

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

**PLANNING & ZONING AND
REGULAR SESSION
AUGUST 26, 2021**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, August 26, 2021, with eleven members present via Zoom: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner Third 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. The following officials were also in attendance: Doug Bach, County Administrator; Melissa Sieben, Alan Howze, and Bridgette Cobbins, Assistant County Administrators; Misty Brown, Chief Legal Counsel; Wendy Green and Jeffrey Conway, Assistant Counsel; Patrick Waters, Deputy Chief Counsel; Janet Parker, Administrative Assistant; Alley Porter, Commission Liaison; Bryon Toy, Lead Planner; Gunnar Hand, Director of Planning and Urban Design; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Ashley Hand, Director of Strategic Communication; Kathleen VonAchen, Chief Financial Officer; Juliann VanLiew, Director of Health Department; Brett Deichler, Interim UG Clerk; Carol Godsil, Deputy UG Clerk.

Mayor Alvey said before I call the meeting to order, I want to announce that due to COVID-19, many and most are attending remotely via Zoom, by phone and perhaps on site. 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. The public also has an opportunity to provide comments from the lobby of the Municipal Office building.

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

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

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

Mayor Alvey asked the Clerk, are there any revisions to tonight's agenda? **Brett Deichler, Interim Unified Government Clerk**, said there were no revision to tonight's agenda, Mayor.

Mayor Alvey said we have two distinct parts to our meeting. The Planning and Zoning portion will be handled 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 the agenda at this time. **Commissioner Philbrook** said I have COZ2021-022 and COZ2021-023. On 022 pro and against, and on 23 against. **Commissioner Kane** said ponents of COZ2021-023. **Commissioner Bynum** said contact with proponents of COZ2021-022; contact with opponents of COZ2021-023.

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. Staff, do you have any? **Gunnar Hand, Director of**

Planning and Urban Design, said staff would request both plan reviews, PR2021-019 and 020 be removed from the Consent Agenda.

Mayor Alvey asked, do any of the applicants have any items to remove? I have a note here that Ahmad Almarbu, for A2 Change of Zone 2021-023. Is he here to request that to be removed? Staff, are you able to remove that for him if he's not here? **Mr. Hand** said if the applicant's not here to plead his case, I don't think staff is going to do it. He said he would be here, though.

Mayor Alvey asked, Legal, do you have an opinion on this. This is just complicated when we're doing Zoom calls. **Misty Brown, Chief Counsel**, said I would agree with Mr. Hand. If the applicant's not here to set aside the item, then I don't see how we could hear his side of the story. I would ask the Clerk's Office, are we sure there's no one else on the call; if this applicant is on there or in the wings?

Mayor Alvey said, Mr. Almarbu. **Mr. Deichler** said, Mayor and Legal, we do not see that name on either side, on the attendees list, obviously not on the panelist as well. Looking through the list here, I do not see anyone else that would fall or has contacted us under that domain. **Mr. Hand** said, again, I'm reviewing the attendees list and I don't see his designer on it either.

Mayor Alvey said, so we have one item that's been pulled. That is, two items, PR2021-019 and PR2021-020.

Action: **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the Planning and Zoning Consent Agenda, excluding the set-asides.** Roll call was taken on the motion and there were ten "Ayes," McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 21989... COZ2021-022 - CURTIS PETERSEN WITH POLSINELLI

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District for construction of Camping World at 1201 North 98th Street, submitted by Gunnar Hand, Director of

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Planning and Urban Design. The applicant has also requested a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District in order to allow for the construction of a Camping World sales facility, which will be used to sell recreation vehicles (RVs). The Planning Commission voted 6 to 0 to recommend approval of Change of Zone COZ2021-022, subject to:

- 1) The revised site plan, building elevations, and renderings do not demonstrate compliance with the Commercial Design Guidelines. If a deviation is not approved (Deviation Approved) by the City Planning commission, the following sections of the Commercial Design Guidelines must be met in the Final Plat:
 - a. Section 27-575(b)(3)b - No more than 80 percent of the off-street parking may be located in the front of the development if more than 80 percent is in front then the number of landscape islands will be increased by 50 percent;
 - b. Section 27-576(c)(1) - Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building; and,
 - c. Section 27-576(c)(2) - In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques: a. Divisions or breaks in materials; b. Building offsets (projections, recesses, niches); c. Window bays; d. Separate entrances and entry treatment; or e. Variation in rooflines;
- 2) If a deviation is not approved (Deviation Approved) by the City Planning commission, the position of the building must be moved, so that the proposed building is closer to the North 98th Street right-of-way. Per Section 27-575(f)(3), the building must be fronting the public right-of-way;
- 3) Fencing along the parcel boundary and within the parcel shall meet all Commercial Design Guidelines requirements, per Section 27-575(g) and Section 27-577;
- 4) These City Planning Commission cases are being heard in conjunction with BOZA2021-018. The following are conditions for BOZA2021-018 and are stated here for reference only, as COZ2021-022 is solely a rezoning from A-G Agriculture District to CP-3 Planned Commercial District, and PLAT2021-022 is a preliminary plat for one (1) commercial lot:
 - a. Provide sufficient landscaping along the property boundary lines;
 - b. A building permit is required for a permanent structure greater than 120 square feet;
 - c. Only those signs permitted in this division shall be granted a sign permit;
 - d. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward;
 - e. Driveways must be constructed and/or updated to comply with Section 27-575(a). If the Change of Zone to A-G Agriculture District is not granted, all new or updated driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer;
 - f. ADA compliant parking proximate to the entrance must be installed;
 - g. Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations;

- h. Any business shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same parcel and be compliant with all applicable local ordinances screened from view in accordance with all applicable ordinances;
 - i. The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable; and,
 - j. Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit;
- 5) The landscape plan must comply with all landscaping and screening requirements of the CDGOD, per Section 27-577. The only exception to landscaping compliance is any variance requested from BOZA2021-018 that is granted;
 - 6) All exterior lighting, whether mounted on the building or installed 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;
 - 7) ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
 - 8) A building permit is required. Please contact the Building Inspection Department to begin that process;
 - 9) Incorporate Management Best Practices into revised site plans and construction techniques, as per the Wyandotte County Conservation District letter;
 - 10) The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable;
 - 11) Site improvements that include land disturbance activity on greater than one (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, Section 8-610 – Sect. 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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
 - 12) 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 Kane made a motion, seconded by Commissioner Philbrook, to approve Change of Zone Application COZ2021-022, subject to the stipulations.**

Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

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ITEM NO. 2 – 21990...COZ2021-023 - AHMAD ALMARBU WITH OLIVE LLC

Synopsis: Change of Zone from R-1 Single Family and C-1 Limited Business Districts to CP-2 Planned General Business District for a proposed gas station and convenience store at 8919 Leavenworth Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant wants to rezone the property from C-1 Limited Business and R-1 Single Family Districts to CP-2 Planned General Business District to demolish an existing building and construct a 3,435 square foot convenience store/gas station with eight fuel pumps on 0.95 acre at 8919 Leavenworth Road. The Planning Commission voted 6 to 0 to recommend denial of Change of Zone COZ2021-023 due to traffic and safety concerns:

Planning and Urban Design Comments:

General Planning:

1. A Master Plan Amendment from Low Density Residential to Neighborhood Commercial must be filed. Submit the application with the Final Development Plan.
Applicant Response: Understood.
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.
Applicant Response: Understood.
3. Per Business Licensing Division: a. If approved, tenant will need to file and maintain a current occupation tax application.
Applicant Response: Understood.
4. What are the proposed hours of operation for convenience/gas station?
Applicant Response: Daily from 6:00 AM to 11:00 PM.
5. What time will trucks fill the underground storage tanks?
Applicant Response: Typically, between 9:00 AM and 2:00 PM – a specific time can be requested.
6. Parking lot shall be repaved and striped. Applicant Response: Provided.
7. Sec. 27-575(e)(1) The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.
Applicant Response: Provided.
8. Sec. 27-575(e)(3) Parking located between front of building and street right-ofway must provide an additional twenty (20) feet of landscaped area in addition to the required setback.
Applicant Response: Provided.
9. Sec. 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.
Applicant Response: Provided.
10. Sec. 27-575(d)(9) To the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems.
Applicant Response: A sidewalk connection from 89th Terrace to the building will be provided.

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11. Sec. 27-575(d)(11) Internal pedestrian walkways within the parking lot or drive area must be distinguished from other surfaces.

Applicant Response: Pavement striping will be provided.

12. Sec. 27-575(d)(13) Site design should integrate and facilitate access to public transit.

Applicant Response: Sidewalk from the store to the public sidewalk will be provided

Building Architecture:

1. Sec. 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.

Applicant Response: Building design will meet all the design requirements. Quality materials, elements, and detailing will be on all four (4) sides of the building.

2. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than forty-five (45) feet in length should be divided into increments of no more than forty-five (45) feet through the facades. This can be achieved through combinations of at least three (3) of the following techniques:

- a. Divisions or breaks in materials;
- b. Building offsets (projections, recess, niches);
- c. Window bays;
- d. Separate entrances and entry treatments; or
- e. Variation in rooflines.

There is a separate entry on the west elevation and elevations indicate building offsets, although the site plan does not indicate articulation on the building. The elevations depict two (2) primary building materials, brick, and stucco.

Much of the building is true stucco, which is listed as an approved exterior building material, however, the intent of the guidelines is ensure that good design incorporates and combines design theme, building façade materials, colors, roof, and equipment.

Applicant Response: All four sides of the building will incorporate variations in approved materials, colors, rooflines, and building projects. The roof equipment will be screened on all four sides.

3. Sec. 27-575(f)(2) Building should be located in such a manner as to minimize conflicts between pedestrians and automobiles.

Applicant Response: Provided.

4. Sec. 27-575(f)(3) Buildings should be oriented primarily to the street. The building should be orientated towards the northeast corner of the site, closer to North 89th Terrace and Leavenworth Road. The pumps and canopy could be oriented on the west side of the building, whereas the building can be on the within twenty-five (25) feet of Leavenworth Road to comply with the CP-2 setbacks. See the redline markup of the landscape plan.

Applicant Response: The current proposed site layout is the only way the project will function. Due to the slope of the topography, the entry has to be located as far north along 89th Terrace as possible. The building has to be placed toward the south of the property to allow for enough parking and fuel truck turning radius around the pump canopy, as well as to maintain visual surveillance for staff to monitor the gas pumps.

Staff Response: The applicant seeks a deviation from the Commercial Design Guidelines regarding the location and orientation of the building, gas pumps and off-street parking in proximity to Leavenworth Road and 89th Terrace.

5. Gas canopy columns shall be wrapped in masonry.

Applicant Response: Provided

Landscaping and Screening

1. Keep existing full growth trees along Leavenworth Road and along the east property line.
Applicant Response: Provided.
2. All screening is to be maintained to minimize impacts of conflicting uses.
Applicant Response: Provided.
3. Sec. 27-466(g) Trees are required at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening in combination with a landscaped 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 shall be comprised of wood with masonry columns every thirty-two (32) feet running.

Per Sec. 27-277(a)(5) Landscaping shall exceed the typical code requirements by a least 75 percent. The site for the proposed development is 0.95 acres, ten (10) trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

Applicant Response: Provided.

Staff Response: The privacy fence shall extend south from the northernmost parking stall along the east property line and continue west along the south property line to the edge of pavement. The masonry columns on the fence shall match the brick on the building. Trees and shrubs shall be installed on the outside of the fence, facing the single-family homes and residential zoning.

4. Sec. 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements forty (40) feet wide or greater. This requirement may be reduced to twelve (12) feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curblin of a private easement.
Applicant Response: Provided.
5. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of thirty (30) inches at maturity.
Applicant Response: Provided.
Staff Response: Install a small retaining wall (less than three and one-half feet (3-½) feet) north of the fuel tanks and plant additional shrubs and trees in the landscape buffer to screen vehicle headlights from residences across Leavenworth Road.
6. Sec. 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.
Applicant Response: Provided.
7. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every thirty (30) feet of street easement or frontage.

b. Street trees should be planted no closer than fifty-five (55) feet and no more than sixty-five (65) feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

Applicant Response: Understood.

8. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted.

Applicant Response: Understood.

9. All landscaping shall be irrigated.

Applicant Response: An irrigation system will be incorporated.

10. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

a. 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 (6) 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.

Applicant Response: Provided.

11. BPU transformer pad shall be completely screened on three (3) sides with six (6) foot junipers setback (3) feet from the pad and ten (10) 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.

Applicant Response: Provided.

12. 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 the parapet.

Applicant Response: Provided.

13. 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 (6) evergreens or an architectural wall constructed from the same materials as the main building.

Applicant Response: Understood.

14. 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.

In addition to vertical glare, lighting may not cast horizontally on adjacent properties.

Applicant Response: All exterior lighting will be down directional only.

15. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy.

Applicant Response: All exterior lighting will be down directional only.

Signage:

Shall comply with the sign code.

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Applicant Response: All signage will comply with the sign code.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval: None.
- B) Items that are conditions of approval:
 - 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None.

Action: Commissioner Kane made a motion, seconded by Commissioner Philbrook, to deny Change of Zone Application COZ2021-023. Roll call was taken and there were ten "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

ITEM NO. 3 – 21991...COZ2021-024 - RON WU

Synopsis: Change of Zone from R-1 Single Family District to R-2 Two Family District for an existing duplex at 609 and 611 South 75th Street., submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant wants to amend the City Wide Master Plan from Low Density Residential to Medium Density Residential to purchase the property, which is being used as a duplex and correct the zoning of the property to reflect the use. The Planning Commission voted 6 to 0 to recommend approval of Change of Zone COZ2021-024, subject to:

1. File a Master Plan Amendment from Low Density Residential (City-Wide Master Plan) to Medium Density Residential (City-Wide Master Plan) that corresponds with the rezoning petition;
2. Please refer to the approved tree list (in the attachments). Trees shall be planted in the front yard. Prior to planting, call a utility location service to mark utilities;
3. If rented, a rental license from Rental Licensing shall be obtained for two (2) dwelling units; and,
4. 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 Kane made a motion, seconded by Commissioner Philbrook, to approve Change of Zone Application COZ2021-024, subject to the stipulations. Roll call was taken and there were ten "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

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ITEM NO. 4 21992...COZ2021-025 – RON WU

Synopsis: Change of Zone from R-1 Single Family District to R-2 Two Family District for an existing duplex at 617 and 619 South 75th Street, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 6 to 0 to recommend approval of Change of Zone COZ2021-025, subject to:

1. File a Master Plan Amendment from Low Density Residential (City-Wide Master Plan) to Medium Density Residential (City-Wide Master Plan) that corresponds with the rezoning petition;
2. Please refer to the approved tree list (in the attachments). Trees shall be planted in the front yard. Prior to planting, call a utility location service to mark utilities;
3. If rented, a rental license from Rental Licensing shall be obtained for two (2) dwelling units; and,
4. 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 Kane made a motion, seconded by Commissioner Philbrook, to approve Change of Zone Application COZ2021-025, subject to the stipulations.

Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 21993...SP2021-026 - LOYD A. CLAY

Synopsis: Special Use Permit for the Temporary Use of Land to park salt plow trucks at 7852 Leavenworth Road, used for a commercial business at a residential property, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit SP2021-026, subject to:

1. All vehicles and equipment shall continuously be properly licensed, registered, and operable;
2. Vehicles are to be stored on the property from late March to late November – off-season;
3. Trucks shall be parked on an improved surface of asphalt or concrete;
4. While no tires are disposed of on-site, any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;

5. There is enough parking on site to park four (4) trucks in addition to the vehicles needed for the residents of the property, however, any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27- 466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
6. Vehicle repairs are not allowed to be done on the property. If vehicles are to be repaired, they must be taken to a repair shop. This Special Use Permit is only to park salt plow trucks on the property;
7. Trucks are not allowed to be washed on the site to prevent contaminated water from getting into East Marshall Creek;
8. If conditions are not adhered to, this Special Use Permit may be brought to the Unified Government Board of Commissioners for revocation;
9. Temporary Use of Land Special Use Permits have a maximum duration of two (2) years. If approved, the applicant will have two (2) years to find a permanent solution for the proposed use. This is the last renewal to store salt plow trucks on the property;
10. 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,
11. 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.

Action: **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve Special Use Permit Application SP2021-026 for two years, subject to the stipulations.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 21988...SP2021-061 - JEFFREY E. HOLLINSHED

Synopsis: Renewal of a Special Use Permit (SP-2019-16) for live entertainment at 2003 1/2 to 2005 North 5th Street, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning

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Commission voted 6 to 0 to recommend approval of Special Use Permit SP2021-061 for five (5) years, subject to:

1. Plant three (3) trees between the north façade of the building, north along North 5th Street towards Parallel Avenue (list of approved street trees are in the attachments);
2. Submit a sign permit application and scaled and dimensioned drawing of the mural on the north façade of the building to the Department of Planning and Urban Design;
3. The coffee shop and dining area has thirty-two (32) seats and closes at 11:00 PM on Thursday, Friday, and Saturday. The music performed by local artists will be ambient and not a dance club or lounge. Work with USD 500 to offer opportunity for student musicians;
4. Hours of operation is Thursday and Saturday 5:00 PM – 11:00 PM and Sunday 11:00 AM – 5:00 PM;
5. Alcohol can be served on the premises, but must comply with regulations regarding total food sales exceeding alcohol sales;
6. An ID card reader shall be provided as alcohol is served on the premises
7. Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;
8. Doors and windows shall remain closed when live entertainment is being performed;
9. If there is an incident that the authorities are notified by the owner/manager, and the patron is promptly removed;
10. 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;
11. 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,
12. Subject to approval, the Special Use Permit shall be valid for five (5) 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 (2) 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 Kane made a motion, seconded by Commissioner Philbrook, to approve Special Use Permit Application SP2021-061 for five years, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

August 26, 2021

VACATION APPLICATION

ITEM NO. 1 – 21994...VAC2021-009 - WIL ANDERSON WITH BHC RHODES

Synopsis: Vacation of an electrical utility easement at 5917 North 123rd Street and record a separate electrical easement for the existing electrical lines, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 6 to 0 to recommend approval of Vacation VAC2021-009, subject to:

1. 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;
2. The County Surveyor makes separate technical review of the vacation documents and submits comments directly to the preparer of the vacation;
3. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable; and,
4. 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 Kane made a motion, seconded by Commissioner Philbrook, to approve Vacation Application VAC2021-009, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters.

