

**AGENDA UPDATE
JANUARY 6, 2022 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

FULL COMMISSION

You are invited to a Zoom webinar.

When: Jan 6, 2022 07:00 PM Central Time (US and Canada)

Topic: Full Commission Meeting (P/Z)

We invite you to view the meeting in person in the lobby area of City Hall, 701 N. 7th Street, Kansas City, Kansas or virtually via a Zoom webinar.

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

Please click this URL to join.

<https://us02web.zoom.us/j/86381458884?pwd=cHc5ZWtWWEVhZ3cxUGpkbWZhTmwzQT09>

Passcode: 147566

Description: The Board of Commission has policy-making authority over the County of Wyandotte County and Kansas City, KS. The Commission sets county policies, adopts ordinances, appropriates funds, approves land re-zonings and special exceptions to the zoning ordinance, and carries out other responsibilities set forth by the State Code.

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Webinar ID: 863 8145 8884

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JANUARY 6, 2022 AGENDA**

1. BLUE SHEET REVISIONS

IX. MAYOR'S AGENDA- NEW ITEM NO. 1

PROCLAMATION: DR. VERNARD JOHNSON DAY

Synopsis: Proclamation recognizing Dr. Vernard Johnson for 16 years of faithfulness and outstanding leadership in the community as well as his worldwide influence as a preacher of the gospel and renowned musician.

Tracking #: 211230

2. **IX. MAYOR'S AGENDA NEW ITEM NO. 2**

RECOGNITION: PANDARAMA PRE-SCHOOL STREET

Synopsis: On Saturday, December 18th, 2021, Nebraska Avenue between 7th and 8th streets was renamed Pandarama Lane to celebrate the legacy and positive impact of Pandarama Pre-Schools Inc. For over 25 years, the Pandarama Pre-School has served the Kansas City community exemplifying quality childcare and providing preschool-aged children with the level of education they deserve. Pandarama Pre-School Thank you to the Harper and Sipple families for your continued dedication to the children of Wyandotte County, submitted by Mayor Garner.

Tracking #: 211231

3. **IX. MAYOR'S AGENDA - REVISED ITEM NO. 3**

RESOLUTION: APPOINTING INTERIM COUNTY ADMINISTRATOR

Synopsis: A resolution appointing Cheryl Harrison-Lee Interim County Administrator, submitted by Misty Brown, Chief Counsel.

Tracking #: 211232

4. **XIII. ADMINISTRATOR'S AGENDA**

REMOVE ITEM NO. 2- ORDINANCES: STORMWATER AND POTENTIAL RATE STRUCTURES AT REQUEST OF MAYOR GARNER.

VI. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

VI. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)

VII. PLANNING AND ZONING CONSENT AGENDA

Item No. 1. - RESOLUTION: EXTENSION OF MORATORIUM ON ENFORCEMENT OF MURALS WITHIN RESIDENTIAL ZONING DISTRICTS

Synopsis:

A request for consideration of extending the moratorium on enforcement of pre-existing murals prohibited within certain zoning districts, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The moratorium shall apply to the following districts and their planned equivalents: A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, R-M, TND T-1, TND T-2, TND T-3, and TND T-4.

*On December 6, 2021, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 211197

Item No. 2. - RESOLUTION: EXTENDING CERTAIN SECTIONS OF THE CODE OF ORDINANCES IN CONJUNCTION WITH COVID-19

Synopsis: Consideration of extending the suspension of certain sections of Chapter 27, Planning and Zoning, and Chapter 32 of the Code of Ordinances, in conjunction with the COVID-19 emergency ordinances passed by the Unified Government Board of Commissioners, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

*On December 6, 2021, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 211198

A. CHANGE OF ZONE APPLICATIONS

1. COZ2021-004 - MARK CROSS WITH CROSSROAD TRUCKING, LLC

Synopsis: Change of Zone from R-1 Single Family and CP-O Planned Non-Retail Business Districts to CP-1 Planned Limited Business District for a single-family residence and accessory structures at 7331 Holliday Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211274

2. **COZ2021-029 - WESTON SPARKS WITH RIDE 4 EVER SKATE PARK**

Synopsis: Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District to convert a warehouse to a skate park/skate school at 230 South 65th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211277

