

**SEPTEMBER 29, 2022, UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

Location: HYBRID

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 a Zoom webinar.

You are invited to a Zoom webinar.

When: Sep 29, 2022, 05:00 PM Central Time (US and Canada)

Topic: Full Commission Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83009120188?pwd=YWITZm4vcU8wWEVZOVJUSk82L2lHdz09>

Passcode: 864130

Or One tap mobile:

US: +16694449171,83009120188# or +16699009128,83009120188#

Or Telephone:

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

US: +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 830 0912 0188

International numbers available: <https://us02web.zoom.us/j/83009120188?pwd=YWITZm4vcU8wWEVZOVJUSk82L2lHdz09>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY SISTER THERESE BANGERT OUR LADY/ST. ROSE CATHOLIC CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, SEPTEMBER 29, 2022 AGENDA**
- 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. COZ2022-025 - GLEN BENNETT

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses at 2615 Espenlaub Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211969

2. COZ2022-026 - JONATHON LAUDNER

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to maintain small livestock and other agricultural uses at 6840 Cernech Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211971

3. COZ2022-028 - MIKE SANDERS WITH NAMPARA

Synopsis: Change of Zone from MP-2 Planned General Industrial and R-1 Single Family Districts to MP-2 Planned General Industrial District for future industrial development and site preparation at 4500 Dover Street and 4414 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211972

4. COZ2022-031 - JACK XIONG WITH UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Synopsis: Change of Zone from R-1 Single Family and M-2 General Industrial Districts to MP-3 Planned Heavy Industrial District for a water treatment plant at 2443 South 88th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211973

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2021-069 - PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR

Synopsis: Special Use Permit to operate an inspection/light maintenance facility for United Truck Repair (SP-2019-82 expired 9/26/2021) at 451 South 14th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211975

2. SP2022-033 - TWASHANE CRAWLEY WITH COMPLETE CAR CARE

Synopsis: Special Use Permit for auto repair/body shop supply store at 1000 State Avenue., submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR DENIAL)**

Tracking #: 211976

3. SP2022-051 - GONZALO HERNANDEZ-CASILLAS

Synopsis: Special Use Permit for an automotive repair shop at 745 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR DENIAL)**

Tracking #: 211977

4. SP2022-054 - RAUL VILLEGAS-RODRIGUEZ WITH SOCCER NATION KC

Synopsis: Special Use Permit to operate an indoor soccer facility at 520 South 55th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 211978

5. SP2022-072 - JAMES SULLIVAN WITH SULLIVAN PALMER ARCHITECTS

Synopsis: Special Use Permit for a used car dealership at 1401 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211979

6. SP2022-077 - AUSTIN LAGE WITH BHC RHODES

Synopsis: Special Use Permit for a fueling and maintenance facility at 700 Kindelberger Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211980

7. SP2022-080 - MICHAEL S. WIBER WITH ST. JOSEPH LODGE 35

Synopsis: Special Use Permit to operate an event space with live entertainment at 404 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211982

8. SP2022-082 - DENISE TOMASIC WITH PURPLE PROPERTIES

Synopsis: Special Use Permit to operate a short-term rental at 419 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211983

9. SP2022-083 - JAMIE REDIC WITH FEEL ROYAL LLC

Synopsis: Renewal of a Home Occupation Special Use Permit (SP2020-078 - expires 11/5/2022) to operate a single chair beauty salon at 2947 North 83rd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 211967

C. MASTER PLAN APPLICATION

1. MPL2022-017 - JACK XIONG WITH UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Synopsis: Master Plan Amendment from Industrial (City-Wide Master Plan) to Utilities (City-Wide Master Plan) for a water treatment plant at 2443 South 88th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211974

D. PLAN REVIEW APPLICATIONS

1. PR2022-025 - AUSTIN LAGE WITH BHC RHODES

Synopsis: Preliminary and Final Plan Review for a fueling and maintenance facility at 700 Kindelberger Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211981

2. PR2022-026 - DR. JESSICA DAIN WITH USD 203 PIPER SCHOOL DISTRICT

Synopsis: Preliminary Plan Review to convert an elementary school into a high school with athletic fields at 13021 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211984

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

1. AN ORDINANCE authorizing a Master Plan Amendment (MPL2021-028) to the Central Area Master Plan for property at 505 Central Avenue from Urban Density to High-Density Residential, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211985

2. **AN ORDINANCE** rezoning property at 4639 Parallel Parkway (COZ2022-007), from C-1 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)**
Tracking #: 211986
3. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-022) at 4639 Parallel Parkway for auto repair services, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**
Tracking #:211987
4. **AN ORDINANCE** rezoning property at 3430 North 115th Street (COZ2022-018) from A-G Agriculture (WYCO) District to A-G Agriculture (City) District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211988
5. **AN ORDINANCE** rezoning property at 3548 North 115th Street (COZ2022-019) from A-G Agriculture (WYCO) District to A-G Agriculture (City) District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211989
6. **AN ORDINANCE** authorizing a Special Use Permit at 2205 South 8th Street (SP2022-041) for automotive sales, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211990
7. **AN ORDINANCE** authorizing a Special Use Permit at 2205 South 88th Street (SP2022-047) for auto sales, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211991
8. **AN ORDINANCE** authorizing a Special Use Permit at 1810 North 1st Street (SP2022-053) for the Temporary Use of Land for commercial and industrial activities (storage containers and greenhouse), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211992
9. **AN ORDINANCE** authorizing a Special Use Permit at 620 Tenny Avenue (SP2022-055) for a Short-Term Rental), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211993

10. **AN ORDINANCE** authorizing a Special Use Permit at 3008 South 9th Street (SP2022-068) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211994

11. **AN ORDINANCE** authorizing a Special Use Permit at 4929 State Avenue (SP2022-069) 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)**

Tracking #: 211995

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. **COZ2022-015 - JOHN EMANUELS**

Synopsis: Change of Zone from A-G Agriculture and C-1 Limited Business Districts to A-G Agriculture, R-1 Single Family and C-1 Limited Business Districts for urban residential uses and church at 4411 North 67th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR DENIAL - 6/2 VOTE)

Tracking #: 211970

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR SEPTEMBER 29, 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: BENJAMIN BANNEKER ELEMENTARY SCHOOL APPRECIATION DAY

Synopsis: Proclamation proclaiming September 22, 2022, Benjamin Banneker School Appreciation Day, submitted by Tyrone A. Garner, Mayor/CEO.

For Information only

Tracking #: 211000

Item No. 2. - PROCLAMATION: NATIONAL GEAR UP WEEK

Synopsis: Proclamation proclaiming the week of September 26th through September 30th as National GEAR UP Week, submitted by Tyrone A. Garner, Mayor/CEO.

For Information only

Tracking #: 212999

Item No. 3. - RESOLUTION: MARIJUANA POLICY DEVELOPMENT

Synopsis: A resolution expressing support for developing a policy that addresses education, prevention, and treatment surrounding the possession of marijuana and drug paraphernalia and the sentencing for those offenses, submitted by Misty Brown, Chief Counsel.

Tracking #: 212004

Item No. 4. - RESOLUTION: MUNICIPAL JUDGE APPOINTMENT

Synopsis: Municipal Court selection process and a resolution appointing the Municipal Court Judge, Division 1 for the term of four years, submitted by Misty Brown, Chief Counsel.

Tracking #: 212005

Item No. 5. - RESOLUTION: EXTENDING THE STATE OF EMERGENCY FOR THE COVID-19 PANDEMIC

Synopsis: Proposing a resolution to extend the state of emergency for the COVID-19 pandemic for the County of Wyandotte, Kansas, through February 1, 2023, submitted by Matt May, Director of Emergency Management.

Tracking #: 211968

Item No. 6. – APPOINTMENT: VOTING DELEGATE FOR KAC

Synopsis: Appoint Commissioner Christian Ramirez as the voting delegate and Juliann VanLiew as the first alternate, and Andrea Vinyard as the second alternate for the Kansas Association of Counties 46th Annual Conference & Exhibition, submitted by Alley Porter, Commission Liaison

Tracking #: 212001

X. REGULAR CONSENT AGENDA

Item No. 1. - RESOLUTION: RESOLUTION OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS

Synopsis: Resolution of Intent to Issue Industrial Revenue Bonds not to exceed \$25,000,000 for the Benefit of Sunflower Development Group, LLC (505 Central Avenue Project), submitted by Katherine Carttar, Director of Economic Development.

*On September 12, 2022, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 211935

Item No. 2. - MINUTES

Synopsis: Minutes from the special session of August 25, 2022.

Tracking #: MINUTES

Item No. 3. - WEEKLY BUSINESS

Synopsis: Weekly business materials dated September 8, 2022.

Tracking #: WEEKLY BUSINESS

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

Item No. 1. - UPDATE: GRANTS AND GRANT PROCESS

Synopsis: Update on status of grants and grant process, submitted by Cheryl Harrison-Lee, Interim County Administrator.

For information only.

Tracking #: 211735

Item No. 2. – RESOLUTIONS: VILLAGE WEST APARTMENTS III

Synopsis:

1. Resolution Approving the Assignment & Assumption of the Development Agreement for Village West Apartments III
The ownership structure of the project is changing, and this ensures the ownership group will assume the responsibilities outlined in the Development Agreement.
2. Resolution Assigning & Amending Certain Provisions in the Resolution of Intent to Issue IRBs
Reassigning the resolution of intent to issue bonds in the amount of \$45,700,000 for the construction of commercial facilities to Village West Apartments III, LLC as previously adopted by the Commission,
submitted by Katherine Carttar, Director of Economic Development.

Tracking #: 212006

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1. - TRANSFERS: REAL PROPERTY INTERGOVERNMENTAL TRANSFERS

Synopsis: The Land Bank Manager requests approval and forwarding to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. The parcels below are requested to be transferred to the Unified Government from the Land Bank's inventory. Please visit the new site to review the parcels below. <http://maps.wycokck.org/LandBank.html>

Right-of-way - 22 parcels

1. ROW - Parcel - 892078
2. ROW - Parcel - 892085
3. ROW - Parcel - 892132
4. ROW - Parcel - 892228
5. ROW - Parcel - 892229
6. ROW - Parcel - 892230
7. ROW - Parcel - 892231

8. ROW - Parcel - 892232
9. ROW - Parcel - 892233
10. ROW - Parcel - 892234
11. ROW - Parcel - 892237
12. ROW - Parcel - 892238
13. ROW - Parcel - 892239
14. ROW - Parcel - 892240
15. ROW - Parcel - 892241
16. ROW - Parcel - 892242
17. ROW - Parcel - 892244
18. ROW - Parcel - 892245
19. ROW - Parcel - 892246
20. ROW - Parcel - 892247
21. ROW - Parcel – 892249
22. ROW - Parcel – 892251

On September 12, 2022, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Tracking #: 211929

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN