

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT  
STANDING COMMITTEE MINUTES  
Monday, March 29, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 29, 2021, at 5:01 p.m., remotely via Zoom and on-site. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson (5:03 p.m.), and Walters. The following officials were also in attendance: Melissa Sieben, Emerick Cross and Alan Howze, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; Misty Brown, Chief Counsel; Wendy Green, Assistant Counsel; Katherine Carttar, Director of Economic Development; Alley Porter, Commission Liaison; Jud Knapp, Interim Land Bank Manager; Carol Godsil, Deputy Clerk; and Tifani Portley Lott, UG Clerk's Office.

**Chairman McKiernan** said before I call this meeting to order, I want to announce that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as being on-site. All participants joining by phone or by computer are asked to mute their devices when not speaking to avoid background noise. During the meeting, we ask that you please announce yourself by name and by title every time you speak so that the public who 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, in-person public comment has been suspended unless otherwise required by law; however, 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.

**Chairman McKiernan** called the meeting to order. Roll call was taken and all members were present as shown above.

**Chairman McKiernan** said our first item of business, well, is revisions to tonight's agenda and there were none after the agenda was originally published, so we can then move on to approval of standing committee minutes. We have three sets of minutes that are before us tonight, one from

September 28, 2020, that we asked for some revisions on. Another set from January 4, 2021, and a third set from February 1, 2021. I'll ask Commissioner Townsend, if you have had an opportunity to look through those from September, because you had a couple of things you wanted us to clarify. Commissioner Townsend, if you are talking, you are still muted, and we cannot hear you.

**Commissioner Townsend** said thank you, Mr. Chairman. Good evening. Technical difficulties as they say. I did have the opportunity to review, courtesy of our Clerk's Office, the revisions made to the September 28, 2020, minutes and I'm in full agreement with the corrections made, therefore I would move for approval. Thanks, again, to our outstanding Clerk's Office. I always appreciate their work.

**Chairman McKiernan** said thank you so much, Commissioner. I guess I'll ask Legal, is it okay if we take all three sets of minutes with the same motion in the same vote. **Wendy Green, Assistant Counsel**, said yes, I think that's perfectly fine. **Chairman McKiernan** said all right. We have a motion for approving September 28<sup>th</sup>. Commissioner Townsend, would you like to also include January 4<sup>th</sup> and February 1<sup>st</sup>? **Commissioner Townsend** said I would, Mr. Chairman, so I modify my previous motion to include approval of the minutes, not only as revised September 28, 2020, but also those minutes for January 4<sup>th</sup> and February 1, 2021.

**Action:** **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the minutes from September 28, 2020 (Revised), January 4, and February 1, 2021.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Committee Agenda:

#### **ITEM NO. 1 – 21727...LAND BANK OPTION APPLICATIONS**

**Synopsis:** Request consideration of the following Land Bank applications, submitted by Jud Knapp, Interim Land Bank Manager.

**Chairman McKiernan** said thank you so much, Committee. That takes us to the Committee Agenda. We have two main items on our community agenda. The first of which are Land Bank options or property options presented by the Land Bank. Committee, I'm going to ask for your guidance on this. It seems to me that we have—if you look on the item, there's one, two, there's

four different main headings, each of which having one or more properties under it. It seems to me that a way to keep this cohesive would be to consider each of the headings, the general categories of properties, and then all the individual lots and addresses underneath that. So, does that seem to make sense that we take these in batches, based on—I see a thumbs up. So, beautiful. Let's go ahead and do that and then I'm going to turn this over to Mr. Jud Knapp. So, what we'll do is we'll consider the heading that is new construction, 26, single family homes.

## 26 Single Family Homes

### CHWC - Rivers Edge East Subdivision

- Phase 1 - 6 Homes - 2021
  - 3036 N. Getty St. – 293023
  - 3030 N. Getty St. – 293024
  - 3022 N. Getty St. – 293025
  - 3016 N. Getty St. – 293026
  - 1726 Roswell Ave. – 293027
  - 2940 N. Getty St. - 293000
- Phase 2 - 6 Homes - 2022
  - 2938 N. Getty St. – 293001
  - 2938 N. Getty St. - 293002
  - 2938 N. Getty St. - 293004
  - 2938 N. Getty St. - 293006
  - 2938 N. Getty St. - 293011
  - 2938 N. Getty St. - 293012
- Phase 3 - 6 Homes - 2023
  - 3027 N. Getty St. - 293014
  - 3021 N. Getty St. - 293013
  - 3033 N. Getty St. - 293015
  - 3039 N. Getty St. - 293016
  - 3045 N. Getty St. – 293017
  - 3031 N. 18th St. - 293030



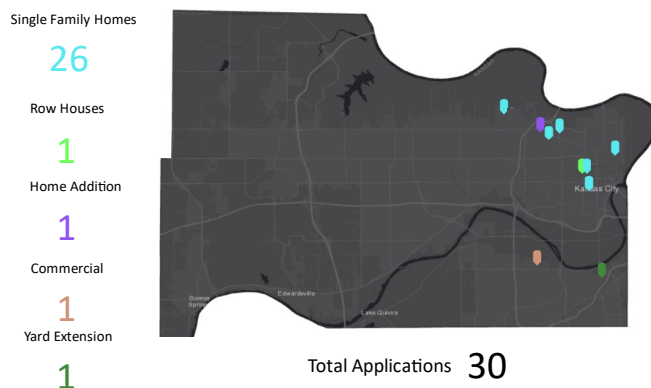
**Neighborhood &  
Community Development  
Standing Committee**

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**Jud Knapp, Interim Land Bank Manager**, said thank you, Commissioner. All right, but first before we go into that agenda item, I just want to say that since our last meeting, we've met with Commissioners and Advisory Board members and we've implemented some changes to the Land Bank process. The first change is we give extra time to our Advisory Board members to review the same PowerPoint that we'll look at tonight. This will add an extra week to our process, but that will take the total process time to a month and a half to two months, depending on when the commission meeting is.

The second change we made is giving notice to neighborhood groups. I send this PowerPoint to the areas that have like applications. So, I send them this PowerPoint, and I include the information of this public meeting also in that email. I plan on providing any comments I receive from the neighborhood groups in this meeting also.

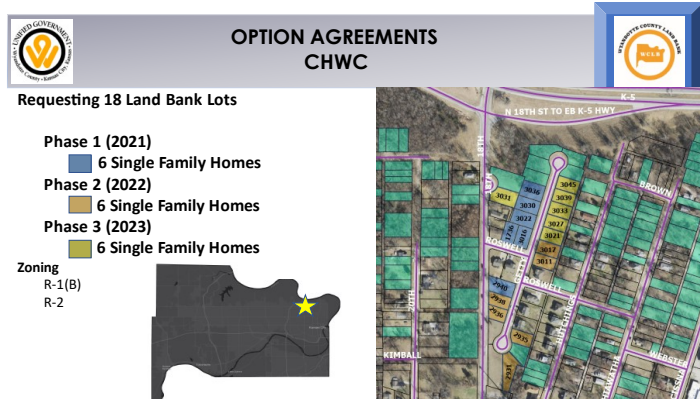


So, for today, we have 26 single family homes, one row house, one home addition, one commercial and one yard extension for a total of 30 applications.



**Option Agreements**

**March 29, 2021**



Our first one is from CHWC requesting 18 Land Bank lots. They plan on building these 18 new homes in three phases, spanning three years. So, we're going to put, if approved, we'll put a hold on all 18 Land Bank lots, and then they have to complete construction on the first phase, so build the first 6 homes. If completed during the first year, we will keep the hold for the remaining 12 properties to stay in place. Then Phase 2 will enter the option and they'll have a year, and then holding the remaining 6 properties on a hold. When they finish Phase 2, when they completely build it out, we will give them the option for Phase 3.



This is kind of the plan that CHWC provided us, of which house will be built on which lot.

**March 29, 2021**

Future Construction Pipeline

| Address     | 3036 N GETTY ST  | 3030 N GETTY ST | 3022 N GETTY ST  | 3016 N GETTY ST | 1726 ROSWELL AVE | 2940 N GETTY ST |
|-------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|
| Lot         | 24               | 25              | 26               | 27              | 28               | 1               |
| Parcel      | 293023           | 293024          | 293025           | 293026          | 293027           | 293000          |
| Plan #      | 842              | 813             | 842              | 813             | 1303             | 640             |
| Plan Name   | Meadowlark Ranch | Delirvan        | Meadowlark Ranch | Laurel          | Cheyenne         | Seneca          |
| Type        | Ranch            | Ranch           | Ranch            | 2 Story         | 2 Story          | Bungalow        |
| Square Feet | 1471             | 1510            | 1471             | 1547            | 1440             | 1366            |
| Bedrooms    | 3                | 2               | 3                | 3               | 3                | 3               |
| Bathrooms   | 2                | 2               | 2                | 2.5             | 2.5              | 2               |

| Address     | 3036 N GETTY ST    | 3030 N GETTY ST    | 3022 N GETTY ST    | 3016 N GETTY ST | 3011 N GETTY ST | 293012   |
|-------------|--------------------|--------------------|--------------------|-----------------|-----------------|----------|
| Lot         | 2                  | 3                  | 5                  | 7               | 12              | 13       |
| Parcel      | 293001             | 293002             | 293004             | 293006          | 293011          | 293012   |
| Plan #      | 560                | 560                | 560                | 519             | 519             | 640      |
| Plan Name   | Pawnee Split (new) | Pawnee Split (new) | Pawnee Split (new) | Charlotte       | Charlotte       | Seneca   |
| Type        | Split Level        | Split Level        | Split Level        | 2 Story         | 2 Story         | Bungalow |
| Square Feet | 1618               | 1618               | 1618               | 1510            | 1510            | 1366     |
| Bedrooms    | 3                  | 3                  | 3                  | 3               | 3               | 3        |
| Bathrooms   | 2                  | 2                  | 2                  | 2.5             | 2.5             | 2        |

| Address     | 3032 N GETTY ST    | 3027 N GETTY ST    | 3023 N GETTY ST | 3018 N GETTY ST | 2940 N GETTY ST | 3011 N GETTY ST  |
|-------------|--------------------|--------------------|-----------------|-----------------|-----------------|------------------|
| Lot         | 15                 | 16                 | 18              | 19              | 20              | 31               |
| Parcel      | 293014             | 293015             | 293016          | 293017          | 293018          | 293020           |
| Plan #      | 560                | 560                | 640             | 519             | 519             | 842              |
| Plan Name   | Pawnee Split (new) | Pawnee Split (new) | Seneca          | Charlotte       | Charlotte       | Meadowlark Ranch |
| Type        | Split Level        | Split Level        | Bungalow        | 2 Story         | 2 Story         | Ranch            |
| Square Feet | 1618               | 1618               | 1366            | 1510            | 1510            | 1471             |
| Bedrooms    | 3                  | 3                  | 3               | 3               | 3               | 3                |
| Bathrooms   | 2                  | 2                  | 2               | 2.5             | 2.5             | 2                |

This is kind of a summary of what each house will be; the details of each house plan. Each house plan is basically 3 bedrooms, 2 baths and they're between 1,400 square feet and 1,600 square feet for each plan.



### OPTION AGREEMENTS CHWC



**Phase 1 (2021)**

**6 Single Family Homes**

- 3036 N Getty St – 293023
- 3030 N Getty St – 293024
- 3022 N Getty St – 293025
- 3016 N Getty St – 293026
- 1726 Roswell Ave – 293027
- 2940 N Getty St - 293000



Phase 1 will build six homes. You can see on the map their locations. I provided their addresses and parcel numbers also.



### OPTION AGREEMENTS CHWC



**Phase 2 (2022)**

**6 Single Family Homes**

- 2938 N Getty St – 293001
- 2938 N Getty St - 293002
- 2938 N Getty St - 293004
- 2938 N Getty St - 293006
- 2938 N Getty St - 293011
- 2938 N Getty St - 293012



Phase 2, they build six homes.

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**OPTION AGREEMENTS  
CHWC**



**Phase 3 (2023)**

**6 Single Family Homes**

3027 N Getty St - 293014

3021 N Getty St - 293013

3033 N Getty St - 293015

3039 N Getty St - 293016

3045 N Getty St - 293017

3031 N 18<sup>th</sup> St - 293030



In Phase 3, another additional six.



**OPTION AGREEMENTS  
CHWC**



**Next Steps**

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

**Recommendation**

☒ Staff Advisory Committee

☒ Land Bank Advisory Board

Lower-Medium Density Residential

Single Family

Parks and Open Space

**Northeast Area Future Land Use Map**



The next steps would be Building Inspection approval. They provide a building estimate, and then proof of funds to cover those building estimates. The staff and Land Bank Advisory Board recommend this. I also provided the Northeast Area of Future Land Use Map. This area is in a single-family zoned area. I believe that's all I have for CHWC and the 26 single family homes. Wait, no, my fault I will keep going.

Kristi Smith High - 1 Home

- 202 Stewart Ave. - 094565
- 204 Stewart Ave. - 094566
- 206 Stewart Ave. - 094567



**OPTION AGREEMENTS**  
**KRISTI SMITH HIGH**



**Requesting Land Bank Lot**  
 202 Stewart Ave – 094565  
 204 Stewart Ave – 094566  
 206 Stewart Ave – 094567

**Family currently owns**  
 203 Quindaro Ave – 094583  
 205 Quindaro Ave – 094582

**New Construction**  
 Single Family Home

**Zoning**  
 RP-5

**Frontage**  
 202 – 50ft  
 204 – 25ft  
 206 – 25ft



The next one is requesting three Land Bank lots at 202, 204 and 206 Stewart Avenue. A little back story to this. The family currently owns 205 and 203. They plan—the 205 was their grandmother's; the home she grew up in. So, the family plans to rehab it, move the grandmother back into the home. This first build is to build for a family member to support the grandmother living in the home.



**OPTION AGREEMENTS**  
**KRISTI SMITH HIGH**



**House Details**  
 4 bed 3.5 Baths  
 3635 sqft

**Timeline**  
 Project Start – August 2021  
 Project Completion – April 2022

**Experience**  
 Working with Community Builders LLC

**Next Steps**

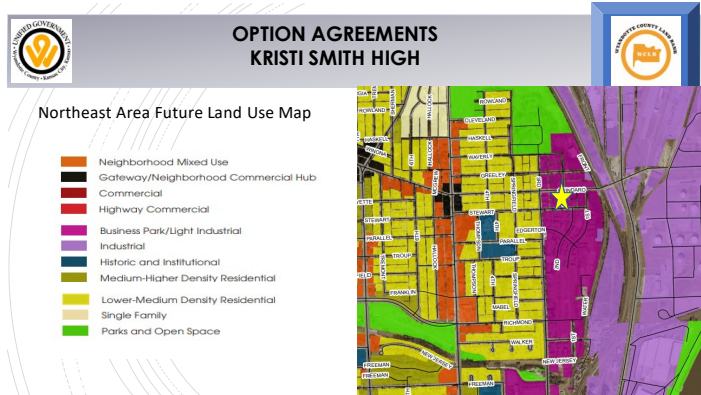
1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

**Recommendation**  
☒ Staff Advisory Committee  
☒ Land Bank Advisory Board



The home details are 4 bed, 3.5 baths, 3,600 square feet. They plan to start in August of this year and finish April of next year. Their experiences, they're going to work with an experienced builder. The next step for this would be Building Inspection approval, building estimate and proof of funds to cover the building estimate. The recommendations from the staff and Land Bank Advisory Board were to approve.

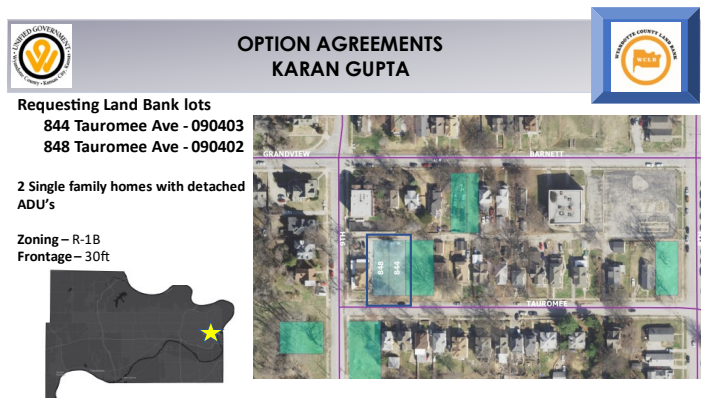
**March 29, 2021**



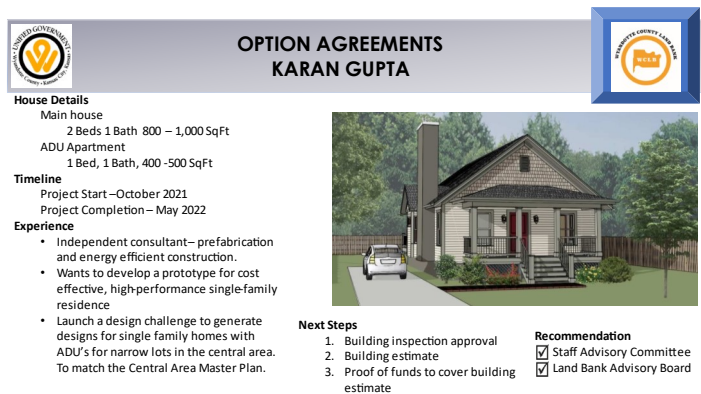
I did include the Northeast Area Of Future Land Use Map. This area is in the purple color, which is business park and light industrial.

### Karan Gupta - 2 Homes

- 844 Tauromee Ave. - 090403
- 848 Tauromee Ave. - 090402



The next one is for 844 and 848 Tauromee Avenue.



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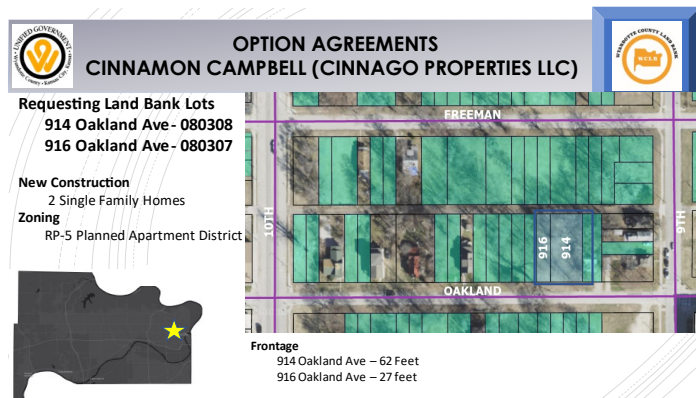
This is for two single-family homes with detached accessory dwelling units. The main house will be 2 bed, 1 bath, 800,000 square feet. The ADU apartment that's behind it will be 1 bed, 1 bath, 400 – 500 sq. ft. They plan on starting on October 2021 and completing in May of 2022.

The experience is, it's an independent consultant and prefabrication and energy efficient construction. Wants to develop a prototype for cost-effective, high-performance single-family residences. He also wants to launch a design challenge to generate designs for single-family homes with accessory dwelling units for narrow lots to match the Central Area Master Plan.

This is an exciting part of this project. We will get a number of great designs that can be built on narrow lots. We are working with Planning on this project. These designs can be preapproved to be built on lots, and this will cut down on the cost of building a home. An accessory dwelling unit is basically a smaller house behind the current, the main house. This accessory dwelling unit could be used as rental income to cover the mortgage of the house, and it could also be used for multi-generational families. The recommendation from the staff and Land Bank Advisory Board is to approve.

#### Cinnamon Campbell - 2 Homes

- 914 Oakland Ave. - 080308 REMOVED
- 916 Oakland Ave. - 080307 REMOVED



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**OPTION AGREEMENTS**  
**CINNAMON CAMPBELL (CINNAGO PROPERTIES LLC)**



**House Details**  
 2 Beds  
 1.5 Baths  
 800 - 900 SqFt

**Timeline**  
 Project Start –  
 Project Completion – 120 – 150 Days

**Experience**  
 Completed several rehabs

**Next Steps**

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

**Recommendation**

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



This one actually got removed today. There was some sewer and like water connection issues on this lot. I talked to the applicant today, and I believe they are moving their application. So, you should see this application next month in a different location.

Maribel Cortez – 1 Home

- 3517 N. 47th St. – 913921



**OPTION AGREEMENTS**  
**MARIBEL CORTEZ**



**Requesting Land Bank Lots**  
 3517 N 47<sup>th</sup> St – 913921

**New Construction**  
 1 Single Family Home

**Zoning**  
 R-1

**Acre**  
 1.66

**Frontage**  
 325FT




All right, so the next one is 3517 N. 47<sup>th</sup> St. It's for a single-family home. This is a 1.66-acre lot. That is important because there is no sewer in this area currently, and they would need that much acreage to support a septic system.

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| OPTION AGREEMENTS<br>MARIBEL CORTEZ                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>House Details</b><br>2 bed 1 bath<br>1,000 Sq Ft<br><b>Timeline</b><br>Project Start – April 2021<br>Project Completion – December 2021<br><b>Experience</b><br>Works in the construction trades<br><b>Next Steps</b> <ol style="list-style-type: none"> <li>1. Building inspection approval</li> <li>2. Septic Permit</li> <li>3. Building estimate</li> <li>4. Proof of funds to cover building estimate</li> </ol> |  |
| <b>Recommendation</b><br><input checked="" type="checkbox"/> Staff Advisory Committee<br><input checked="" type="checkbox"/> Land Bank Advisory Board                                                                                                                                                                                                                                                                    |                                                                                   |

The home details are a 2 bed, 1 bath, 1,000 sq. ft. They plan to start in April this year and be completed by December 2021. They worked in the construction trades. The next steps will be Building Inspection approval, a septic permit. Basically, they have to do a soil test profile to make sure a septic tank, a septic system will work on this lot, and then they'll provide us with a building estimate and proof of funds to cover that building estimate. The recommendation from the Staff Advisory Committee and Land Bank Advisory Board was to approve.

Habitat for Humanity - 3008 N. 30th St. – 099328

(This application was delayed two months due to its distance from the Quindaro Townsite.)

| OPTION AGREEMENTS<br>HABITAT FOR HUMANITY                                                                                                                                                   |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Requesting Land Bank Lot</b><br>3008 N 30TH St. – 099328<br><b>New Construction</b><br>Single Family Home<br><b>Zoning</b><br>R-1(B)<br><b>Frontage</b><br>62.5ft<br><b>Acre</b><br>0.16 |  |

The next one, we've seen this application two times, I believe. It's for 3008 N. 30<sup>th</sup> St. for a single-family home.

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**OPTION AGREEMENTS  
HABITAT FOR HUMANITY**



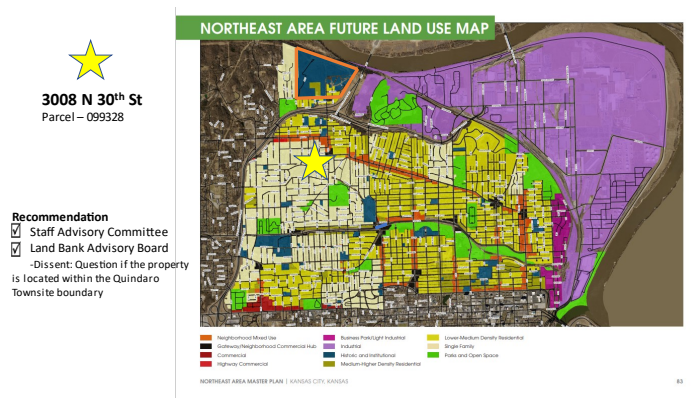
**House Details**  
3 Beds  
2 Baths  
1240 SqFt

**Timeline**  
Project Start – September 2021  
Project Completion – January 2022

**Next Steps**  
1. Building inspection approval  
2. Cost to build  
3. Proof of funds



3 bed, 2 bath, 1,200 sq. ft. The next steps are Building Inspection approval, cost to build, and proof of funds.



I did provide a map of the Northeast Area Future Land Use Map with a star of the location of this proposed build. The question was if this property is located in the Quindaro Townsite boundary. That would finish out the 26, Commissioner. **Chairman McKiernan** said thank you, Mr. Knapp. I really appreciate the presentation.

**Chairman McKiernan** said, Committee, at this point, even though these properties fall under the broad heading of single-family homes, you can appreciate that there is quite a diversity of location and approach. I'll take the committee's direction on whether or not we deal with all of these applications as a group, or if we go ahead and do them subgroup by subgroup. I'll recognize Commissioner Townsend to get the discussion started.

**Commissioner Townsend** said thank you, Mr. Chairman. I raised my hand not really to address the question you just made. We can get back to that. I don't have a particular preference one way

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or the other, but I did have just one or two comments, questions for Mr. Knapp. Excellent presentation. Just had a few questions. So, Mr. Knapp, first of all I want to say I appreciate the efforts of you and Ms. Carttar and the meeting that was facilitated by several of the members of the Land Bank Advisory Board, Ms. Jefferson and others. I appreciate that you and Ms. Carttar have moved forward to implement the changes recommended out of that meeting. So, I wanted to start off with that.

Particularly, I want to go to the homes, or to the lots requested by Ms. Kristi Smith High. You mentioned that the family currently owns the property and that they were going to build what, two homes? How many homes are going to be built? **Mr. Knapp** said currently it's one home. **Commissioner Townsend** said okay. There was a display that you had. I was curious as to whether or not the display that you had for that particular home was actually representative of what they intended to build there or, yeah, right there. **Mr. Knapp** said yes, that is the picture the applicant provided me. **Commissioner Townsend** said okay, I cannot wait to see that there.

I also want to wish that family good luck because of what you mentioned in terms of them looking at property they already owned and property in the vicinity to accommodate an aging family member and someone to be right there. I know what it is to be a caregiver long-term, so I really applaud their vision and solving that issue this way. So, I can't wait to see that home in that area. So, those were my only comments. Thank you, Mr. Chairman. Thank you, Mr. Knapp.

**Commissioner Walters** said, yes, I have a question about the Gupta application. The accessory unit concept. Can you explain how you can build two residences on a single parcel and what point or what limitations there are to building two residences on one parcel in a R-1(B) zoning? **Mr. Knapp** said, Commissioner, I did ask our Planning Director this question. He said the only zoning that we allow an accessory dwelling unit to be built is an R-1(B) and that is the area that this proposed build is in.

**Katherine Carttar, Director of Economic Development**, said, Commissioner, basically this is just a garage and then it's adding a room above a garage is what this is. So, it's what has been traditional in a lot of these neighborhoods. I believe that is where the Planning Department is looking to make this more accessible. It's, as Jud was mentioning earlier, great for—some people call them kind of a nanny flat or a granny flat, depending on what's going on in your life there, but

they're a good option and have been for generations. So, allowing people to go back into the more traditional way of building these units over a garage is the plan. But, yeah, Planning would certainly be the one who could answer the very specific questions.

**Commissioner Walters** asked do you know if there are any square footage maximums for the secondary house or? **Ms. Carttar** said I'm sure there are. I don't know what they are, however. **Commissioner Walters** said okay. Thank you.

**Chairman McKiernan** said and I guess if I could follow-up on that. These certainly are two narrow lots, and there will need to be a narrow lot compatible structure built on this as the primary residence. I'm assuming that if Mr. Gupta were to get these lots, he would have to go through the entire Planning process, all of the plans, all the setbacks, all the square footages would all have to be approved prior to construction. Would that be correct? **Mr. Knapp** said yes, Commissioner. **Chairman McKiernan** said okay. So, again we circle back to, we're giving the option provided that everything plays out and he passes all the other requirements of the area. **Ms. Carttar** said correct. **Mr. Knapp** said yes. **Chairman McKiernan** said beautiful. Thank you.

**Commissioner Johnson** said thank you, Mr. Chair. I just want to make sure that, just for the record and for clarity, when we vote, our vote will be not including properties at 914 and 916 Oakland. Is that correct? **Chairman McKiernan** said that will be correct since they have been removed. If we choose to vote on single-family homes as a group, it will be CHWC, Kristi Smith High, Karan Gupta, Maribel Cortez and Habitat For Humanity. **Commissioner Johnson** said very well, okay. Just wanted to get clarity.

**Chairman McKiernan** asked, any other comments or questions from the committee on this group of options for single-family home construction? There were none.

I don't see any other hands raised from within the committee. So, I'll ask the Clerk's Office if we received any communication regarding any of these applications for single family homes. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. Is there anyone in attendance who would like to offer comment on any of these applications for single-family homes? I don't see any hands up among the attendees, and so I'll

come back to the committee and ask if there is a motion on this group of single-family home options?

**Action:** Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the first batch of options as presented. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

New Construction – Home Addition

Victor Alfonso Laozano

- 3052 N. 31<sup>st</sup> St. – 099280

(Staff Advisory concerns: can build addition on lot; Habitat is building in the area.)

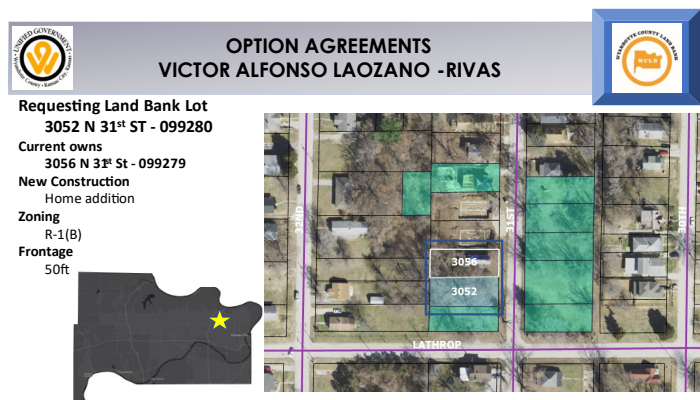
New Construction - Row Houses – Requested 3 Land Bank lots

Luminary Transformations - 8 Units

- 1026 Oakland Ave. - 087650
- 1030 Oakland Ave. - 080190
- 1038 Oakland Ave. - 080189

(Staff Advisory concerns: row houses will require rezoning to R-3)

(Advisory Board: Strugglers Hills Neighborhood group has reviewed the application, and no objections to the project.)



**Chairman McKiernan** said that takes us to our second, and correct me if I’m wrong on this, Mr. Knapp, but it is new construction home addition. Is that correct? **Mr. Knapp** said that is correct. All right, thank you, Commissioner. So, this one is at 3052 N. 31<sup>st</sup> St. They currently own 3056 N. 31<sup>st</sup> St. This is for a home addition, under their current house that they own.



I drove by this week and took a picture of it this week. So, this is the house in question. This is the lot next to it. There was a question on the previous slide about the Habitat houses that were built next to it. Because this aerial view was from March of last year, there were foundations like dug. So, I drove by and confirmed that these houses are completed.

**OPTION AGREEMENTS**  
**VICTOR ALFONSO LAOZANO- RIVAS**

**House Details**  
Addition will add  
2 bedrooms & 2 Baths  
House total after addition  
3 bed 2 bath.

**Timeline**  
Project Start –April 2021  
Project Completion – April 2022

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

**Recommendation**  
☐ Staff Advisory Committee can build on own lot, Habitat is building in the area  
☒ Land Bank Advisory Board

3056  
3052

- From existing home to property line 18ft
- 5ft Set Back from property line
- 13ft max for home addition to build on own lot.

The house details is the addition will add 2 bedrooms and 2 baths. So, that will bring the house total up to 3 bed, 2 baths. They plan to start in April of this year and complete April of next year. They need Building Inspection approval. They need to combine the lots. They need a building estimate and proof of funds to cover their building estimate. The Staff Advisory Committee said they can build on their own lot, and they might want to reserve the lot because Habitat is building in the area. The Land Bank Advisory Board did not see any issues with this request.

I did draw on the map kind of what the applicant had in mind to cross over the line here. So, the existing home from the property line is 18 ft. So, it's 18 ft. from here to here. This is, according to Zoning, you need a 5 ft. setback from the property line. So, that would be a 13 ft. max for the home addition to build on their own lot.

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I also included the Northeast Area Future Land Use Map, and the home is in the single-family area. That concludes my presentation on home addition.

**Chairman McKiernan** said, Mr. Knapp, in this case, the applicant would be acquiring the lot next door, and a small fraction of that lot would be used for their new construction but effectively, they'd be getting a yard extension for the majority of the lot they acquire. Would that be correct? **Mr. Knapp** said that is correct. The applicant did talk to me that they were going—the addition would cost them \$50,000. We thought it might be enough to bring it forward to you to see if we would allow them to build over the property line and get the yard extension.

**Chairman McKiernan** said thank you so much. I do appreciate you actually visiting the property because compared to Google Street View, it is quite a different property today than the last time Google drove a truck down that street. So, at this point I'll ask if anyone from the committee has comments or questions for Mr. Knapp.

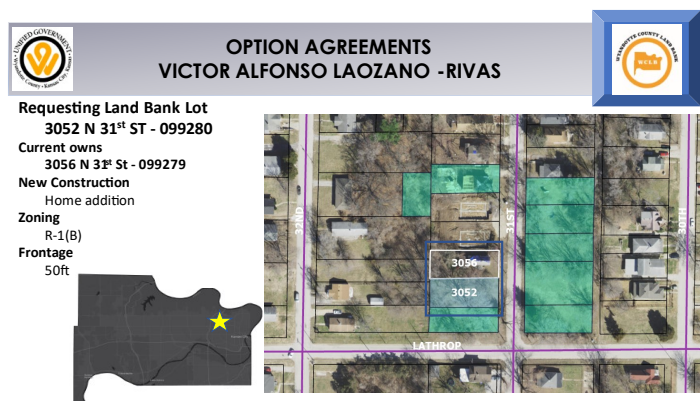
**Commissioner Townsend** said, Mr. Chair. **Chairman McKiernan** said yes, ma'am. **Commissioner Townsend** said yeah, I'm having trouble with the hand raising. I did have a question. So, there will only be a matter of several feet for the new construction over into this lot requested at 3052. Did the homeowners indicate any future plans for the rest of that? It's just going to be maintained yard, or driveways, or garage or was there any discussion about that for the future? **Mr. Knapp** said, Commissioner, there was not any discussion about that. **Commissioner Townsend** said okay. **Mr. Knapp** said not to my knowledge.

**Chairman McKiernan** said, Commissioner, if I could just jump in for a second. Mr. Knapp, was the Staff Advisory Committee's concern that by the applicant taking this property that we would

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lock out Habitat from potentially building another entire house, not just a house addition? **Mr. Knapp** said yes, that is correct. **Chairman McKiernan** asked, has Habitat indicated any interest in this lot? I know they've built on the other side, but have they contacted you with any interest in this particular lot? **Mr. Knapp** said no, they have not. **Chairman McKiernan** said thank you so much. Commissioner, I apologize for jumping in. I'll turn the floor back to you.

**Commissioner Townsend** said well no, I appreciate that. I think we have similar concerns. I appreciate this homeowner wanting to improve their current residential structure, but it seems like we still have so much on the 3052 left undeveloped. What I would appreciate seeing is that, Mr. Knapp, if you would, if you go back or go to Habitat and just inquire if they foresee any interest in that same lot. I'm not the best with building specs, but the current homeowner, Mr. Lozano, forgive me if I mispronounced your name, sir, but is there any way they can make this addition using only the property they currently have, but repositioning it somehow to lie only within the lot that they currently have?



**Ms. Carttar** said, Commissioner, I would also—Jud, if you can go back to the previous slide, just pointing out for everyone's information to the green shaded lots. Those are all Land Bank, vacant Land Bank lots. So, while we're certainly excited to see that there is building on this block and in the area, there's certainly substantial additional lots that are available for building. **Commissioner Townsend** said if Habitat was interested, I guess is what you're saying. **Ms. Carttar** said if Habitat or anyone else were interested in building a home on this block. **Commissioner Townsend** said okay. All right, well, having that view of all of those, let's see, looks like five empty lots across 31<sup>st</sup> St. and several more north of the 3056. I guess that takes care of my concern that there would

be other opportunities for Habitat in close proximity. All right. Thank you. **Chairman McKiernan** said thank you, Commissioner.

**Commissioner Burroughs** said thank you, Mr. Chairman. Commissioner Townsend hit on my concern also. A \$50,000 addition, but it looks like we're eliminating nearly two lots that would not be built on. That would be 3052 and whatever the corner lot is there, Jud. It doesn't have a number on it, but it—yes, that one, but it is on the corner. So, it's going to be—we're having two lots that are impacted by the new development, is that correct? **Mr. Knapp** said, Commissioner, the corner lot is still a buildable lot. It's still 25 feet, so it matches our definition for a buildable lot. **Commissioner Burroughs** said even after the construction of 3056 into 3052, it's still a buildable lot? **Mr. Knapp** said yes. **Commissioner Burroughs** said wow, okay.

**Chairman McKiernan** asked if I could jump in here for a moment, Commissioner. Jud, you drew a blue square around these two lots and your blue line, well go back two. Your blue line is drawn through that corner lot and it visually suggests that that corner lot will be part of the transaction, but it won't, will it? **Mr. Knapp** said that was not intended. I put the square around to bring an eye to that area on the map. I didn't want to put it on the property line either so you couldn't see the property boundaries. **Chairman McKiernan** said okay. **Mr. Knapp** said I in the future, if you want me to make it a little smaller, I can.

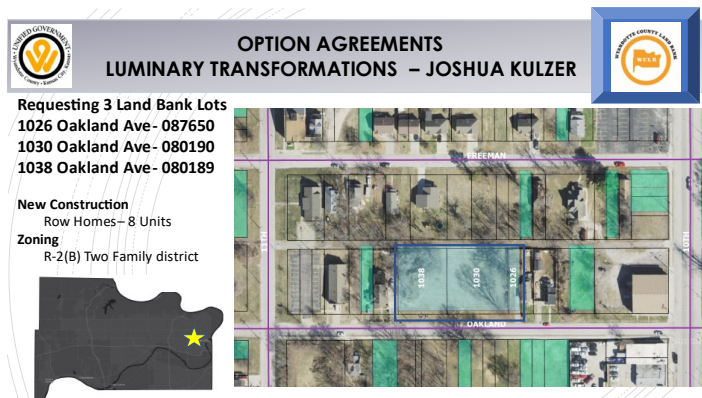
**Commissioner Burroughs** said thank you, Mr. Chairman. That was my concern that it was shaving the corner lot down in size also. Jud, I noticed that there is no curb in front of 3056. It looks like the curb truncates. Was there a driveway there at one time, and will the new homeowner be required to put in a driveway? If they're not parking on the street, I noticed other residents are parking in a driveway. That is awful hard to tell by this picture if the curb was cut out or it was just discontinued. **Mr. Knapp** said, Commissioner, I really don't know. **Commissioner Burroughs** said okay. **Mr. Knapp** said I don't know.

**Chairman McKiernan** said, Commissioner, another possibility is that after years of multiple grind and overlay, it may have simply deteriorated at this point. **Commissioner Burroughs** said okay. Well, the purpose of asking was getting to Commissioner Townsend's request about the garage and everything built by the way they're going to design the house. I was

just curious as to how they were going to deal with that. Any sidewalks? I don't see any sidewalks on any of the properties. I was to assume that under new construction, sidewalks were to be built. Is that not the case? **Mr. Knapp** said, Commissioner, again, I do not know. **Commissioner Burroughs** said thank you. **Chairman McKiernan** said thank you, Commissioner.

**Chairman McKiernan** asked, does the committee have any other comments or questions for Mr. Knapp regarding this particular application? I don't see any other hands up. I'll ask the Clerk's Office if there was any communication regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. Is there anyone in attendance at the meeting who would like to offer input on this particular application? There were none.

**Action:** **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the second batch of options as presented.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.



**Chairman McKiernan** said thank you. That takes us to our next application, which is for new construction, but row houses, requiring three contiguous Land Bank lots. **Mr. Knapp** said, thank you, Commissioner. So, they're requesting three Land Bank lots at 1026, 1030 and 1038 Oakland Avenue. This will be for new construction for row houses, totaling eight units. The current zoning is R-2(B) Two-Family District. This would require a zoning change to R-3.



**OPTION AGREEMENTS**  
**LUMINARY TRANSFORMATIONS – JOSHUA KULZER**



**House Details**

- 4 – plex, 3 bed 2.5 bath per unit
- 1,395 sq ft
- 2 buildings

**Timeline**

- Project Start – Summer 2021
- Project Completion – Spring 2022

**Experience**

- 10 years of construction experience

**Next Steps**

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

**Recommendation**

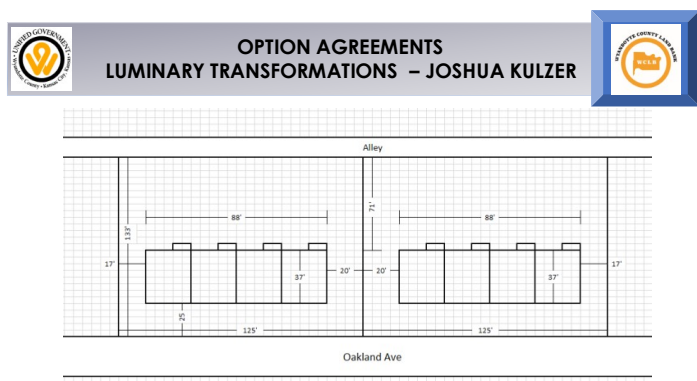
- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board

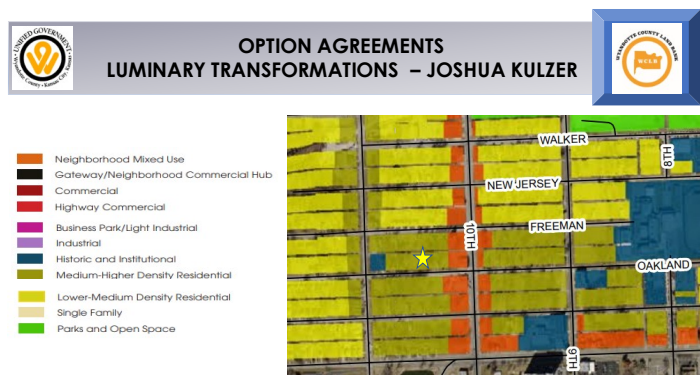


Art work may vary from building plans

The house details are a 4-plex with 3 bed, 2.5 bath per unit, almost 1,500 sq. ft. There'll be two separate buildings. They plan to start construction in the summer of 2021 and complete it in the spring of 2022. They have 10 years of construction experience. The next steps would be a zoning change, Building Inspection approval, building estimate and proof of funds to cover the building estimate.

The recommendations from the Staff Advisory Committee and Land Bank Advisory Board were recommended for approval. I do have to say from our Advisory Board meeting, because we gave them more time, they were able to reach out to the neighborhood group and speak with them at our advisory meeting. A member informed us that the Struggler Hills Neighborhood Group approves of this project.





There's a drawing of what the buildings will look like on the lots. Here is the Land Use Map For The Northeast Area. It is in a medium-higher density, so it would match the area master plan. That concludes for the rowhouses. **Chairman McKiernan** said thank you so much, Mr. Knapp.

**Chairman McKiernan** said I do applaud the applicant for reaching out to the neighborhood groups. Certainly, we're trying to be much more intentional in engaging neighbors in the areas of potential projects and allowing neighbors to give their perspective on those applications and those proposed projects. So, well done for the developer. Does the committee have any comments or questions for Mr. Knapp on this? I'll recognize Commissioner Johnson.

**Commissioner Johnson** said thank you, Mr. Chairman. We appreciate this project. Jud, you said that these are row houses. The picture depicts something like a townhome. Is that a good adaptation of what will actually be constructed on the, on those properties? **Mr. Knapp** said that is the picture the applicant provided me, yes. **Commissioner Johnson** said because those look like, it's not duplexes, but I guess, sixplexes, I guess triplexes or whatever, or some type of townhome. But whatever it is, it's going to be, I think, a great improvement in that area.

Any specific comments? I know Strugglers Hill is a very outspoken group, in which I appreciate. They are ones that have helped to create the Northeast Master Plan and their input I highly appreciate. Any specific comments that you received from them in particular? **Mr. Knapp** said I didn't actually receive comments from them. I received comments from our Advisory Board meeting. A member spoke with the neighborhood group and then relayed it to us during our Advisory Board meeting. That is all the comments that I received. **Commissioner Johnson** said all right. Very good. Thank you. **Chairman McKiernan** said thank you, Commissioner.

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**Chairman McKiernan** asked, does any other member of the committee have comments or questions for Mr. Knapp? There were none. **Chairman McKiernan** said I'll ask the Clerk's Office if we received any communication regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. I do see that somebody in the attendees group, Phil Donnellan has a hand up. If Mr. Donnellan does have comments on this particular application, I would invite him to be promoted. If it is regarding this application, he would have three minutes to share his views on that.

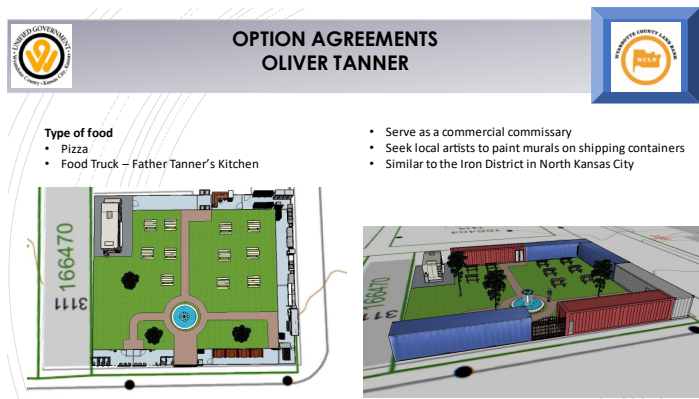
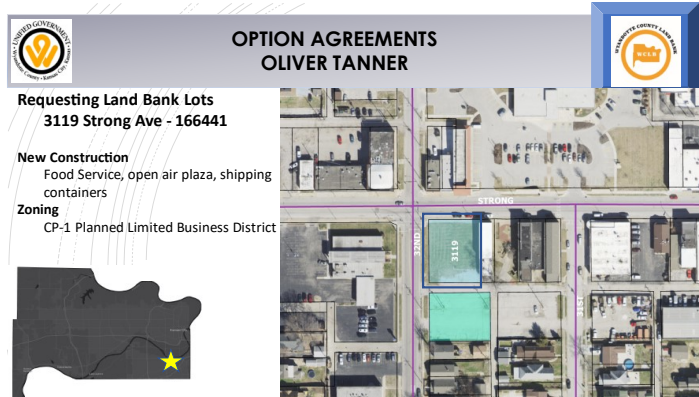
**Mr. Donnellan** said I believe I've chimed in at the wrong time. I just signed in. I was going to talk about the bridge project. **Chairman McKiernan** said I'll tell you what, thank you so much for clarifying. We're going to go ahead and put you back over in the attendees list for now and you'll have an opportunity later on. **Mr. Donnellan** said okay, great, thanks. **Chairman McKiernan** said thank you so much.