3. **COZ2021-037 - ERIC FLETCHER**

Synopsis: Change of Zone from R-1 Single Family District to R-3 Townhouse District to bring the existing non-conforming triplex into compliance at 4461 Eaton Street., submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL TO RP-3 PLANNED TOWNHOUSE DISTRICT)**

Tracking #: 211276

4. **COZ2021-039 - JOE PRENGER WITH A & J FREEDOM PROPERTIES LLC**

Synopsis: Change of Zone from R-1(B) Single Family District to TND Traditional Neighborhood Design District for an existing non-conforming three (3) unit residential building at 3159 Orville Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211281

5. **COZ2021-040 - LORENZO GARCIA**

Synopsis: Change of Zone from R-1(B) Single Family District to A-G Agriculture District for agricultural uses at 3740 North 35th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211283

6. **COZ2021-041 - JON SIMPSON WITH BHC RHODES**

Synopsis: Change of Zone from R-1(B) Single Family District to CP-O Planned Non-Retail Business District to split office from cemetery property at 1150 North 38th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211284

7. **COZ2021-043 - SHERRIE GAYED WITH FRIENDSHIP INN**

Synopsis: Change of Zone from R-1 Single Family District to R-3 Townhouse District for a 17-unit building for Friendship Inn for family members/guests of patients at The University of Kansas Health Systems at 4403 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211288

8. **COZ2021-045 - GILBERTO GONZALEZ GUERRERO**

Synopsis: Change of Zone from C-1 Limited Business District to C-3 Commercial District to accommodate a used car dealership with light repair and maintenance at 7512 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL TO CP-3 PLANNED COMMERCIAL DISTRICT)**

Tracking #: 211291

9. **COZ2021-046 - MATT ALTRICH WITH JOCO CAPITAL ONE, LLC**

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for two (2) living units at 4108 Adams Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211293

10. **COZ2021-049 - TERESA CHRISTOPHER**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 2000 South 49th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211296

11. **COZ2021-052 - COLE ANDERSON WITH BETTIS ASPHALT & CONSTRUCTION, INC.**

Synopsis: Change of Zone (previously approved to MP-3) to revise the hours of operation condition of approval of COZ2021-018 at 1625 South 86th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211297

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-059 - MORTEZA GURABI**

Synopsis: Special Use Permit to keep approximately 50 chickens at 4621 Swartz Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 20 CHICKENS FOR 2 YEARS)**

Tracking #: 211298

2. **SP2021-071 - JESSICA BETTS**

Synopsis: Special Use Permit for a Short-Term Rental at 749 Locust Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 1 YEAR)

Tracking #: 211299

3. **SP2021-073 - DANIEL CASTILLO WITH MANOR RECORDS**

Synopsis: Special Use Permit for a drinking establishment with live entertainment in a record store (Manor records) at 401 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR**

APPROVAL FOR 2 YEARS)

Tracking #: 211300

4. **SP2021-074 - SHERRIE GAYED WITH FRIENDSHIP INN**

Synopsis: Special Use Permit for a 17-unit building for Friendship Inn for family members/guests of patients at The University of Kansas Health Systems at 4403 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211290

5. **SP2021-075 - PEARL A. KING**

Synopsis: Renewal of a Special Use Permit (SP-2019-74 – expired 9/26/2021) for a restaurant/drinking establishment with live entertainment at 812 South 12th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 211301

6. **SP2021-076 - MATT ALTRICH WITH JOCO CAPITAL ONE, LLC**

Synopsis: Special Use Permit for a Short-Term Rental at 4108 Adams Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 1 YEAR)

Tracking #: 211294

7. **SP2021-079 - GILBERTO GONZALEZ GUERRERO**

Synopsis: Special Use Permit to accommodate a used car dealership with light repair and maintenance at 7512 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211292

8. **SP2021-082 - KEVIN BENTLEY WITH CATHOLIC CHARITIES OF NORTHEAST KANSAS**

Synopsis: Special Use Permit for a group home program with gardens/greenhouse for training (Shalom House) and office/gardening space for New Roots program at 2601 Ridge Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211302

C. VACATION APPLICATION

1. **VAC2021-010 - AMY STROTHER**

Synopsis: Vacation of right-of-way at 4600 Parkview Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211303