PLAN REVIEW APPLICATIONS

Mayor Alvey said the next two set asides will be heard together. D1 and D2 are Plan Review Applications PR2021-019, PR2021-020. Mike Sanders, with Nampara Properties, for preliminary and final plan review for an office warehouse with the initial use being the laydown area at 4501 Douglas Avenue and 4605 Shearer Road. The Planning Commission recommended approval for both items. I’d ask staff to make some opening remarks.

ITEM NO. 1 – 21995...PR2021-019 - MIKE SANDERS WITH NAMPARA PROPERTIES, LLC

Synopsis: Preliminary and Final Plan Review for an office warehouse with the initial use being the laydown area at 4501 Douglas Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 6 to 0 to recommend approval of Plan Review PR2021-019, subject to:

- 1) The proposed office and warehouse building will require its own Final Development Plan;
- 2) Per Section 27-469(c)(2), no equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height;
- 3) Per Section 27-469(c)(3), all accessory materials and products that have been previously used, such as lumber, steel, and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
- 4) When in the course of proposed or future development it becomes necessary to maintain the slope against the south property line, a new or reinforced retaining wall will need to be constructed. If a retaining wall is necessary for the laydown area, retaining wall calculations are required to be submitted as part of this application. If the wall will be built with the building, calculations must be submitted as part of the Final Development Plan. The existing rock/shale cliff should be preserved and enhanced with landscaping to maintain separation;
- 5) Noise level will not exceed 80 decibels at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night level average to exceed 65 decibels for any residence for a sustained period;
- 6) The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including ground cover and storm water detention cannot be wholly covered with asphalt millings. The applicable paving requirements within the Zoning Code are regulated by Section 27-675. If the applicant will not or cannot comply with an allowed or alternative paving scheme as provided by the Unified Government, then the applicant must request a variance from Section 27-675; Applicant is responsible for ensuring that all contractors are issued all necessary permits from the Unified Government departments, including right-of-way and electrical permits;
- 8) If approved, the applicant will need to file and maintain a current business occupation tax application with this office;
- 9) The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including ground cover and storm water detention cannot be wholly covered with asphalt millings. Per Section 27-675(a): "All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government Engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. A less but dust-free standard of improvement may be permitted by the Unified Government Engineer for industrial storage yards used exclusively for inoperable vehicles, parts, building materials, supplies and equipment of heavy construction equipment and not for parking, loading, or maneuvering." The

accepted and approved alternative by the Planning and Urban Design and Public Works Departments is asphalt millings for storage laydown pads for the explicit placement of equipment and materials, whereas the drive aisles that lead to these pads shall be paved with either concrete or asphalt. This standard precedes the current Director of Planning and Urban Design and Public Works County Engineer dating back to the late 2000s;

- 10) Per Section 27-676(a), a parking lot with 26 to 50, the total parking spaces require at least two (2) ADA-compliant parking spaces. The current parking plan shows 43 total parking spaces, three (3) of which are ADA-compliant. Parking must comply with this plan;
- 11) ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
- 12) The Final Plan Review must include a revised parking plan that demonstrates pedestrian access, including sidewalks and walkways across the parking lot, and sidewalks along Douglas Avenue and South 45th Street for future connectivity. The applicant must state how they have or will comply with the following Circulation sections of the Commercial Development Guidelines Overlay District, as found in the Staff Comments and Suggestions section of this report: Sections 27-575(d)(4), (7)c, (8), (9), (10), and (12);
- 13) The applicant must state how they have or will comply with the following Parking sections of the Commercial Development Guidelines Overlay District, as found in the Staff Comments and Suggestions section of this report: Sections 27-575(e)(1), (2), (4), (5), (6), and (8);
- 14) If the applicant may submit revised building elevations as part of a future Preliminary and Final Plan Review. Any submitted building elevations must with the following Building Elements sections of the Commercial Development Guidelines Overlay District, as found in the Staff Comments and Suggestions section of this report: Sections 27-575(f)(1) and (5), and Section 27-576(h)(2);
- 15) Per Section 27-575(g)(3), 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 (6) 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;
- 16) The landscape plan must comply with the following requirements, as found in the Staff Comments and Suggestions section of this report: Section 27-466(g), and Sections 27-577(a)(5), (b)(2), (b)(3), (c), (d)(1), and (e);
- 17) As part of the DRC submittal for building permit for the laydown yard, a revised plan should demonstrate additional shrubbery along the east (front) boundary line, in line with or just to the west of the proposed trees, in order to soften the visible impact of the proposed building and the parking lot;
- 18) Sec. 27-700(b)(3) Districts M-1, M-2, and M-3. A buffer area shall be provided alongside and rear property lines common to or across an alley from residentially zoned property and shall consist of an area 15 feet in width improved with a six (6) foot architectural screen adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight (8) feet on center;
- 19) Per Section 27-575(c), the following standards must be met during the redevelopment of the property:
 - a. Where possible, new development should maintain the natural topography of the existing site. Extensive grading (more than 70 percent of the site) or unusual site improvements are strongly discouraged; and,

- b. Site drainage patterns shall be designed to prevent surface drainage from collecting on and/or flowing across pedestrian areas;
- 20) The applicant must undertake the following steps to mitigate the effects of site development and construction:
 - a. Rumble strips and/or other mitigation measures must be installed at all entry/exit points from the subject properties to the public right-of-way in order to keep dirt and gravel from tracking onto the road; and,
 - b. Dust produced by the earth moving must be kept down and prevented from leaving the airspace of the subject property through the deployment of misters and/or other dust mitigation devices and techniques;
- 21) Retain and preserve the existing rock/slate cliff to the west;
- 22) A building permit is required. Please contact the Building Inspection Division at (913) 573-8620 to begin that process;
- 23) Per Section 27-700(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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot-candle as measured from said property line;
- 24) All lighting, whether mounted on the building (future) or in the parking lot shall have 90-degree cutoff fixtures;
- 25) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process; and,
- 26) Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Case	
PR2021-019	
Petitioner	Address
Mike Sanders, With Nampara Properties	4501 Douglas Avenue Kansas City, Kansas 66106
Synopsis	
The applicant, Mike Sanders with Nampara Properties, LLC, is requesting a Preliminary and Final Plan Review for an office warehouse with the initial use being a laydown area on 2.13 Acres.	

and

August 26, 2021

ITEM NO. 2 – 21996... PR2021-020 - MIKE SANDERS WITH NAMPARA PROPERTIES, LLC

Synopsis: Preliminary and Final Plan Review for an office warehouse with the initial use being the laydown area at 4605 Shearer Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The Planning Commission voted 6 to 0 to recommend approval of Plan Review PR2021-020, subject to:

1. The 30,000 square foot office and warehouse building will require its own Final Development Plan;
2. The exterior portion of the building where the office is located shall comply with the Commercial Design Guidelines;
3. Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved;
4. Sec. 27-469(c)(2) No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than twenty-five (25) feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height;
5. 5. Sec. 27-469(c)(3) All accessory materials and products that have been previously used, such as lumber, steel, and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
6. The existing slope and vegetation on the western and south property lines shall be preserved and enhanced as the residences will be in plain view of the laydown yard and future building site. This tree line effectively screens the laydown area and future building site from the single-family homes to the west. The applicant has stated that the existing slope and trees along the south and west lines have been left in place above the proposed retaining walls;
7. Sec. 27-700(b)(3) A buffer area shall be provided alongside and rear property lines common to or across an alley from residentially zoned property and shall consist of an area fifteen (15) feet in width improved with a six (6) foot architectural screen (wood or metal privacy fence with masonry columns every 32 feet running) adjacent to the property line and one (1) row of shade trees not spaces more than forty (40) feet on center and one row of large shrubs spaced not more than eight feet on center. The landscaping on the south and west property line shall be enhanced to meet this code. In order to ensure that the residences are protected from having to look down on the storage yard and industrial building (future), the privacy fence with masonry columns every thirty-two

- (32) feet running shall be installed between the retaining wall and the existing vegetation (abutting the property lines) on the south and west slopes;
8. Significant landscaping shall be installed behind the residences on the western property line that currently have overgrown vegetation against the fence line;
 9. Street trees along Shearer Road shall be installed during construction of the laydown storage area;
 10. Sec. 27-469(c)(1)d. No use shall be permitted or so operated as to produce or emit: Noise greater than 80 decibels at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night level average to exceed 65 decibels for any residence for a sustained period;
 11. All lighting, whether mounted on the building or installed 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. In addition to vertical glare, lighting may not cast horizontally on adjacent properties; and,
 12. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including ground cover and storm water detention cannot be wholly covered with asphalt millings.
- Sec. 27-675(a) All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government Engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. A less but dust-free standard of improvement may be permitted by the Unified Government Engineer for industrial storage yards used exclusively for inoperable vehicles, parts, building materials, supplies and equipment of heavy construction equipment and not for parking, loading, or maneuvering.
- The accepted and approved alternative by the Planning and Urban Design and Public Works Departments is asphalt millings for storage laydown pads for the explicit placement of equipment and materials, whereas the drive aisles that lead to these pads shall be paved with either concrete or asphalt. This standard precedes the current Director of Planning and Urban Design and Public Works County Engineer dating back to the late 2000s.

Gunnar Hand, Director of Planning and Urban Design, said both of these cases are within the Industrial Park. It's the one just west of 635, between Metropolitan and Gibbs Rd., sort of. They're owned by the same property owner; being developed at the same time. Both are also proposing essentially an office warehouse, but a temporary laydown yard, outdoor storage and materials, which is allowed by right in the zone.

Staff's been working with the applicant in regard to screening of adjacent residentially zoned properties. We did, in further detail, review both cases. The 4501 Douglas Rd., staff would simply request that we add additional landscaping and screening for the residentially zoned properties across from Douglas to the north and west, and that it be built similar to and the timing similar to the other

project located at 4605 Shearer Rd.; that we do those improvements initially in the first phase, i.e for the laydown yard, not just for a future development.

We wanted to correct the 4501 Douglas Ave., to have the same sort of landscaping screening requirements as the other project. Then, for both, staff is requesting that we max out the time that we would allow for a laydown yard as the intended use is supposed to be office and warehouse. This industrial development does have sort of heightened standards associated with it that sort of does not discourage, or does not prevent, but certainly would discourage kind of a laydown operation in the long term. So we would ask the maximum of—we spoke with the applicant of 10 years be applied for a laydown yard. That should give them ample time to find a future development and developer moving forward.

There would be two additional conditions for PR2021-019. One for landscaping, one for this maximum amount of time to have the temporary laydown yard. Then the other one would just be that maximum time the PR2021-020 would have. We would request a maximum time for the laydown yard to be a 10-year period as well. With that, we'd have to take any questions regarding the cases.

Mayor Alvey said since this is my neighborhood, I'm just going to ask what we're achieving here is the folks who live on that ridge above the Industrial Park will have what is laid down and stored in that laydown yard, will be screened from view in anticipation that ultimately it would be developed as a warehouse or industrial space, correct? **Mr. Hand** said correct. **Mayor Alvey** said okay.

Mayor Alvey asked, is the applicant here.

Mike Sanders, Nampara Properties, LLC, said Mr. Mayor can you hear me. **Mayor Alvey** said I initially just want to say thank you, Mr. Hand and Mr. Toy, with the staff. They've been excellent to work with. Everything he said I think elucidates exactly where we are on this project. The highest and best use for this property clearly is as a warehouse and/or building space.

From a development side we have to be able to cash for the lot improvements and the site and pad site improvements. Ergo the 10 year timeframe. I think as everyone's familiar with, Mr. Mayor, you're familiar with the area. A significant challenge with the grade, underlying rock. It's expensive

to get those pad sites ready and so this will allow us the opportunity to improve the pad site and then ultimately bring in someone for a warehouse and/or building structure in that area.

I can tell you, it's on the market now. If we get the pad sites ready, there is a lot of interest so we don't expect to wait that 10-year stretch. But in working with our lending institution, we would need that in order to secure the financing to move the project forward. But, once again, thank you and I'll certainly answer any questions anyone has.

Mayor Alvey said sounds like you're good with this. **Mike Sanders** said yes, sir. **Mayor Alvey** asked any questions or comments from the commissioners?

Mayor Alvey said I'll now open the public hearing. Is there anyone present in opposition? **Mr. Deichler** said seeing none.

Mayor Alvey asked, is there anyone present in support? **Mr. Deichler** said seeing none, as well.

Mayor Alvey asked, have we received any written communications? **Mr. Deichler** said we have not.

Mayor Alvey said I will now close the public hearing and entertain a motion.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Philbrook to approve.**

Misty Brown, Chief Counsel, asked, if I may, may I clarify, Commissioner Markley? I believe we need to vote separately on each item here. So, are you moving for approval for PR2021-019 with the stipulations by Mr. Hand? **Commissioner Markley** said well, technically, Commissioner Burroughs, I think got in ahead of me, but I will make that motion with the stipulations from Gunnar Hand, for 2021-019. That's first on our agenda so we'll go with that one first. So that includes the two stipulations, one for the time period and one for the landscaping, right Gunnar, right? **Mr. Hand** said yes, that's correct.

Action: Commissioner Markley made a motion, seconded by Commissioner Philbrook to approve Plan Review Application 2021-019, subject to staff's stipulations and the two stipulations stated by Gunnar Hand (landscaping and 10-year maximum for temporary laydown yard).

Mr. Deichler asked, Counselor, real quick. Does that stipulation change the vote? What would be the passing vote for that? **Ms. Brown** said that we will take eight since we're changing the Planning Commission's recommendations.

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

Action: Commissioner Markley made a motion, seconded by Commissioner Philbrook to approve Plan Review Application PR2021-020, subject to the stipulations with the added stipulation for the time period as previously stated by Gunnar Hand (landscaping and 10-year maximum for temporary laydown yard). Roll call was taken and there were ten "Ayes," McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

MISCELLANEOUS - ORDINANCES

ITEM NO. 1 – 21997...AN ORDINANCE

Synopsis: An Ordinance rezoning property at 88 South 7th Street Trafficway (COZ2021-014) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-104-21**, "An ordinance rezoning property hereinafter described located at approximately 88 South 7th Street Trafficway in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District." **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there

were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 21998...AN ORDINANCE

Synopsis: An Ordinance rezoning property at 2716 and 2718 South 53rd Street (COZ2021-010) from R-1 Single Family District to RP-2 Planned Two Family District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-105-21**, “An ordinance rezoning property hereinafter described located at approximately 2716 and 2718 South 53rd Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to RP-2 Planned Two Family District.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 21999...AN ORDINANCE

Synopsis: An Ordinance rezoning property at 3860 Bell Crossing Drive (COZ2021-008) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-106-21**, “An ordinance rezoning property hereinafter described located at approximately 3860 Bell Crossing Drive in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 4 – 211000...AN ORDINANCE

Synopsis: An Ordinance vacating right-of-way at 5837 Leavenworth Road (VAC2021-005), submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-107-21**, “An ordinance vacating A tract of land being located in Section 35, Township 10, Range 24, in Kansas City, Wyandotte County, Kansas being more particularly described as follows: Commencing at the Northwest corner of Lot 18, Brenner Heights Acres, a subdivision as recorded in the Office of the Recorder, Wyandotte County, Kansas; thence South 87° 27' 06" West, a distance of 145.02 feet; thence North 01° 33' 38" West, a distance of 217.00 feet; thence South 65' 24' 05" West, a distance of 28.96 feet; thence South 01° 33' 38" East, a distance of 74.86 feet; thence along a curve to the right, tangent to the preceding course, having a radius of 700.00', an arc distance of 131.58 feet; thence North 88° 26' 22" East, a distance of 38.98 feet, returning to the Point of Beginning. Tract contains 6,167.93 sq. ft. Located at approximately 5837 Leavenworth Road, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 5 – 211001...AN ORDINANCE

Synopsis: An ordinance vacating an alley at 415 and 417 Stine Avenue (VAC2021-007), submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-108-21**, “An ordinance vacating a Tract of land being a part of a publicly dedicated alley, to be vacated, bounded on the North by the South lines of Lots 18-22; bounded on the East by the extension of the East line of Lot 22; bounded on the South by the North line of Lot 17; bounded on the West by the extension of the West line of Lot 18, all in Block 3, POTOMAC HEIGHTS, a subdivision in the City of Kansas City, Wyandotte County, Kansas, as surveyed on June 8, 2018, by Steven S. Shafer, LS-852 of BHC, and being more particularly described by metes and bounds as follows: (Note: For course orientation, the bearings in this description are based on the East Right-of-Way line of South Fifth Street, having a bearing of North 02° 12'

23" West, as determined by Global Positioning System observations, and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) BEGINNING at the Southwest corner of said Lot 18; Thence North 87° 47' 48" East, 125.00 feet, on the South Line of said Lots 18 through 22, to the Southeast corner of said Lot 22; Thence South 02° 12' 23" East, 16.00 feet, on the Southerly prolongation of the East line of said Lot 22, to the Northeast corner of said Lot 17; Thence South 87° 47' 48" West, 125.00 feet, on the North line of said Lot 17, to the Northwest corner of said Lot 17; Thence North 02° 12' 23" West, 16.00 feet, on the Northerly prolongation of the West line of said Lot 17, to the POINT OF BEGINNING, said Tract containing 2,000 square feet or 0.0459 acres. Subject to an easement to all existing utilities. Located at approximately 415 and 417 Stine Avenue, Kansas City, Kansas.”

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

ITEM NO. 6 – 211002...AN ORDINANCE

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-049) for continuation of a performance auto service shop at 1110 Merriam Lane, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-109-21**, “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, for continuation of a performance auto service shop at 1110 Merriam Lane.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 7 – 211003...AN ORDINANCE

August 26, 2021

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-054) for continuation of a Short-Term Rental/AirBnB at 3846 and 3848 North 123rd Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-110-21**, “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, for continuation of a short-term rental/Airbnb at 3846 and 3848 North 123rd Street.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 8 – 211004...AN ORDINANCE

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-039) for a Short-Term Rental/AirBnB at 4449 Rainbow Boulevard, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-111-21**, “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, for a short-term rental/Airbnb at 4449 Rainbow Boulevard.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 9 – 211005...AN ORDINANCE

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-042) to keep two (2) cows on the property at 734 South 76th Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-112-21**, “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, to keep two cows on the property at 734 South 76th Street.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 10 – 211006...AN ORDINANCE

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-053) for a Home Occupation Short-Term Rental/AirBnB at 11827 Marxen Road, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-113-21**, “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, for a home occupation short-term rental/Airbnb at 11827 Marxen Road.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook made a motion to approve to approve the ordinance.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 11 – 211007...AN ORDINANCE

Synopsis: An Ordinance authorizing a Special Use Permit (SP2021-058) for continuation of a Homestead Montessori Farm school within a residence at 3800 Weaver Court, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-114-21**, “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, for continuation of a Homestead Montessori Farm school within a residence at 3800 Weaver Court.” **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to**

approve the ordinance. Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

PLANNING AND ZONING NON-CONSENT AGENDA

No items of business

Mayor Alvey said that concludes the Planning and Zoning portion of tonight’s meeting. We’ll now move to the regular portion of our 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.

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 Ramirez made a motion, seconded by Commissioner Philbrook, to approve all items as submitted.**

Mayor Alvey asked, any discussion? Seeing none, roll call.

Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 1 – 21963... RESOLUTION: ELIGIBLE FINANCIAL INSTITUTIONS AND DESIGNATING AUTHORITY

Synopsis: A resolution designating Unified Government (UG) depositories and eligible institutions for purposes of receiving UG funds for investment and receiving requests for bids for investment of its idle funds, submitted by Rick Mikesic, Director of Revenue/County Treasurer; and Andrea Parra, Deputy County Treasurer. On August 9, 2021, the Economic Development and Finance Standing

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Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-54-21**, “A resolution establishing financial institutions and designating authority to certain Unified Government to take actions with respect to those eligible financial institutions.” **Commissioner Ramirez made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 21970...RESOLUTION: 4TH AMENDMENT TO THE DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT

Synopsis: A resolution adopting the 4th amendment to the Downtown Campus Development Agreement which better defines some requirements, reduces the square footage of the Reardon Center, prioritizes the distribution of CID proceeds, and extends the drop dead date, submitted by Katherine Carttar, Director of Economic Development. On August 9, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-55-21**, “A resolution adopting the fourth amendment to Downtown Campus Development Agreement with Lanier United, LLC.” **Commissioner Ramirez made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 21971...RESOLUTION: THE 4TH AMENDMENT TO THE KC FOODIE PARK DEVELOPMENT AGREEMENT

Synopsis: A resolution approving the 4th amendment to KC Foodie Park Development Agreement to primarily extend planning and construction deadlines, submitted by Katherine Carttar, Director of

Economic Development. On August 9, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve, and forward to full commission.

Action: **RESOLUTION NO. R-56-21**, “A resolution adopting the fourth amendment to KC Foodie Park Development Agreement with KC Foodie Park, LLC d/b/a Scavuzzo’s Food Service Company.” **Commissioner Ramirez made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 4 – MINUTES

Synopsis: Minutes from regular sessions of April 29 and July 1, 2021; and special sessions of July 15 and 29, 2021.

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

ITEM NO. 5 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated August 12 and 19, 2021.

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

PUBLIC HEARING AGENDA

No items of business

STANDING COMMITTEES' AGENDA

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ITEM NO. 1 – 211010...RESOLUTION: HISTORIC PRESERVATION FUND GRANTS

Synopsis: A resolution approving the following two project agreements with the Kansas Historical Society, State Preservation Office, relating to Historic Preservation Fund Grants, submitted by Gunnar Hand, Director of Planning and Urban Design. On May 3, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve, and forward to full commission.

- Downtown KCK Historic Commercial District in the amount of \$21,000, \$12,500 of which will be paid by the State with federal grant funds and the local match coming from both the Planning and Urban Design long-range planning budget in combination with in-kind contributions.
- Downtown KCK Historic Churches Multiple Listings Designation in the amount of \$30,000, \$18,000 of which will be paid by the State with federal grant funds and the local match coming from both the Planning and Urban Design long-range planning budget in combination with in-kind contributions.

Gunnar Hand, Director of Planning and Urban Design, said about two or three months ago, we came to you with the request to pursue two historic preservation fund grants through the State Historic Preservation Office. We have received those funds in award because the state technically recognized the State Historic Preservation Office as a municipality. It's not simply a contract that Mr. Bach can sign. We actually have to go through an inner jurisdictional agreement which requires a full board of commissioners' votes. This is to accept the two grants we have previously been awarded for both a Downtown Historic District, a Commercial District, and a Downtown Historic Churches Multiple Listings Grant, which we hope to execute over the next six to nine months.

Mayor Alvey said, Commissioner McKiernan, you chaired the committee. Any additional comments? **Commissioner McKiernan** said no, Mr. Mayor. I think the Committee was in support, certainly of the original request for the grants. I certainly will support this agreement with the state.

Mayor Alvey asked, any questions or comments from the commission?

Action: **RESOLUTION NO. R-57-21**, "A resolution approving two project agreements with the Kansas Historical Society, State Preservation Office, relating to Historic Preservation Fund Grants, Project Agreements HPF 2021-10033 and HPF 2021-

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10036.” **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ADMINISTRATOR'S AGENDA



ITEM NO. 1 – 21972...ORDINANCE/RESOLUTION: ACCEPTING AND ALLOCATING THE AMERICAN RESCUE PLAN ACT (ARPA) LOCAL FISCAL RECOVERY FUNDS

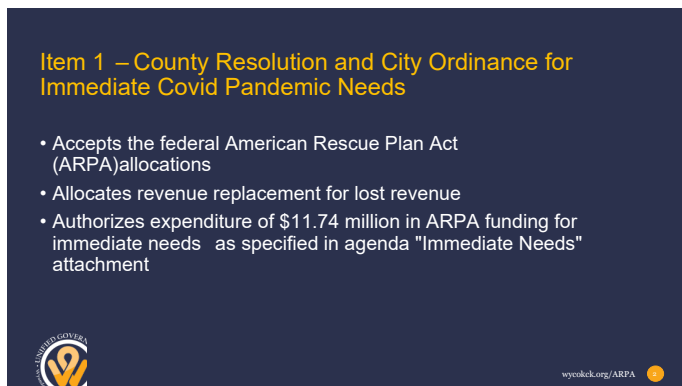
Synopsis: An ordinance and resolution accepting the federal American Rescue Plan Act allocations to the City of Kansas City, Kansas of \$55,383,872 and to the County of Wyandotte, Kansas of \$32,132,644, per the Unified Government's Grant Policy, presented by Kathleen VonAchen, Chief Financial Officer. Discussed at the August 12, 2021 Commission Special Session.

Mayor Alvey said Item No. 1 is an ordinance and a resolution accepting and allocating Rescue Plan Act Local Fiscal Recovery Funds for the City and County. As we begin this, I'll move this to Mr. Bach, but just recall, this is the immediate needs for seeking the fund. The Commission did receive communication from community members in an email today. I want to assure everyone that this is for immediate funding and that those things can be considered at a later date. So, Mr. Bach will explicate that in further detail.

Doug Bach, County Administrator, said before you this evening is something that we've had out in front of the Commission about a month and a half ago. We started to prep a couple of different areas where we felt like there was some immediate funding needs in relation to the American Rescue Plan Funding that has been allocated to the Unified Government. However, there is also the most

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significant portion of this money, which is still remaining, that the Commission will be able to continue to take public input for and work through what they believe their priorities to be.



What I'll highlight this evening is that we have a couple of different ordinances in play. Item No. 1, that's on your agenda tonight, is a county resolution and a city ordinance because we are accepting this money as a county jurisdiction and as a city. These ordinances, resolutions accepts the federal money for the American Rescue Plan, so we needed to formally take that action by the governing body to accept it from the federal government.

We also allocate revenue replacement for lost revenue. I believe Ms. VonAchen forwarded additional information to the Commission on this this week, but it's also one we've gone through, the formula, to show how we lost money in our—through 2021 into 2022, but we show in those previous years how we've lost money and how we can put that money back into this year's budget from the ARPA money.

Then it does an expenditure and authorizes expenditure of \$11.74M to go toward that category of immediate needs. It does not allocate the remaining money which will still be in place for Commission to go through and consider input from the public. As you go through the coming months you can make those decisions for that additional money. You can elect to spend or allocate some of that money in a couple of weeks. You could wait a couple of months, or you can spend a couple of years deciding how you want to spend that additional ARPA money.

This money that we've highlighted is when we've gone through the previous presentation to give you details, and I'll talk a little bit more about that tonight. So that's the first action that's on your agenda item.

Item 2 – County Resolution to Prevent Housing Insecurities

- Authorizes \$1.8 million to address and prevent housing insecurities
- Funding will be administered by local non - for -profit agency or agencies for distribution throughout Wyandotte County



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wyandotte.org/ARPA

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The second one, Item No. 2, we've had fair amount of consideration or notion made from the Commission that they would like us to authorize money to go for housing and securities in our community. This places a \$1.8M in that fund so it'll be considered separately. I'll talk more about—and we have more details on that to discuss when we get to that item, but I think this is being done at a recommended level we believe is consistent with where we issued money for this funding last year when we got into CARES Act.

Item 1: ARPA Immediate Needs



wyandotte.org/ARPA

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Scope of Report



Focus Area	Proposed Allocation
Public Health	\$5.95 M (51%)
Reduce Negative Economic Impact	\$2.38 M (20%)
Disproportionately Impacted Communities Assistance	\$1.07M (9%)
ARPA Grant Support	\$422K (4%)
Online Processing & Technology Investment	\$1.93M (16%)
Total Immediate Needs Request	\$11.74 M
	County City
	\$8.8 M \$2.94 M



IMMEDIATE NEEDS
The report outlines the multitude of proposals developed by various Unified Government departments.

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To go into more detail on Item No. 1, this is the—as I said, the money that we had presented to you before provides about \$6M for public health. It goes after negative economic impact. This proportionately impacted communities, our grant support money and then online processing and technology investments. So the total is \$8.8M that's allocated to the county from the ARP revenue and \$2.94M that's allocated from the city. As they noted, this still leaves a significant amount of money well over \$30M that's there for ARPA money to be considered in the future after we move immediate needs money and money into lost revenue for the Commission to work through and consider.

The following slides are the ones we showed you two weeks ago. I can go through those in great, in more detail and have staff explain them again, if the Commission would like. We also submitted a booklet to you, going through and really having a detailed page with each of these areas. Mayor, I will take your pleasure. If you would like us to go into detail again on this, or I can recommend approval of, or recommend that you consider this for approval tonight?

Mayor Alvey said we had the presentation two weeks ago; had it in our hands for two weeks. I've not received any more, but again, this is an opportunity to dig into a particular item.

Commissioner Bynum said the ordinance is—the first item is simply accepting the two different pots of money, correct, and not the deep dive into the immediate needs? **Mayor Alvey** said no. It is, in fact, approving what was presented two weeks ago and there was a separate move for what was asked for which was the housing and securities. **Commissioner Bynum** said okay. **Mayor Alvey** said what was presented two weeks ago is part of the resolution. **Mr. Bach** said it accomplishes all three of these things, Commissioner, that are on the screen now. **Commissioner Bynum** said I see, okay. Thank you for that clarification, I appreciate that.

Commissioner Bynum said well, the question that I have revolves, I guess, partly around this and partly around the balance of the work that we will do to allocate the remaining funds down the road. But I had asked a week or so ago if there was any way for us to have a listing of all stimulus funds that had come to the Unified Government and gone directly to specific departments, such as FEMA dollars to Emergency Management, our CARES Act money that we allocated last year. We know that CDBG received funding in a separate allocation, if you will. The reason I asked for that is because I am looking at a document that speaks to a supplemental allocation of American Rescue

Plan Funding in the amount of \$3.197M, that is to speak directly to people experiencing homelessness or at risk of homelessness. I guess what I'm trying to express is, it's hard for me to make these decisions when I don't seem to have the full picture of all the available dollars. I hope that question makes sense.

Is anyone on our meeting tonight able to speak to me and the rest of us about what we know about a HUD pass-through of Home investment partnership dollars that are speaking directly to people experiencing homelessness or at risk of homelessness, with a supplemental allocation to our city of \$3.197M? It's a really important part of this conversation which is why I had asked for the breakdown of the variety of dollars; what departments they went to or will come to and their uses.

Melissa Sieben, Assistant County Administrator, said I do have the information in front of me. I'm going to speak to what I can. Commissioner Bynum, you may have to guide me through a little more detail what you're looking for, but as far as the American Rescue Plan dollars that we've received, those were Home dollars. They're not ESG, which is Emergency Solution and they're not Community Development Block Grants. **Commissioner Bynum** said correct. Are they coming through ARPA? **Ms. Sieben** said those are ARPA Home dollars and we have had multiple meetings cancelled with HUD that are supposed to be giving us guidance. We are waiting guidance but the total amount you did speak to, the \$3.197M, is an accurate number.

Commissioner Bynum said so they are Home investment partnership program dollars. **Ms. Sieben** said correct. **Commissioner Bynum** said and the rest of that, I understand, is to help communities address homelessness. **Ms. Sieben** said correct. **Commissioner Bynum** said to the best of my ability to understand this, I'm going to guess that those dollars are going to sit in our Community Development Department. Would that be fair? **Ms. Sieben** said yes, that's where those dollars come into, is through HUD, and directly into our Community Development Program.

We also have remaining dollars from the CARES Act. Those total just over \$4M that haven't been allocated yet. About \$2.1M in CDBG dollars and another \$2.39M in Emergency Solutions. They're out there to be drawn down on the CARES because we have the guidance there. Some of that, we obviously have been working in some of those subgroups on that combined total on how we can impact homelessness and homelessness related issues. **Commissioner Bynum** said okay.

I really appreciate that. The point of all of my questions is simply this. I do not have a problem agreeing to the resolution that's in front of us, but I'm asking that we all keep in front of us

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the notion that with an injection of revenue like this that we've never seen before, we have this amazing opportunity to really take a problem that impacts every corner of this community and put in a structure that solves it with our community partners. I'm just going to stress it over and over and over again. I won't stop talking about it, but now I'm hearing not only \$3.197M, but other CARES Act money that could potentially go to the same thing. We have an opportunity to actually make a huge leap forward for many struggling residents in our community and I won't stop bringing it up, but I will support this resolution.

Commissioner Ramirez said I just want to echo the words of what Commissioner Bynum was just saying. I just have a couple of questions. More, I'd say a couple, about the \$1.8M that we are going to allocate. Is that going to be considered an immediate need or is that coming out of the remaining funds that we have from our ARPA? **Mayor Alvey** said could I ask, Commissioner Ramirez, that's a great question. Right in front of us we have Item No.1 and then the second item regarding homelessness is Item No. 2. We are doing those separately. **Commissioner Ramirez** said I apologize; I did not know we were there. **Mayor Alvey** said no problem. **Commissioner Ramirez** said I will save my question for when we get to Item No. 2.

Commissioner Philbrook said thank you, Commissioner Bynum, for bringing up the additional planning that has been talked about to create housing and wraparound services for those who are housing challenged, is what I want to call it, because some of them are on the precipice and some are already there, but to create a structure that allows us to deal with that in the future. Thank you for mentioning those funds, Commissioner Bynum. Thank you so much for that.

Mayor Alvey said, again, I'm going to ask Commission, let's deal with Item No. 1 first and come back to Item 2 after we have taken a vote on Item 1.

Commissioner Johnson said the only point I want to make, Mayor, is the excess funds and all the things that were discovered or discussed and identified by Ms. Sieben. Will there be opportunity for the community to weigh-in on those funds somehow or another? I guess my concern is that they will be allocated and the community, nor maybe even us on the Commission, will be aware of those allocations. I just want to understand the process.

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Mr. Bach said our thought was, we're trying to get the final guidelines out of the state so we can come forward to the governing body with some informed information. Previously, we'd come before the Administration and Human Services Committee. We thought we would bring that up in the next session just to begin to explain to them where we're at, showing where some of the guidelines are and then we can get some input. We could layer these on, too, in addition with the other ARPA discussions.

A little bit different in the way we look at these. Typically, our Community Development funds that are restricted to certain areas, we've taken before Administration and Human Services so that was initially where I was thinking to recommend to bring it forward but we were still looking for our guidelines before we were going to start to set it out. I think we will be bringing that up in September, I believe was our goal for that, Melissa? **Ms. Sieben** said we actually, we have two things happening right now.

First of all, we've just submitted our annual plan. The governing body approved that in the last couple of weeks. These dollars, the ARPA dollars are allocated so they're available when we get guidance to use. That's number one. Two, we are doing a five-year plan and we're going about the process of going to be hiring our consultant, putting out an RFP for that. That is a community inclusive process. Any processes that are going on now such as—I know there are a few governing body members who've been meeting with some of our continuum of CARE folks related to housing and homelessness issues. Those folks will be able to participate in that.

