

ACTION AGENDA
AGENDA UPDATE
JANUARY 27, 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: January 27, 2022 07:00 PM Central Time (US and Canada)

Topic: Full Commission Meeting (P/Z)

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

Please click this URL to join.

<https://us02web.zoom.us/j/88211931557?pwd=ZHG3dzVUZkZjcjRSR05KbXR2SXQ3UT09>

Passcode: 924196

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: 882 1193 1557

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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 27, 2022 AGENDA**

ADDITIONAL DOCUMENTATION

Item No. 1 – 211256...SPECIAL USE PERMIT SP2021-047 - ALBERT H. WALKER

Synopsis: Special Use Permit to keep livestock (horses on the property) at 3633, 3703 and 3707 Bell Crossing, 3701, 3702, and 3706 North 37th Street and 3655 Sortor Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.
(RECOMMENDED FOR DENIAL)

Tracking #: 211256

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

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2021-047 – MICHAEL MAKRIS WITH BHC RHODES

Synopsis: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to RP-4 Planned Garden Apartment District for Tower View Townhomes at 2416 and 2416A South 51st Street, 5115 Gibbs Road and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211251

MOTION: KANE

SECONDED: STITES

APPROVED 10 - 0

2. COZ2021-053 - JOHN CAUTHON

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 3817 Lust Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211253

MOTION: KANE

SECONDED: STITES

APPROVED 10 - 0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-047 - ALBERT H. WALKER (REVISED PER BLUE SHEET)**

Synopsis: Special Use Permit to keep livestock (horses on the property) at 3633, 3703 and 3707 Bell Crossing, 3701, 3702, and 3706 North 37th Street and 3655 Sortor Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR DENIAL)**

Tracking #: 211256

MOTION: KANE

SECONDED: STITES

DENIED 10 - 0

2. **SP2021-077 – NATALIE MCNUTT**

Synopsis: Special Use Permit for a Short-Term Rental at 3801 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211254

MOTION: KANE

SECONDED: STITES

APPROVED FOR 1 YEAR 10 - 0

3. **SP2021-080 – RYAN STOOPS WITH JAMESTOWN PROPERTIES LLC**

Synopsis: Special Use Permit for a Short-Term Rental/AirBnB at 3151 West 45th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211255

MOTION: KANE

SECONDED: STITES

APPROVED FOR 1 YEAR 10 - 0

4. **SP2021-083 – AURELIO AND MARIA NAVAREZ**

Synopsis: Renewal of a Special Use Permit (SP-2016-79 – expired 10/27/2021) for live entertainment in conjunction with a drinking establishment at 6550 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 10 YEARS)**

Tracking #: 211248

MOTION: KANE

SECONDED: BYNUM

TO REFER BACK TO PLANNING AND ZONING 10 – 0

5. **SP2021-085 – PAUL RIDGWAY**

Synopsis: Renewal of a Home Occupation Special Use Permit (SP-2020-88 – expires 1/14/2022) for a personal trainer business at 419 Armstrong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211249

MOTION: KANE –

SECONDED: STITES

APPROVED FOR 2 YEARS 10 - 0

6. SP2021-086 – BEVERLY AND FREDERICK AVERY WITH AVERY’S VILLAGE

Synopsis: Renewal of a Special Use Permit (SP-2020-7 – expires 1/30/2022) for a youth residential facility (Avery’s Village) at 6261 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 5 YEARS)

Tracking #: 211250

MOTION: KANE

SECONDED: STITES

APPROVED FOR 5 YEARS 10 - 0

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2021-025 – MICHAEL MAKRIS WITH BHC RHODES

Synopsis: Master Plan Amendment from Community Commercial and Low Density Residential to Medium Density Residential (City-Wide Master Plan) at 2416 and 2416A South 51st Street, 5115 Gibbs Road and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211252

MOTION: KANE

SECONDED: STITES

APPROVED 10 - 0

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

1. **AN ORDINANCE** rezoning property at 4108 Adams Street, (COZ2021-046) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

MOTION: KANE

SECONDED: STITES

ORDINANCE NO. O-7-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22

2. **AN ORDINANCE** authorizing a Special Use Permit (SP2021-076) 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)**