D. PLAN REVIEW APPLICATION

1. **PR2021-035 - BRANDON SISK WITH UG (BPU)**

Synopsis: Preliminary and Final Plan Review for BPU Water Argentine reservoir reconstruction at 1801 South 14th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211304

E. MASTER PLAN AMENDMENTS

1. **MPL2021-017 - MARK CROSS WITH CROSSROAD TRUCKING, LLC**

Synopsis: Master Plan Amendment from Low Density Residential to Neighborhood Commercial (City-Wide Master Plan) at 7331 Holliday Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211278

2. **MPL2021-018 - WESTON SPARKS WITH RIDE 4 EVER SKATE PARK**

Synopsis: Master Plan Amendment from Low Density Residential to Community Commercial (City-Wide Master Plan) at 230 South 65th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211279

3. **MPL2021-021 - ERIC FLETCHER**

Synopsis: Master Plan Amendment from Single Family Residential to General Urban (Rosedale Area Master Plan) at 4461 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211280

4. **MPL2021-023 - SHERRIE GAYED WITH FRIENDSHIP INN**

Synopsis: Master Plan Amendment from Urban Mixed Use to General Urban (Rosedale Master Plan) at 4403 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211289

5. **MPL2021-027 - MATT ALTRICH WITH JOCO CAPITAL ONE, LLC**

Synopsis: Master Plan Amendment from Single Family to General Urban (Rosedale Area Master Plan) at 4108 Adams Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211295

6. **MPL2021-029 - JON SIMPSON WITH BHC RHODES**

Synopsis: Master Plan Amendment from Public/Semi-Public to Community Commercial at 1150 North 38th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211286

7. **MPL2021-030 - JOHN PRENGER WITH A&J FREEDOM PROPERTIES**

Synopsis: Master Plan Amendment from Urban Density to Mixed Use (Central Area Master Plan) at 3159 Orville Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211282

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

1. **AN ORDINANCE** rezoning property at 3600 Rainbow Boulevard (COZ2021-033) from RP-5 Planned Apartment District to RP-6 Planned High-Rise Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
2. **AN ORDINANCE** rezoning property at 2211 North 13th Street (COZ2021-036), from C-O Nonretail Business District to RP-2 Planned Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

3. **AN ORDINANCE** authorizing a Special Use Permit for liquor sales in conjunction with a convenience store/gas station (SP2021-034) at 8537 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
4. **AN ORDINANCE** authorizing a Special Use Permit for continuation of a dog day care (SP2021-068) at 221 South 22nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JANUARY 6, 2022

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

IX. MAYOR'S AGENDA

1. **RESOLUTION: APPOINTING INTERIM COUNTY ADMINISTRATOR (REVISED PER BLUE SHEET)**

Synopsis: A resolution appointing an Interim County Administrator, submitted by Misty Brown, Chief Counsel.

Tracking #: 211228

X. REGULAR CONSENT AGENDA

1. **NOMINATION: BOARDS AND COMMISSIONS**

Synopsis: Lynn Melton for the Law Enforcement Advisory Board, 1/6/2021 - 12/11/2023, submitted by Commissioner Burroughs

Tracking #: 211311

2. **MINUTES**

Synopsis: Minutes from regular session of September 30, 2021.

Tracking #: MINUTES

3. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated December 10 and 16, 2021.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. APPROVAL: 2022 UNIFIED GOVERNMENT LEGISLATIVE AGENDA

Synopsis: Proposed Unified Government Legislative Agenda for the 2022 State Legislative Session., submitted by Melissa Sieben, Assistant County Administrator.

Tracking #: 211314

2. ORDINANCES: STORMWATER AND POTENTIAL RATE STRUCTURES (REMOVED AT REQUEST OF MAYOR GARNER)

Synopsis: Presentation on two options for stormwater and potential rate structures, submitted by Jeff Fisher, Executive Director of Public Works; and David Reno, Public Works Community Engagement Officer. Two structures have been advanced from Commission direction at the November 18, 2021 special session.

- Tiered rate structure
- Individually calculated rate structure

This item was previously heard at the 12/2/21 Planning & Zoning and Full Commission Meeting and was held over.

Tracking #: 211227

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN