceed \$20,000,000 to finance the costs of acquiring, constructing, improving and equipping a student housing facility for the benefit of the Kansas City Kansas Community College Foundation and its successors and assigns (sales tax exemption only).” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 4 – 20510...RESOLUTION: CASH AND INVESTMENT POLICY

Synopsis: A resolution adopting the Unified Government's Cash and Investment Policy, submitted by Rick Mikesic, Director of Revenue/County Treasurer; and Andrea Parra, Deputy Treasurer. On January 4, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-8-21**, “A resolution adopting the Unified Government of Wyandotte County and Kansas City, Kansas Cash Management and Investment Policy.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 5 – MINUTES

Synopsis: Minutes from Regular Session of December 17, 2020.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve. Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 6 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business dated December 31, 2020, January 7 and 14, 2021.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to receive and file. Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR’S AGENDA

No items

COMMISSIONERS’ AGENDA

No items

Mayor Alvey said that concludes the portion of our regular meeting. We are adjourned in that capacity. I’ll now call us back to order as the Land Bank Board of Trustees.

January 28, 2021

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Alvey asked, does any member of the Commission or County Administrator wish to set-aside any item on the Land Bank Consent Agenda? If an item is not aside, all items on the Consent Agenda will be voted on by one vote.

ITEM NO. 1 – 20639...LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager. On January 4, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

New Construction – RST - Single Family Homes

- 5 Single Family Homes
- 1231 Armstrong Ave. 080915
- 1235 Armstrong Ave. 080916
- 1237 Armstrong Ave. 080917
- 1243 Armstrong Ave. 080918
- Combine lots for 1 home
- 1246 Armstrong Ave. 080886
- 1244 Armstrong Ave. 080887

New Construction – J Horton Holdings - Residential

- Phase 1 (3 single family homes)
 - Combine parcels for 1 home
 - 521 Oakland Ave. 081788
 - 517 Oakland Ave. 081787
 - 2 single family homes
 - 516 Oakland Ave. 081780
- Phase 2 (4 townhome units, 1 duplex)
 - Combine parcels for duplex
 - 509 Oakland Ave. 082009
 - 1420 N. 5th St. 082007
 - 1416 N. 5th St. 082008
 - 4 townhome units
 - 1400 N. 5th St. 082010
- Phase 3 (4 single family homes)
 - 2 single family homes
 - 520 Everett Ave. 081806
 - 1 single family home
 - 514 Everett Ave. 081807
 - 1 single family home
 - 504 Everett Ave. 081808

New Construction - Amy Strother – Agricultural

January 28, 2021

- To develop an inner-city equestrian park
 - 3319 N. 44th Ter. 914008 (Trails & Lean to's)
 - 3334 N. 44th Ter. 914007 (Trails & Lean to's)
 - 4551 Sloan Ave. 172300 (Trails & Lean to's)
 - 4600 Parkview Ave. 172401 (Home & Horse Stalls)

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

ITEM NO. 2 – 20640...LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank yard extension, submitted by Jud Knapp, Interim Land Bank Manager. On January 4, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

1-yard extension request

- Current home – 805 N. 11th St. 080454
- Requesting neighboring Land Bank lot
- 809 N. 11th St. 080453

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

PUBLIC ANNOUNCEMENTS

No items

MAYOR ALVEY

ADJOURNED THE MEETING AT 8:44 P.M.

January 28, 2021

cg

Brett A. Deichler
Interim Unified Government Clerk

January 28, 2021