MOTION: KANE

SECONDED: STITES

ORDINANCE NO. O-8-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22

3. **AN ORDINANCE** rezoning property at 4318 Sortor Drive (#3215), from R-1(B) Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-9-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22
4. **AN ORDINANCE** rezoning property at 731 Tenny Avenue, (COZ2021-042), from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-10-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22
5. **AN ORDINANCE** rezoning property at 3740 North 35th Street (COZ2021-040) from R-1(B) Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-11-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22
6. **AN ORDINANCE** rezoning property at 2000 South 49th Street (COZ2021-049) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-12-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22
7. **AN ORDINANCE** authorizing a Special Use Permit (SP2021-082) 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)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-13-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22
8. **AN ORDINANCE** rezoning property at 7512 Leavenworth Road (COZ2021-045) from C-1 Limited Business District to CP-3 Planned Commercial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
MOTION: KANE
SECONDED: STITES
ORDINANCE NO. O-14-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22

9. **AN ORDINANCE** authorizing a Special Use Permit (SP2021-079) for a used automotive 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)**

MOTION: KANE

SECONDED: STITES

ORDINANCE NO. O-15-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22

10. **AN ORDINANCE** authorizing a Special Use Permit (SP2021-071) 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)**

MOTION: KANE

SECONDED: STITES

ORDINANCE NO. O-16-22 APPROVED 10 – 0 AND PUBLISHED 2/3/22

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JANUARY 27, 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

Item No. 1 - UPDATE: COVID-19 & MASK RECOMMENDATION

Synopsis: An update from the Wyandotte County Health Department regarding the status of COVID-19 in the county and a recommendation for all residents and visitors to wear masks while in indoor public spaces., submitted by Elizabeth Groenweghe, Health Department, and James Bain, Assistant Counsel.

For information only.

Tracking #: 211287

INFORMATION ONLY

Item No. 2 - APPOINTMENTS: MAYOR'S SPECIAL COMMITTEE APPOINTMENTS

Synopsis: Special Committee appointments, submitted by Mayor Garner.

Tracking #: 211288

APPOINTMENTS READ

Item No. 3 - PROCLAMATION: JANUARY 17, 2022 DR. MARTIN LUTHER KING, JR. COMMITTEE DAY

Synopsis: Proclamation proclaiming January 17, 2022 as Dr. Martin Luther King, Jr. Committee Day 2022, submitted by Mayor Garner.

Tracking #: 211282

PROCLAMATION READ

Item No. 4 - PROCLAMATION: JANUARY 2022 STALKING AWARENESS MONTH

Synopsis: Proclamation proclaiming the month of January 2022 as Stalking Awareness Month, submitted by Mayor Garner.

Tracking #: 211283

PROCLAMATION READ

X. REGULAR CONSENT AGENDA

Item No. 1 - APPROVAL: GRANT BUDGET AUTHORITY FOR FEMA REIMBURSEMENTS RELATED TO COVID-19

Synopsis: Request for approval of budgetary authorization in the Special Grants Fund for FEMA reimbursable expenses related to COVID-19, submitted by Kathleen VonAchen, Chief Financial Officer, and Julian VanLiew, Public Health Department Director.

On January 3, 2022, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Tracking #: 211253

MOTION: RAMIREZ

SECONDED: BYNUM

ORDINANCE NO. O-17-22 WAS APPROVED/RESOLUTION NO. R-4-22 WAS ADOPTED AND PUBLISHED ON 2/3/22

Item No. 2 - ORDINANCE: TERMINATION OF THE TURNER LOGISTICS CENTER COMMUNITY IMPROVEMENT DISTRICT

Synopsis: An ordinance terminating the Turner Logistics Center Community Improvement District and repealing Ordinance No. O-43-19 due to Turner Logistics completing the Minimum Building Improvements of 1,000,000 square feet constructed, submitted by Katherine Carttar, Director of Economic Development.

On January 3, 2022, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Tracking #: 211259

MOTION: RAMIREZ

SECONDED: BYNUM

ORDINANCE NO. O-18-22 APPROVED 10 – 0 AND PUBLISHED ON 2/3/22

Item No. 3 - RESOLUTION: AMENDING THE TWO-YEAR MEETING CALENDAR

Synopsis: A resolution amending the two-year meeting calendar for the Unified Government Commission from February 2022 through January 2024, submitted by Brett Deichler, Unified Government Clerk.

Tracking #: 211249

MOTION: RAMIREZ

SECONDED: BYNUM

RESOLUTION NO. R-5-22 ADOPTED 10 – 0 AND PUBLISHED 2/3/22

Item No. 4 – PLAT: HARCROS 2ND PLAT

Synopsis: Plat of HARCOS 2nd Plat located at 51st and Speaker Road, being developed by Harcros Chemicals, Inc., submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211279

MOTION: RAMIREZ

SECONDED: BYNUM TO APPROVE 10 – 0 AND AUTHORIZE MAYOR TO SIGN

Item No. 5 - PLAT: MOUNT CALVARY CEMETERY SUBDIVISION

Synopsis: Plat of Mount Calvary Cemetery Subdivision located at 38th and State Avenue, being developed by Catholic Cemeteries Association of Wyandotte and Johnson County, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211280

MOTION: RAMIREZ

SECONDED: BYNUM

APPROVED 10 – 0 AND AUTHORIZE MAYOR TO SIGN

Item No. 6 - PLAT: CROWN ROYAL ADDITION

Synopsis: Plat of Crown Royal Addition located at 13310 Leavenworth Road, being developed by Crown Royal Investments, LLC, submitted by Brent Thompson, County Surveyor and Troy Shaw, County Engineer.

Tracking #: 211278

MOTION: RAMIREZ

SECONDED: BYNUM

APPROVED 10 – 0 AND AUTHORIZE MAYOR TO SIGN

Item No. 7 - NOMINATIONS: BOARDS AND COMMISSION

Synopsis: Nomination for Boards and Commissioners:

- Joseph Straws for the Planning Commission/Board of Zoning Appeals, 1/27/22 to 12/15/25, submitted by Commissioner Davis
- Vilmer Alvarado for the UG Board of Park Commission, 1/27/22 to 12/25/25, submitted by Commissioner Davis
- Laura Flores for the Wyandotte County Library Board, 1/27/22 to 12/15/25, submitted by Commissioner Davis
- J'Hlesa (Nikki) Richardson for the Law Enforcement Advisory Board, 1/27/22 to 12/15/25, submitted by Commissioner Davis
- Michael Armstrong for the Law Enforcement Advisory Board, 6/3/22 to 12/15/23, submitted by Commissioner Ramirez
- Darryl Hall for the Golf Advisory Board, 4/1/22 to 3/31/26, submitted by Mayor Garner
- Hank Chamberlin for the Landmarks Commission, 4/1/22 to 3/31/26, submitted by Mayor Garner
- Hazel Davis for the Kansas City Kansas Housing Authority Board, 4/1/22 to 3/31/26, submitted by Mayor Garner
- Pastor Rick Behrens for the Law Enforcement Advisory Board, 1/27/22 to 12/15/25, submitted by Mayor Garner
- Edgar Galicia for the Downtown KCK Self Supported Municipal Improvement District, 4/1/22 to 3/31/26, submitted by Mayor Garner
- Diana Aguirre for the Board of Park Commissioners, 1/27/22 to 12/15/25, submitted by Mayor Garner
- Louise Lynch for the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 5/31/22 to 5/30/26, submitted by Mayor Garner
- Pastor Jason Sims for the Area Transportation Board, 1/27/22 to 12/15/25, submitted by Mayor Garner
- Don Jones, Contract Fairness Board, 1/27/22 to 12/15/25, submitted by Mayor Garner
- Adriana Mendoza for the Juvenile Corrections Advisory Board, 1/27/22 to 12/15/25, submitted by Mayor Garner
- Duane Beth for the Planning Commission/Board of Zoning Appeals, 4/1/22 to 3/31/26, submitted by Mayor Garner
- Jacqueline Brown for the Wyandotte County Library Board, 4/1/22 to 3/31/26, submitted by Mayor Garner

Tracking #: 211266

MOTION: RAMIREZ

SECONDED: BYNUM

APPROVED 10 - 0

Item No. 8 - MINUTES

Synopsis: Minutes from special sessions of December 16 and 30, 2021

Tracking #: MINUTES

MOTION: RAMIREZ

SECONDED: BYNUM

APPROVED 10 -0

Item No. 9 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated December 23 and 30, 2021, and January 6,

2022.

Tracking #: WEEKLY BUSINESS MATERIAL

MOTION: RAMIREZ

SECONDED: BYNUM

APPROVED AND AUTHORIZE TRANSFERS 10 – 0

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

Item No. 1. - RESOLUTION: AMENDMENT TO ASSIGNMENT AND ASSUMPTION AND DEVELOPMENT AGREEMENT FOR HOMEFIELD DEVELOPMENT PROJECT

Synopsis: This Amended Agreement contemplates the Unified Government issuing \$130 million in STAR Bonds and the Developer, HFS KCK, LLC, constructing a new multi-sport Homefield development project with certain sports-focused assets and a themed hotel. The primary change is that the original Agreement provided for a first issuance of \$75 million with a second issuance of up to \$55 million – for a total of \$130 Million. The Amended Agreement would combine them for a single \$130 million public issuance. Additional changes include the new themed hotel and a new baseball partner focusing on high-tech data capture and analytics.

*This item was scheduled to appear before the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, on January 24, 2022. It was requested, and approved by the Mayor, to fast track this item to the January 27, 2022 full commission meeting.*

Tracking #: 211274

MOTION: DAVIS

SECONDED: BURROUGHS

RESOLUTION NO. R-6-22 ADOPTED 10 – 0

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1. - LAND BANK OPTION APPLICATIONS

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

- A. New Construction - Single Family Homes – 18 Homes
 - 1. Mejia, Edwin Anahun Castellanos – 1 home addition
2915 Hiawatha St – 907117
 - 2. Habitat For Humanity – 3 Single family homes
1137 Pennsylvania Ave – 072545

- 1139 Pennsylvania Ave – 072546
- 1211 Pennsylvania Ave - 068246
- 1213 Pennsylvania Ave - 068247
- 1215 Pennsylvania Ave - 068248
- 3. Habitat For Humanity – 3 Single family homes
 - 704 S Valley St – 072290
 - 1261 Shawnee Ave – 072287
 - 1267 Shawnee Ave – 072546
- 4. Chris Solutions Construction LLC – 2 Homes
 - 820 N 78th St – 008600
 - 900 N 78th St – 008601
- 5. Innova Pro Construction & Pillar KC LLC – 1 home
 - 649 Sandusky Ave – 081484
- 6. Innova Pro Construction & Pillar KC LLC – 1 home
 - 914 Argentine Blvd – 127802
- 7. Innova Pro Construction & Pillar KC LLC – 2 homes
 - 719 S Coy St – 073694
 - 713 S 8th St – 073666
- 8. Innova Pro Construction & Pillar KC LLC – 4 homes
 - 1147 Armstrong Ave - 080814
 - 1211 Ann Ave – 080937
 - 1223 Ann Ave – 080943
 - 1235 Ann Ave – 080947
- 9. Steven Bashus – 1 home
 - 1600 S 86th St. - 145656
- B. New Construction - Commercial - 2
 - 1. Chris Solutions Construction LLC
 - 4815 Parallel Pkwy – 916619
 - 2. Kansas City Kansas Community College – Downtown Campus
 - 632 State Ave – 082174
 - 1101 N 7th St - 082176

*On January 3, 2022, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 211262

MOTION: KANE

SECONDED: MCKIERNAN

APPROVED 10 - 0

Item No. 2. - LAND BANK PROPERTY TRANSFERS

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

Yard Extension

Ray Sawyer – Unbuildable lot

4808 Sortor Dr – 107600

On January 3, 2022, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Tracking #: 211263

MOTION: KANE

SECONDED: MCKIERNAN

APPROVED 10 - 0

XVI. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN 9:10