**Chairman McKiernan** said I don't see any other hands up among the attendees, and so I would ask the committee if there is a motion regarding these application?

**Action:** **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve the third batch of options as presented.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

**Chairman McKiernan** said, Mr. Knapp, the next thing on my agenda is new construction commercial. Is that correct? **Mr. Knapp** said it is. **Chairman McKiernan** said take it away.

New Construction - Commercial  
Oliver Tanner - Open air food plaza  
3119 Strong Ave. – 166441



**Mr. Knapp** said they are requesting 3119 Strong Ave. It’s for new construction. They want to do food service, an open-air plaza built with shipping containers. It's currently zoned CP-1. They're going to have pizza and their food truck is the Father Tanner’s Kitchen. This will serve as a commercial commissary for their food truck. They will also seek local artists to paint murals on the shipping containers, and this will be similar to the Iron District in North Kansas City, that's currently built.

I did include this sketch up model of what the insides would look like of these shipping containers, like this one's a bathroom. These are the kitchens with the stoves against the wall, and that's what it will look like with the plaza in the middle.

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**OPTION AGREEMENTS  
OLIVER TANNER**





**Building Details**  
 Building Sq Ft 1,800  
 Outdoor area Sq Ft 5,600

**Timeline**  
 May 2021 – May 2022 – Planning  
 May 2022 – August 2022 Building  
 September 2022 – Opening

**Construction experience**  
 Using local companies experienced in shipping container construction

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

**Recommendation**  
☒ Staff Advisory Committee  
☒ Land Bank Advisory Board

This is an aerial view of the Iron District in North Kansas City. The building details, square footage will be 1,800 square feet; the outdoor area is 5,600 square feet. They plan on planning it May 2021 to May 2022. They plan to build it, be completed by August 2022, and they plan on opening September 2022. The construction experience, they are using an experienced builder with shipping containers.

The next steps would be Building Inspection approval. I do have to note that shipping containers are approved by our building codes. They just have to be put on foundations, and they have to be insulated to our energy standards, and then provide us a billing estimate and proof of funds to cover that. The recommendation from the staff and the Land Bank Advisory Board were to approve. I do have to say the area NBR mentioned that they've been trying to sell this lot for years, and they are very pleased with the project. That concludes the commercial part.

**Chairman McKiernan** said thank you, Mr. Knapp. I appreciate the fact that the applicant reached out to the NBR, Argentine Bettermant Corporation. I'm hoping they also reached out to the District Commissioner Ramirez. **Mr. Knapp** said I do not know, Commissioner. **Chairman McKiernan** said what I would say is, I would encourage them to reach out to the in-district commissioner. The at-large commissioner is here with us on this call, and so can offer perspective there. But I would encourage them to do that as a courtesy, given the fact that this could be quite a change on that particular corner.

**Chairman McKiernan** asked, does any member of the committee have comments or questions for Mr. Knapp about this application? **Commissioner Burroughs** said thank you, Mr. Chairman. In reference to the murals, I know that we have been dealing with murals in the community as of late, Jud. Do we know if the murals that will be painted on these facilities will have to meet a

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certain criteria or will they just be allowed to be given out to artists as a blank canvas to do their artistic talents? Do we have any ideas as to what kind of art will be accepted? **Mr. Knapp** said I sound like a broken record, but I do not know, Commissioner.

**Ms. Carttar** said Jud, I can take this. Yeah, I don't know the total details on this, but I know we do have, it's very similar to signage type of restrictions. So, obviously nothing that is inappropriate in any way. I would probably suggest to this group to do something like they are doing currently now with the Merc. They are going through a process where they're having murals that will be built or be painted and we've requested that there is a city representative on the selection committee so that we can ensure that they are following all the appropriate standards, but this is something that I believe is, to a certain degree, there's some parameters in place through Planning.

**Commissioner Burroughs** said the purpose in asking is I know we have some very talented artists in our community. The opportunity to enhance that richness of those containers that are satisfactory and conducive to the neighborhood is of utmost importance. I would anticipate that the community would want to see something that they can take great pride in and have an opportunity to share and enjoy it for years to come. I was just curious as to what standards we might have in place to keep the project standard high. I have been to this facility that is on display here. It is a unique facility, and it may very well fit in in the community that is requesting the opportunity to do so. I just wanted to see us—I'd like to see it succeed as much as the neighbors would. Thank you, Mr. Chairman. **Chairman McKiernan** said thank you, Commissioner.

**Commissioner Walters** said, yes, I would like to see this corner developed. I am not a fan of this type of construction with the storage containers. I think Wyandotte County is doing a pretty good job trying to minimize the amount of storage containers that are in our community. I like the project; I just don't like the storage containers. I'm kind of at odds as to whether I should object to granting the transfer based on this proposal or not. I guess if by approving this transfer we're also approving this particular development, I'm going to have to say no.

**Chairman McKiernan** said and I'll look to Ms. Carttar or Mr. Knapp for direction on that. Certainly, that's one of the reasons that I would encourage the applicant to meet with the in-district and the at-large commissioner for this area to kind of flush this out and to have an opportunity to exchange plans and viewpoints and maybe to come to a better proposal overall.

**Commissioner Townsend** said thank you, Mr. Chairman. I'm just so glad this was not another proposal for use of a storage container, at least in a residential area. While it has a certain allure for some places, I am concerned that a lot of our community residents still will not appreciate the distinctions between how these might be used and for whatever reasons they want to use these containers in a commercial environment. Is there any way we could hold this item over?

I appreciate Commissioner Burroughs' comments about improving the corner. I'm not familiar with the corner, but all of us want to see our areas, residential and commercial, improved. I guess I just have some concern about the trailers and what they might look like. That's just—it is so the direction we're trying not to go. And again, I have concerns that our constituents will not fully appreciate the distinctions being made here as we try to improve. I love the idea of a fountain there though. I love that.

So, is there any way that this could be at least held over for another month to give, Mr. Chairman, as you recommended, this developer an opportunity to talk with the in-district and maybe even come up with some other idea for improvement or what would be used to improve that corner, structurally speaking?

**Chairman McKiernan** said thank you, Commissioner. It certainly would be within the purview of this committee to hold the application for a period of time to allow those meetings to occur.

**Commissioner Johnson** said thank you, Chair. I think I completely agree with the sentiments of holding this over, particularly with the interest of making sure that the in-district commissioner is aware and approves. I don't have a problem with the project. I think it's unique and, of course, I'm not sure. Did you mention whether or not they've talked to the representative community groups, Jud and/or Katherine? Can anybody speak to that and see whether or not they are aware of this project? **Ms. Carttar** said they have spoken with the Argentine Betterment Council, ABC, the NBR in that area, and they're very supportive of the project.

**Commissioner Johnson** said so, with that being said, I'm supportive of the project. I think I'm more concerned that the in-district, we've not heard or had a chance to hear from the representative of that. I'd be certainly willing to have it pushed back, but I support the project. I think it's unique. As long as the representative neighborhood or NBR is in agreement with it, I'm good with it. With that, thank you. **Chairman McKiernan** said thank you, Commissioner.

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**Commissioner Walters** said just to clarify. I thought I heard Jud say that ABC currently owned the property. Is that correct? **Commissioner Burroughs** said no, it's in the Land Bank. **Ms. Carttar** said it's Land Bank. They've been trying to encourage some type of development on the—**Commissioner Walters** said oh, they've been trying to just, okay, that's where I was confused. **Ms. Carttar** said but no, it's within the Land Bank property.

**Chairman McKiernan** said, committee, before I ask for a motion on this, I'll ask the Clerk's Office if we received any comments submitted regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. I'll ask if there's anyone who's attending who would like to offer comment on this. I do see one hand up among the attendees. I'll have to confirm whether or not Mr. Galicia is wanting to comment on this project, or is, likewise, looking for the bridge project. If we could promote him and allow—Mr. Galicia, are you wanting to offer perspective on this particular application? **Mr. Galicia** said absolutely, if I may, sir.

**Chairman McKiernan** said, Clerk's Office, if you could please keep track of his three minutes, and I would invite you to state your name and your address for the record and then share your thoughts with the committee.

**Edgar Galicia, Executive Director for Central Avenue Betterment Association.** My new address is 1303 Central Avenue. I want to thank everybody, all of the commissioners for speaking their minds, but more so, for not just putting it down but giving time for the owners of the project to speak their minds and to come to conclusions of how to make it happen and how to make it work. I will say something. I am very disappointed. None of you, none of you talk about the financials of the project. None of you talk about the challenging reality in the community. None of you talk about the jobs that these projects could have, or would have, and could bring to our community and to our people.

You're all talking about how it looks and what it looks like. All that beauty is in the mind of the beholder and we live in an urban site. That is very urban. Now given time to work the details is more important than anybody's view of beauty. More important is to create jobs in our community than the colors these containers are built upon. These containers can be really beautified. I've seen some beautiful constructions that you could not tell that they are containers

with the solidarity and the chip. (**Ms. Portley Lott** said you have one-minute remaining.) The economy is very impacted by the use of these materials. So, I please ask you to open your mind to the new times and the future of our country because we're not the future, our kids are the future and they deserve a better future. **Chairman McKiernan** said thank you, Mr. Galicia; very much appreciate your input.

**Commissioner Johnson** said thank you, Mr. Chair. I just want to make a comment for the record. I do support this project. I did say that I support the project. I liked the project. I think it's a unique perspective. My only concern was to make sure that the NBR was in agreement with that and hearing that they were, I still support that project. I like it. I think for the reasons that Mr. Galicia has indicated, but I also want to make sure that the in-district commissioner has a chance to weigh in on it. Having said that, I'm in full support of it, and I understand different perspectives concerning the trailers. I certainly have no inhibitions about that. I think that it will bring a very unique attraction to that area of town. So, having said that, I just wanted to make sure for the record, it was known that I do support that project. Thank you. **Chairman McKiernan** said thank you, Commissioner.

**Chairman McKiernan** said I will say, from my perspective, we find ourselves always in a funny little position here when we're chairing these standing committees trying to facilitate and get everybody else's input and not drive our own opinion or agendas on this. I do like the funkiness of it, and I do think that it would really offer an opportunity for opening up even more growth around it. So, I have no problem with it. Having said that, however, it has to fit in into a commercial area that already exists, that has property owners and employers who are already there and already conducting their business. I want to make sure that as best we can, this new does not push out the old; but, in fact, as Mr. Galicia pointed out, we can have a conversation where we can blend it as seamlessly as possible.

**Commissioner Townsend** said thank you, Mr. Chair. I want to say good evening to Mr. Galicia, who I know always has the best interest of his community at heart. I appreciate his comments. I also want to say that we, this committee, are always looking at how something looks for the very reasons that Chairman McKiernan just stated. That is part of our job. We have not said no to the

possibility of new jobs and I think everybody who's mentioned, offered comments tonight, wants to see good development, but we also want to see reasonable cohesion. I still think giving additional time for the consideration of this project would be a good thing. I just want to make sure that it's understood. We're not saying no to the project per se, but seeking additional opportunity to look at the how and how it may be developed, and giving due reference to the in-district commissioner.

Having said that, I move to delay further action by this committee on the property proposal for 3119 Strong Ave. for one more month, specifically to allow the in-district commissioner to meet with the developer, and then they will talk as they will. That is my motion. Thank you again, Mr. Galicia,

**Action:** Commissioner Townsend made a motion, seconded by Commissioner Walters, to hold 3119 Strong Avenue for one month. Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.



## Property Transfers

### ITEM NO. 2 – 21728...LAND BANK PROPERTY TRANSFERS

**Synopsis:** Request consideration of the following Land Bank applications, submitted by Jud Knapp, Interim Land Bank Manager.

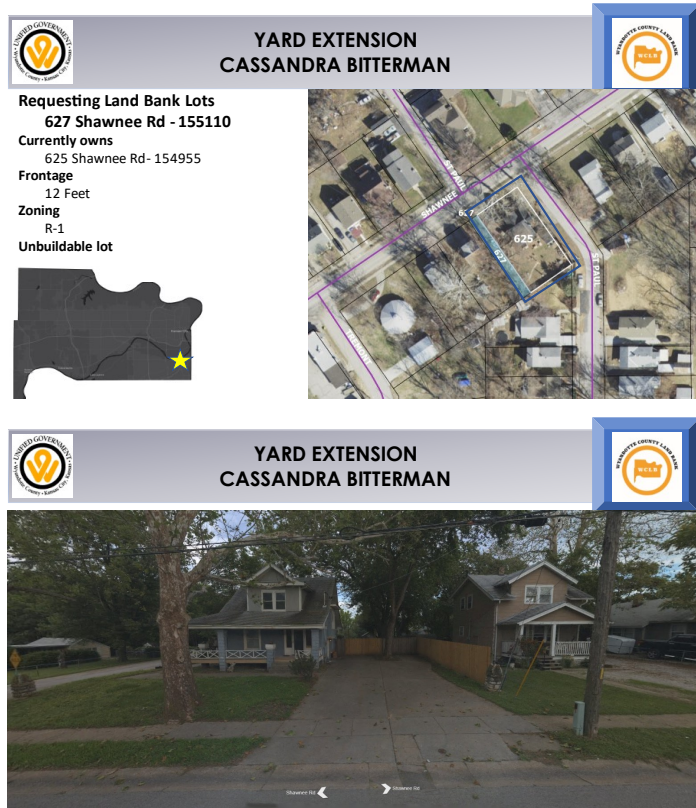
**Chairman McKiernan** said thank you so much. Mr. Knapp, that exhausts my list of option agreements, and I show only one more item and that is a yard extension. Is that correct? **Mr. Knapp** said, yes, Commissioner, that is correct. **Chairman McKiernan** said all right, take it away.

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## Yard Extension – Cassandra Bitterman

- 627 Shawnee Rd – 155110

(Lot is unbuildable by the Land Bank policy. Frontage: 12 feet)



**Jud Knapp, Interim Land Bank Manager**, said all right. They're requesting 627 Shawnee Rd. They currently own 625 Shawnee Rd. The frontage on this lot is 12 ft., so this would be a truly unbuildable lot. Here's a picture of it. You can probably see the lot based on this driveway. The house is already built on the lot and they're maintaining it currently. That pretty much concludes what I had to say.

**Chairman McKiernan** said 12 ft. Does any member of the committee have a comment or a question or a motion for Mr. Knapp?

**Action:** **Commissioner Walters made a motion, seconded by Commissioner Johnson, to approve.**

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**Chairman McKiernan** said there's been a motion and a second. I'll just check with the Clerk. Have we received any communication about this application? **Ms. Portley Lott** said no, there were none received, Chair. **Chairman McKiernan** asked if anyone in attendance would like to offer comment on this application? Seeing no hands raised, we have a motion and a second. Roll call, please.

Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

**Chairman McKiernan** said thank you, Committee. Mr. Knapp, double check me on this. I don't show any other items on our agenda. **Mr. Knapp** said that is it, Commissioner.

### **Adjourn**

**Chairman McKiernan adjourned the meeting at 6:01 p.m.**

**tpl**