

**AUGUST 25, 2022 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

We invite you to view the meeting in person in the Commission Chambers, Lobby Level of the Municipal Office Building, 701 N 7th street, Kansas City, Kansas, or virtually via Zoom webinar.

You are invited to a Zoom webinar.

When: Aug 25, 2022, 07:00 PM Central Time (US and Canada)

Topic: Full Commission meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86510374299?pwd=YU54cFBweXV2cytoT3pUTlQzWE8zdz09>

Passcode: 683757

Or One tap mobile:

US: +13462487799,86510374299# or +16694449171,86510374299#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

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Webinar ID: 865 1037 4299

International numbers available: <https://us02web.zoom.us/j/86510374299?pwd=YU54cFBweXV2cytoT3pUTlQzWE8zdz09>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, AUGUST 25, 2022 AGENDA**

Blue Sheet Adding New Item under IX. Mayor's Agenda

ITEM NO. 2 – PRESENTATION: STATISTICAL ANALYSIS

Synopsis: Presentation by Geoff Vandeusen regarding statistical analysis of commission meetings, submitted by Mayor's Office.

For information only

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. **COZ2022-022 - ANDREA WEISHAUBT WITH ATLAS LAND CONSULTING**
Synopsis: Change of Zone from R-1 Single Family District to R-2 Two Family District to construct a duplex at 4744 Georgia Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211888
2. **COZ2022-023 - CURTIS PETERSEN WITH POLSINELLI PC**
Synopsis: Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District to construct Endless Outdoors Nature Experience at 2640 Woodend Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211890

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2022-037 - DANIEL JANSSEN WITH ME AND MY UNCLE LLC**
Synopsis: Special Use Permit for storage for landscaping business inside a 2000 square foot outbuilding at 230 South 65th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
Tracking #: 211891

2. **SP2022-067 - BRIAN GLASSER WITH AKCO INVESTMENTS LLC**

Synopsis: Special Use Permit to operate a short-term rental at 733 Ohio Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211892

3. **SP2022-069 - G & J ENTERTAINMENT**

Synopsis: Special Use Permit for live entertainment in conjunction with an existing drinking establishment at 4929 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211895

4. **SP2022-073 - CURTIS PETERSEN WITH POLINSELLI PC**

Synopsis: Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping and shelters at 2640 Woodend Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211893

5. **SP2022-075 - CRISTEN RYMAN AND KATE LYNCH**

Synopsis: Renewal of a Home Occupation Special Use Permit (SP-2020-38 - expires 9/13/2022) for a short-term rental at 2824 North 99th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 211889

C. MASTER PLAN AMENDMENT APPLICATION

1. **MPL2022-014 - CURTIS PETERSEN WITH POLSINELLI PC**

Synopsis: Master Plan Amendment from Low Density Residential (City-Wide Master Plan) to Rural Density Residential (City Wide Master Plan) at 2640 Woodend Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211897

D. PLAN REVIEW APPLICATION

1. **PR2022-024 - CURTIS PETERSEN WITH POLSINELLI PC**

Synopsis: Preliminary and Final Plan Review for Endless Outdoors Nature Experience at 2640 Woodend Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211896

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

1. AN ORDINANCE rezoning property at 3619 Pomeroy (COZ2022-021) 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)**
2. AN ORDINANCE rezoning property at 4732 State Avenue (COZ 3241) from CP-1 Planned Limited Business District to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
3. AN ORDINANCE rezoning property at 4136 Springfield (COZ2021-034) from RP-1(B) Planned Single Family District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
4. AN ORDINANCE rezoning property at 4141 Joyce Drive (COZ2022-014) 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)**
5. AN ORDINANCE vacating right-of-way (VAC2022-004) at 2942 North Bethany Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
6. AN ORDINANCE vacating a utility easement (VAC2022-005) at 12746 and 12750 Hubbard Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
7. AN ORDINANCE authorizing a Special Use Permit at 7250 State Avenue (SP2022-006) for continuation of a child care facility on the KCKCC campus, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
8. AN ORDINANCE authorizing a Special Use Permit at 941 North 74th Drive (SP2022-040) for live entertainment in conjunction with an existing restaurant, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
9. AN ORDINANCE authorizing a Special Use Permit at 322 North 6th Street (SP2022-046) for live entertainment in conjunction with an existing drinking establishment, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

10. AN ORDINANCE authorizing a Special Use Permit at 4141 Joyce Drive (SP2022-042) for Temporary Use of Land for agricultural-related tourism, sales, education classes, apprentices and a farm stand, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
11. AN ORDINANCE authorizing a Special Use Permit at 10 South Hallock Street (SP2022-059) for a short-term rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
12. AN ORDINANCE authorizing a Special Use Permit at 3914 North 59th Street (SP2022-056) for Temporary Use of Land for Commercial Purposes to keep work equipment, related materials, and parking for employees on site, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
13. AN ORDINANCE authorizing a Home Occupation Special Use Permit at 1324 North 75th Drive (SP2022-057) for a short-term rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
14. AN ORDINANCE authorizing a Special Use Permit at 6720 Kaw Drive (SP2022-062) for the continuation of live entertainment in conjunction with an existing drinking establishment, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATION

1. SP2022-068 - SARAH BELARDE AND JAVIER SAENZ

Synopsis: Special Use Permit to operate a short-term rental at 3008 South 9th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 6/1 VOTE)**
Tracking #: 211894