Ultimately, what I'm hoping is, working with the Health Department, working with Planning and Community Development, along with the governing body, that we can bring forward a plan that, as all of us are hoping, leverages everything to get the maximum bang for our buck when it comes to addressing these issues for our community. This will not happen without a community engagement. Those CARES dollars were allocated already. Some of it isn't being drawn down. We will have an opportunity, especially you, as the governing body, on any reallocation of those that would go toward the needs that have been discussed over the last couple of meetings related to homelessness.

Action: **Commissioner Johnson made a motion to approve as submitted.**

Commissioner Ramirez asked, do we have to take these individually since it's a resolution and ordinance? **Mayor Alvey** said no.

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Action: **ORDINANCE NO. O-115-21 and RESOLUTION NO. R-58-21**, “An ordinance and resolution for the acceptance of federal funds by the Unified Government of Wyandotte County/Kansas City, Kansas under the American Rescue Plan Act, and the allocation of funds for revenue replacement necessitated by COVID-19 and for other non-revenue replacement eligible uses, and for the approval of funds to be used for immediate needs to fight the spread of COVID-19.” **Commissioner Ramirez seconded the motion to approve as submitted.** Roll call was taken and there were ten “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 211011...RESOLUTION: ALLOCATING FUNDS FOR HOUSING INSECURITY AND OTHER ASSISTANCE AS PART OF THE AMERICAN RESCUE PLAN ACT, LOCAL FISCAL RECOVERY FUNDS

Synopsis: A resolution for the allocation of \$1,850,000 in Local Fiscal Recovery Funds received by Wyandotte County, Kansas, to be used to address and prevent housing insecurities and other negative economic impacts due to Covid-19 as part of the American Rescue Plan Act, presented by Kathleen VonAchen, Chief Financial Officer. In response to Commissioner discussion during the August 12, 2021 ARPA Workshop.

Doug Bach, County Administrator, said this item is laid out. It was one that was brought to our attention in the last meeting with the commissioners that we need to focus more on this, so we reached out to community partners to determine funds that they thought they really identified that they think they could use four or five million dollars in this area for temporary assistance. It could run over the next five months.

Recognizing that you all have a lot of comparison to do in looking at priorities of this versus other areas where you may want to spend the additional or allocate the additional ARPA money. We took a look at what we did last year from our CARES funding allocation. As the committee went through, they, of course, the agencies had requested more money than we allocated than last year. They came to an agreement that we would allocate \$1.8M for these emergency housing needs.

Thus, we thought this would be a good amount to come back to you all and would allow us to move forward over the next couple of months while the Commission evaluates the priority of where

you want to spend all the undesignated ARPA money at this point. This money would be put out through the oversight of the Health Department. We would have it administered by our local non-for-profit agencies who would then distribute the money out to smaller agencies as we did last year. There were 12 different non-for-profits that received it and a couple of larger agencies that over saw it from an administrative perspective and they recorded and did all the reporting back through them. We would stand for any questions the Commission may have or additional comments.

Commissioner Townsend said, thank you, Mr. Administrator, for the presentation. You answered questions that I had about who was going to administer this and how the \$1.85M as a number came forward. I understand this was based on money distributed under the CARES Act by some of our partners for this type of expenditure, so I appreciate that.

A couple of other questions. Will renters, those people who rent homes or those people who owe a mortgage, be the only ones who can apply for this assistance, or could landlords also come forward and ask that they receive help from this money? That's first question. **Mr. Bach** said, Commissioner, I believe the program, as we laid out last year, allowed for landlords to be able to help renters apply for this money so it would be available as their administer from that prospective. I would also look to Ms. VanLiew or VonAchen that might have additional information or clarification on that.

Juliann VanLiew, Director of Health Department, said the intent for the vast majority of this funding is to go to residents themselves who are struggling. We are not prohibited from allowing, in terms of the regulations we put into place for landlords or owners to access this funding as well. That's an administrative call that we could make on our end. The previous round of CARES funding was really geared toward those individuals and families in the community and not toward the landlords.

Mr. Bach said I'm going to clarify. I want to make sure I was answering—wasn't it set out so a landlord could apply on behalf of a tenant? **Ms. VanLiew** said I'm not positive about that but I do know a lot of the 12 non-profits that were administering this, do work directly with landlords. So, I think that happens in coordination with one another. That's something we could proactively include as part of this particular batch of funding if the interest is there.

Commissioner Philbrook asked, can I make a suggestion? **Commissioner Townsend** asked, can you hold that for just a minute, Commissioner, while I finish and ask a question, while I still have the floor? Thank you. I would just encourage, while we're looking at this, to be as expansive as we could. I mean the objective, of course, is to keep residents in their dwellings, but it's also to make sure that those who may hold the mortgage not be placed in a situation themselves that causes financial strain. As I look at what this is doing across the country, I've seen examples of that as well. I mean ultimately, the money needs to go to whoever the landlord is or the mortgage holder. I'm just hoping that we can locally, when we make that call, keep that in mind.

The other question I have was, can any of this money be applied to utility shutoffs? **Ms. VanLiew** said absolutely. This really is designed to be an emergency pot of money that is for all wraparound services related to housing. We're getting the question a lot of, isn't KERA taking care of these needs that people have. Well, KERA has very strict stipulations around it. It can't be used to pay mortgages; it can't be paid to pay moving costs or emergency hotel stays if people just need somewhere for a couple of days to go.

This pot, this \$1.8M, the way we're designing it is to be incredibly unrestrictive. It will be allocated to the 12 agencies likely that we used for the CARES funding, although that's also a point of debate and allowing them to use really a broad discretion in terms of what constitutes an immediate housing emergency or crisis for a resident, which, of course, would include utilities as well. **Commissioner Townsend** said, again, a broad construct of what it means for housing, and I am supportive of that.

For clarification also. This \$1.85M, this is in addition to those or part of the monies that we just approved in the proceeding ordinance. **Ms. VanLiew** said that is correct. There's a few real small pieces of money in the immediate needs that were just shy of \$12M that you just voted on. Those are funds really devoted to ensuring staff time at some local agencies to support administering this cash assistance. This \$1.85M is completely separate from what you just voted on. **Commissioner Townsend** said okay.

I appreciate staff and administration going back and looking at that in regard to a request that I know I made and some of the other commissioners about meeting such a basic and an immediate need. This is truly a situation and could prevent citizens from going into that homelessness void we just talked about. So I am very supportive of this and would move to approve, so I'll get that in now.

Action: **Commissioner Townsend made a motion to approve.**

Commissioner Ramirez said my first question is more of a clarification from what Commissioner Townsend's previous and last question. I know that part of the reasoning that we have this \$1.8M is because of not providing enough for a nonprofit and part of that immediate needs was that \$500,000 that we had just approved. Is that coming off of what you were saying, Juliann? Is that going to be more of administrative cost or is that in addition to this \$1.8M? **Ms. VanLiew** said that's in addition to this \$1.8M. The way I'm approaching that other \$500,000 and, of course, this is at the purview of Commission as well, is if there's a lot of other immediate and emergency needs that fall outside the housing round. There are food related needs, there are medical bill related needs, there are legal costs needs, and so the idea was that the other half million could be for other nonprofits who aren't working specifically on housing but are still meeting emergency needs. **Commissioner Ramirez** said okay, great, and thank you for that clarification.

I wanted to make sure that—because I know I had some members ask, community members ask me if that was in addition to or separate. So thank you for the clarification of that. I guess from what I'm hearing, my first original question that I had asked, if this \$1.8M is from immediate needs pot or is it from the remaining ARPA funds pot? **Ms. VanLiew** said it's from the remaining ARPA funds pot. **Commissioner Ramirez** said okay, great. Thank you, and I'm in complete support of this. It's, again, like I said last time, it's a first step. It's a good step forward. We have a lot of money remaining so that gives us a lot of room to make real change in our community. Again, I just want to second and thank Commissioner Bynum for her words and comments.

Commissioner Burroughs said, Juliann, the question I would have is somewhat in reference to what Commissioner Ramirez asked. The administration of those dollars by those agencies, is there a set cost for the administration? **Ms. VanLiew** said I think for the CARES fund, we did allow for up to, I believe, and I have to verify, but up to a 10% administrative kind of fee, if you will, for them to help administer. They can also—part of what worked really well for the CARES funding is that these organizations, those 10 to 12, had to submit an application to United Way that they vetted to make sure that they had capacity to actually administer these dollars. In those applications to United Way, they could also request a small portion of that funding go to, say, you know I need to allocate \$75,000 for a full-time staff member to actually work this program for the next year or something like that.

There is allowance for some overhead but there's also allowance for actually supporting staff time because so much of what we are hearing from staff is that folks can't access KERA because that need administrative support to do so, and our nonprofits are overwhelmed because they don't have enough staff that could supply that support. The intent is that the \$1.85M includes finances for those organizations to provide that administrative support. **Commissioner Burroughs** said great, thank you.

I think it's very important that these agencies understand that we need to get these dollars out. It's one thing for them to have them and sit on them or work through the process slowly because they don't have the ability to get those out, so that was my concern. I really appreciate that comment and I encourage our agencies that are fortunate enough to receive these dollars, get them out to the community. Get them to those that are in need so that we can see the return on that investment. Thank you, Juliann. **Ms. VanLiew** said absolutely. That's why I'm advocating to use the same method as we used for CARES because all these mechanisms are set up. All these agencies are in the United Way system to receive money from them. So really, if passed tonight, this money could be on the ground within the next couple of weeks if we did our part at the UG to get it into the hands of United Way quickly.

Commissioner Philbrook said thank you, Juliann, for saying what you did about using the past structure that we did with the CARES committee. I know that they're just anxiously waiting for that money and as soon as we can get it to United Way, then United Way will get it dispersed to the—through the appropriate mechanisms because all of these are still in place and some of the agencies have not let their folks go because they know that they were going to have to work somehow to take care of the community. I want to thank everybody for helping get this done. I want to thank Doug Bach, especially. Thank you so much, Doug, for coming forward and understanding that this is an emergency and it's not something we can put off for several months because these folks, some of these folks are already in the streets. Thank you so much for understanding my emotion from that last meeting. It's still there but I want to thank everybody.

Commissioner Bynum said can I just clarify. Are we suggesting that the entirety of the \$1.85M would go to the United Way for administration, if you will, a disbursement I guess? **Ms. VanLiew** said that's the recommendation that I'm bringing forward. You're certainly welcome to throw out

other ideas and if there are other agencies. Really, truly, the administrative burden of this is pretty great. I think if worked—if time is really of the essence and is one of our primary motivators here, I would advocate for sending it all that way just because they can get out a lot quicker. **Commissioner Bynum** said I wouldn't disagree beyond just making sure that we have relationships in place, if you will, between our United Way and the agencies that are, indeed, the boots on the ground. I know that several do. As long as we can confirm that our boots on the ground folks can access the funding through that, I'm fine. **Ms. VanLiew** said absolutely. I share your concern.

The agencies we went through last time are the agencies that have proven their commitment to Wyandotte County for decades. They're your Avenue of Life, your Catholic Charities, your Friends of Yates, your Mount Carmel Redevelopment, all of those standard organizations that have stayed in Wyandotte and seen a lot of our population through. So, we really are relying on those tried and trusted organizations that know our community best. **Commissioner Bynum** said okay, great. Thank you so much.

Action: **RESOLUTION NO. R-59-21**, "A resolution for the allocation and approval of local fiscal recovery funds to be used for addressing and preventing housing insecurities and other negative economic impacts due to COVID-19 as part of the American Rescue Plan Act." **Commissioner Burroughs seconded the motion to adopt the resolution.** Roll call was taken and there were nine "Ayes," McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend. (Commissioner Kane encountered technical difficulties, therefore, unable to vote.)

COMMISSIONERS' AGENDA

No items of business

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

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

August 26, 2021

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 will be voted on by one vote.

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

ITEM NO. 1 – 21967... LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager. On August 9, 2021 the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

A. New Construction - Single Family Homes - 17 Total

1. Senitria Monk – 15 homes
 - i. 1901 N. Hallock St. - 140514
 - ii. 1928 N. Hallock St. - 140532
 - iii. 1930 N. Hallock St. - 140531
 - iv. 1913 N. Hallock St. - 140518
 - v. 1902 N. Hallock St. - 140543
 - vi. 1925 N. Hallock St. - 140524
 - vii. 1920 N. Hallock St. - 140535
 - viii. 512 Parallel Pkwy. - 140501
 - ix. 1910 N. Hallock St. - 140539
 - x. 1923 N. Hallock St. - 140523
 - xi. 1917 N. Hallock St. - 140520
 - xii. 1914 N. Hallock St. - 140537
 - xiii. 1900 N. Hallock St. - 140544
 - xiv. 1919 N. Hallock St. - 140521
 - xv. 1932 N. Hallock St. - 140530
 - xvi. 1907 N. Hallock St. - 140516
 - xvii. 1909 N. Hallock St. - 140517
 - xviii. 1906 N. Hallock St. - 140541
 - xix. 1904 N. Hallock St. - 140542
 - xx. 1926 N. Hallock St. - 140533
 - xxi. 1908 N. Hallock St. - 140540
 - xxii. 1903 N. Hallock St. – 140515
 - xxiii. 1924 N. Hallock St. – 140534

August 26, 2021

2. Rick Worner – 2 homes

Requesting 6 lots for 2 homes. This is to give flexibility if some of the lots are unbuildable the developer will build on the next buildable lot. The Land Bank proposes an option on all 6 but will only deed 2 parcels for the new homes.

- i. 1950 N. Valley St. - 213721
- ii. 1948 N. Valley St. - 213720
- iii. 1944 N. Valley St. - 213719
- iv. 1942 N. Valley St. - 213718
- v. 1936 N. Valley St. – 098900
- vi. 1934 N. Valley St. – 098901

B. New Construction – Eddie Guinn - (Single Family Homes – 8, Townhomes – 25, Commercial – 3)

1. Single family homes – 8

- i. 1342 Lafayette Ave. - 157803
- ii. 1338 Lafayette Ave. - 157806
- iii. 1340 Lafayette Ave. - 157802
- iv. 1336 Lafayette Ave. - 157807
- v. 1326 Lafayette Ave. - 157811
- vi. 1322 Lafayette Ave. - 157812
- vii. 1314 Lafayette Ave. - 157814
- viii. 1320 Lafayette Ave. - 157813

2. Townhomes -25, Commercial -3

The 3 commercial buildings are for healthcare, a bank, and office/community space.

- i. 1514 Stewart Ave. - 158023
- ii. 1522 Stewart Ave. - 158027
- iii. 1406 Stewart Ave. - 158015
- iv. 1610 Stewart Ave. - 158120
- v. 1306 Stewart Ave. - 158003
- vi. 1302 Stewart Ave. - 158001
- vii. 1404 Stewart Ave. - 158014
- viii. 1300 Stewart Ave. - 907204
- ix. 1502 Stewart Ave. - 158021
- x. 1414 Stewart Ave. - 158019
- xi. 1500 Stewart Ave. - 158020
- xii. 1412 Stewart Ave. - 158018
- xiii. 1408 Stewart Ave. - 158016
- xiv. 1312 Stewart Ave. - 158006
- xv. 1322 Stewart Ave. - 158010
- xvi. 1516 Stewart Ave. - 158024
- xvii. 1304 Stewart Ave. - 158002
- xviii. 1508 Stewart Ave. - 158022
- xix. 1410 Stewart Ave. - 158017
- xx. 1310 Stewart Ave. - 158005
- xxi. 1326 Stewart Ave. - 158012
- xxii. 1318 Stewart Ave. - 158008
- xxiii. 1520 Stewart Ave. - 158026

- xxiv. 1324 Stewart Ave. - 158011
- xxv. 1308 Stewart Ave. - 158004
- xxvi. 1314 Stewart Ave. – 158007

C. New Construction – Multi Family Homes – 12 Units

- 1. Ervinco LLC – 2 Duplexes
 - i. 7548 Lathrop Ave. - 215804
 - ii. 700 N. 75th St. - 928942
- 2. Bart Maffry 8 Unit Row Houses
 - i. 824 Freeman Ave. – 082345
 - ii. 826 Freeman Ave. - 082344
 - iii. 830 Freeman Ave. - 082343
 - iv. 832 Freeman Ave. - 082342
 - v. 834 Freeman Ave. - 082341
 - vi. 838 Freeman Ave. - 082374
 - vii. 840 Freeman Ave. – 082340

D. New Construction - Commercial – 2

- 1. Kenthedo Robinson – Community Theater
 - i. 1342 Lafayette Ave – 157803
 - ii. 1945 N. 7th St. – 095142
 - iii. 1943 N. 7th St. – 095143
 - iv. 1941 N. 7th St. – 095145
 - v. 1941 R N. 7th St. – 095144
 - vi. 651 Troup Ave. – 095299
 - vii. 649 Troup Ave. - 095141
- 2. Mike Payne – Neighborhood Convenience Retail Center – 3 Storefronts
 - i. 1135 Quindaro Blvd. – 106315
 - ii. 1137 Quindaro Blvd. – 906609
 - iii. 1139 Quindaro Blvd. – 906610

E. New Construction – Garage – 1

- 1. Jesus Leyva
 - i. 919 Cleveland Ave. – 157928

Staff Advisory Board – the home already has 2 lots and can build garage on the current property.

On August 9, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

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

August 26, 2021

ITEM NO. 2 – 21968...LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Interim Land Bank Manager. On August 9, 2021 the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees

A. Yard Extensions 1 Total

Megan Summers

o 26 S. Minnie St. - 139828

Unbuildable lot

B. Property Transfers 1 Total

Turtle Hill

o 1308 N. 6th St. – 081966

Unbuildable lot

Expanding current park

On August 9, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

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

PUBLIC ANNOUNCEMENTS

MAYOR ALVEY

ADJOURNED THE MEETING AT 8:01 P.M.

August 26, 2021

Brett A. Deichler, PMP | CPM
Unified Government Clerk

mbb

August 26, 2021