B. CONSIDERATION OF PLANS/ORDINANCES

1. AN ORDINANCE ADOPTING THE NORTHEAST KCK HERITAGE TRAIL PLAN

Synopsis: Together with our partners at Groundworks NRG and MARC seeks to define a new heritage trail route from Kaw Point to the Quindaro Townsite. The Plan process has collected stories from across the Northeast community for future wayfinding and historical markers, aligns strategic multi-benefit trail and stormwater infrastructure investments, and promotes the equitable development of the many underutilized parcels along the proposed route, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Link to Plan: [NE KCK Heritage Trail Plan](#)

Tracking #: 211898

2. AN ORDINANCE ADOPTING THE MERRIAM CONNECTED CORRIDOR PLAN

Synopsis: Together with our partners at KDOT, MARC, KCATA and the Cities of Overland Park, Mission and Merriam seeks to expand multi-modal connectivity across the inter-jurisdictional corridor, and identifies key locations for targeted redevelopment and reinvestment. The Plan identifies gaps in the Turkey Creek Trail network, key intersection improvements, gateway opportunities, and other strategies to create a more walkable, dense and mixed-use corridor, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

Link to plan: [Merriam Connected Corridor Plan](#)

Tracking #: 211899

3. AN ORDINANCE ADOPTING THE GO DOTTE COUNTYWIDE STRATEGIC MOBILITY PLAN

Synopsis: Together with our partners at KDOT, MARC, KCATA and the Cities of Bonner Springs, Edwardsville and Lake Quivira seeks to implement the County's Complete Streets Ordinance and balance the transportation network for all users, modes and abilities. The Plan identifies key trends that together with public input informs its strategies and action plan, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Link to Plan: [goDotte Countywide Mobility Strategy Plan with Appendices](#)

Tracking #: 211900

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR AUGUST 25, 2022

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

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. - PROCLAMATION: VICTORY OUTREACH KC INNER RECOVERING HOMES DAY

Synopsis: Proclamation proclaiming August 21st, 2022, Victory Outreach KC Inner Recovering Homes Day, submitted by Tyrone A. Garner, Mayor/CEO.

For information only.

Tracking #: 211923

ITEM NO. 2 – PRESENTATION: STATISTICAL ANALYSIS (ADDED PER BLUE SHEET)

Synopsis: Presentation by Geoff Vandeusen regarding statistical analysis of commission meetings, submitted by Mayor's Office.

For information only

Tracking #: 211924

X. REGULAR CONSENT AGENDA

Item No. 1. - ORDINANCE: CLARIFICATION OF BOUNDARIES OF STAR BONDS FOR LEGENDS

Synopsis: Ordinance correcting an error in the legal description and map pertaining to the Village East STAR Bond District to properly reflect the original District boundaries previously approved, submitted by Patrick Waters, Deputy Chief Counsel.

*On August 8, 2022, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.*

Tracking #: 211863

Item No. 2. - NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

- Roderick McConnell to the Housing Authority, 8/25/2022 to 12/15/2025, submitted by Mayor Garner
- Jacques Barber to the Housing Authority (Re-Appointment), 8/25/2022 to 12/15/2025, submitted by Commissioner Kane
- Matt Watkins to the Housing Authority (Re-Appointment), 8/25/2022 to 12/15/2025, submitted by Commissioner Stites

Tracking #: 211919

Item No. 3. - PLAT: SUBDIVISION FOR HYINK ADDITION NO. 1

Synopsis: Plat of HYINK ADDITION NO.1, located at 6702 and 6716 Berger Avenue, being developed by Steven F. Hyink, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211920

Item No. 4. - PLAT: SUBDIVISION FOR PIPER CREEK ESTATES, SECOND PLAT

Synopsis: Plat of PIPER CREEK ESTATES, SECOND PLAT located at Sloan Avenue and Sewell Avenue in Piper, being developed by BCB Holding, LLC – Brandon Becker, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211921

Item No. 5. - MINUTES

Synopsis: Minutes from the special session of July 28, 2022.

Tracking #: MINUTES

Item No. 6. - WEEKLY BUSINESS

Synopsis: Weekly business materials dated August 4, and August 11, 2022.

Tracking #: WEEKLY BUSINESS

XI. PUBLIC HEARING AGENDA

Item No. 1. – RESOLUTION/ORDINANCE: 505 CENTRAL DEVELOPMENT PROJECT

Synopsis:

- A resolution adopting the 505 Central Development Agreement,
 - An Ordinance establishing a redevelopment district,
- submitted by Katherine Carttar, Director of Economic Development.

*On July 11, 2022, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.*

Tracking #: 211796

XII. STANDING COMMITTEES' AGENDA

Item No. 1. - RESOLUTION: CLOSING OUT NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)

Synopsis: Request to conduct a public hearing on August 25, 2022, and a resolution approving the close-out of the Neighborhood Stabilization Program (NSP3), submitted by Wilba Miller, Director of Community Development.

*On August 22, 2022, this item was heard by the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley. It was requested and approved by the Mayor, to fast-track this item to the August 25, 2022, full commission meeting.*

Tracking #: 211866

XIII. ADMINISTRATOR'S AGENDA

Item No. 1. – PRESENTATION: LEGISLATIVE REPORT

Synopsis: Presentation of current legislative activity by Paul Davis, submitted by Mayor's Office.

For Information Only.

Tracking #: 211871

Item No. 2. - PRESENTATION: FUNDING STRATEGIES AND CONSIDERATION OF A RESOLUTION AUTHORIZING THE SALE OF MUNICIPAL TEMPORARY NOTES, SERIES 2022-II

Synopsis: A presentation on funding strategies of legal settlements and consideration of options including a resolution authorizing and directing the issuance, sale, and delivery of Municipal Temporary Notes, Series 2022-II, submitted by Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, and Alyse Villarreal, Debt Coordinator of the Finance Department.

Tracking #: 211881

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN