

ACTION AGENDA
MARCH 2, 2023 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING CONVENE AT 7:00 PM – 10:00 PM

Location: Hybrid

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84092677495?pwd=QW5JeHhKRdQvc3FBcm9QTThieVdqZz09>

Passcode: 761679

Or One tap mobile:

US: +17193594580,84092677495# or +12532050468,84092677495#

Or Telephone:

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

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Webinar ID: 840 9267 7495

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<https://us02web.zoom.us/j/kcBm3lxHNg>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY JARED ALTIC, WYANDOTTE CHRISTIAN CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, MARCH 2, 2023, AGENDA**
- VI. MAYOR’S AGENDA**
- VII. REGULAR CONSENT AGENDA**
- VIII. PUBLIC HEARING AGENDA**
- IX. STANDING COMMITTEES’ AGENDA**
- X. ADMINISTRATOR’S AGENDA**
- XI. COMMISSIONERS’ AGENDA**
- XII. PUBLIC ANNOUNCEMENTS**
- XIII. 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.)

- XIV. PLANNING AND ZONING CONSENT AGENDA
- XV. PLANNING AND ZONING NON-CONSENT
AGENDA
- XVI. LAND BANK BOARD OF TRUSTEES' AGENDA
- XVII. ADJOURN

VI. MAYOR'S AGENDA

Item No. 1. - RESOLUTION: APPOINTING COUNTY ADMINISTRATOR

Synopsis: A Resolution appointing the County Administrator by Tyrone Garner, Mayor/CEO.

Tracking #: 211724

Motion: Markley

Second: Davis

Approved 10/0

R-15-23 Adopted

Item No. 2. - APPOINTMENT: MUNICIPAL COURT JUDGE PRO TEMPORE LIST

Synopsis: Approval of a Judge Pro Tempore list to serve in Municipal Court, submitted by Meaghan Shultz, Administrative Judge.

Tracking #: 212309

Motion: Davis

Second: Ramirez

Approved 10/0

VII. REGULAR CONSENT AGENDA

Item No. 1. - NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Jane Philbrook to the Wyandotte County Park Board from 3/2/2023 to 12/31/2023, submitted by Commissioner Markley.

Rosemary Eilts to the Planning & Zoning Commission from 2/23/2023 to 12/31/2023, submitted by Commissioner McKiernan.

Carlen Davis to the Wyandotte/Leavenworth Advisory Council on Aging from 3/2/2023 to 12/31/2025, submitted by Commissioner Burroughs.

Carla Whiteside-Hicks to the Housing Authority from 3/2/2023 to 12/31/2025, submitted by Commissioner Burroughs.

Tracking #: 212310

Motion: McKiernan

Second: Johnson

Approved 10/0

Item No. 2. - MINUTES

Synopsis: Minutes from the Commission meeting on June 9, 2022, the Special Session meeting on February 2, and the Executive Session meeting on February 16, 2023.

Tracking #: MINUTES

Motion: McKiernan

Second: Johnson

Approved 10/0

Item No. 3. - WEEKLY BUSINESS

Synopsis: Weekly business materials dated February 9th and 16th, 2023.

Tracking #: WEEKLY BUSINESS

Motion: McKiernan

Second: Johnson

Approved 10/0

VIII. PUBLIC HEARING AGENDA

IX. STANDING COMMITTEES' AGENDA

X. ADMINISTRATOR'S AGENDA

Item No. 1. - PRESENTATION: STRATEGIC ENGAGEMENT- BUDGET PROCESS

Synopsis: Suggestions for strategic engagement in the budget process and recommendations for continued progress for the Unified Government, submitted by Cheryl Harrison-Lee, Interim County Administrator.

Tracking #: 212308

PowerPoint presentation complete

For information only

XI. COMMISSIONERS' AGENDA

XII. PUBLIC ANNOUNCEMENTS

XIII. CLERK'S STATEMENT

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

XIV. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2022-047 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 4601 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212288

Motion to approve: Davis

Second: McKiernan

Approved 10/0

2. **COZ2022-052 - MARK WOLF WITH HOMES REHAB LLC**

Synopsis: Change of Zone from R-1 Single Family District to R-2 Two Family District for a duplex at 4547 Melody Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212289

Item set aside

Kane made a motion to accept the change proposed by the applicant to remove the stipulation. (rescinded)

The applicant withdrew the request.

Motion to approve as recommended: Markley

Second: Bynum

Approved 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2022-081 - PAULA WESTERFIELD-WALLACE**

Synopsis: Special Use Permit to operate a dog kennel at 12200 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212290

Motion to approve for 2 years: Davis

Second: McKiernan

Approved 10/0

2. **SP2022-090 - RIAD BAGHDADI WITH RB ARCHITECTURE/ENGINEERING**
Synopsis: Special Use Permit for the expansion of an automotive/heavy truck salvage yard at 919 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
Tracking #: 212291
Motion to approve for 2 years: Davis
Second: McKiernan
Approved 10/0
3. **SP2022-116 - BILL RICHARDS WITH ROTHWELL CONSTRUCTION**
Synopsis: Special Use Permit to operate a fleet maintenance facility for Frito-Lay at 1105 South 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
Tracking #: 212292
Motion to approve for 2 years: Davis
Second: McKiernan
Approved 10/0
4. **SP2022-118 - RYAN STOOPS**
Synopsis: Renewal of a Special Use Permit (SP2021-080) to operate a short-term rental at 3151 West 45th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
Tracking #: 212284
Motion to approve for 2 years: Davis
Second: McKiernan
Approved 10/0
5. **SP2022-119 - ALEX ELLIOT WITH ATLAS LAND CONSULTING**
Synopsis: Special Use Permit for dirt removal from 10702 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
Tracking #: 212294
Motion to approve for 2 years: Davis
Second: McKiernan
Approved 10/0
6. **SP2022-123 - AMELIA INTERIANO WITH FAMILY FIT**
Synopsis: Special Use Permit for an event space at 1957 North 63rd Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
Tracking #: 212295
Motion to approve for 1 year: Davis
Second: McKiernan
Approved 10/0

C. MASTER PLAN APPLICATIONS

1. MPL2022-029 - JOSH BEUERLEIN WITH 4J ENTERPRISES, LLC

Synopsis: Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Neighborhood Commercial (City-Wide Master Plan) to expand the operation of a speech therapy clinic at 8247 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212298

Motion to approve: Davis

Second: McKiernan

Approved 10/0

D. PLAN REVIEW APPLICATIONS

1. PR2022-052 - ERIC GENTRY WITH VICTORY JEEP

Synopsis: Preliminary and Final Plan Review for Victory Jeep at 1701 North 100th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212297

Item set aside

Motion to refer back to Planning Commission: Stites

Second: Kane

Approved 10/0

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

1. AN ORDINANCE rezoning property at 1218 Kansas Avenue (COZ2022-027) from R-2(B) Two Family District to CP-1 Planned Limited Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

Tracking #: 212273

Motion: Davis

Second: McKiernan

Approved 10/0

O-12-23 approved, published 3/9/23

2. AN ORDINANCE rezoning property at 1401 Merriam Lane (COZ2022-032) from C-3 Commercial and M-2 General Industrial Districts to CP-3 Planned Commercial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212274

Motion: Davis

Second: McKiernan

Approved 10/0

O-13-23 approved, published 3/9/23

3. AN ORDINANCE rezoning property at 4810 State Avenue (COZ2022-034) 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)**
Tracking #: 212275
Motion: Davis
Second: McKiernan
Approved 10/0
O-14-23 approved, published 3/9/23
4. AN ORDINANCE rezoning property at 810 North 6th Street (COZ2022-042) from C-O Non-Retail Business District to C-D Central Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212276
Motion: Davis
Second: McKiernan
Approved 10/0
O-15-23 approved, published 3/9/23
5. AN ORDINANCE rezoning property at 1223 Meadowlark Lane (COZ2022-043) from CP-O Planned Nonretail Business District to B-P Planned Business Park District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212277
Motion: Davis
Second: McKiernan
Approved 10/0
O-16-23 approved, published 3/9/23
6. AN ORDINANCE rezoning property at 11787 American Royal Way (COZ2022-049) from CP-2 Planned General Business District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212278
Motion: Davis
Second: McKiernan
Approved 10/0
O-17-23 approved, published 3/9/23

7. AN ORDINANCE rezoning property at 2300 North 113th Terrace and 2302 North 113th Place (COZ220-050) from RP-3 Planned Townhouse and RP-4 Planned Garden Apartment Districts to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212280
Motion: Davis
Second: McKiernan
Approved 10/0
O-18-23 approved, published 3/9/23
8. AN ORDINANCE vacating a utility easement (VAC2022-006) at 324 and 328 North 64th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212279
Motion: Davis
Second: McKiernan
Approved 10/0
O-19-23 approved, published 3/9/23
9. AN ORDINANCE authorizing a Special Use Permit (SP2022-061) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212281
Motion: Davis
Second: McKiernan
Approved 10/0
O-20-23 approved, published 3/9/23
10. AN ORDINANCE authorizing a Special Use Permit (SP2022-095) for a privately owned playground at 2515 North 17th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212282
Motion: Davis
Second: McKiernan
Approved 10/0
O-21-23 approved, published 3/9/23
11. AN ORDINANCE authorizing a Special Use Permit (SP2022-099) for the operation of an automotive body shop at 3141 and 3151 Fiberglass Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212283
Motion: Davis
Second: McKiernan
Approved 10/0
O-22-23 approved, published 3/9/23

12. AN ORDINANCE authorizing a Special Use Permit (SP2022-100) to keep a storage container to store construction materials at 5841 Swartz Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212285
Motion: Davis
Second: McKiernan
Approved 10/0
O-23-23 approved, published 3/9/23
13. AN ORDINANCE authorizing a Special Use Permit (SP2022-104) for the continuation of light auto-repair and general maintenance of commercial vehicles and a storage container for the KCK Housing Authority at 1300 Meadowlark Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212286
Motion: Davis
Second: McKiernan
Approved 10/0
O-24-23 approved, published 3/9/23
14. AN ORDINANCE authorizing a Special Use Permit for the operation of a truck terminal with heavy truck maintenance and repair (SP2022-105) at 5010 Speaker Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212272
Motion: Davis
Second: McKiernan
Approved 10/0
O-25-23 approved, published 3/9/23
15. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2022-109) for a chiropractic office at 5331 Miami Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212287
Motion: Davis
Second: McKiernan
Approved 10/0
O-26-23 approved, published 3/9/23

16. AN ORDINANCE authorizing a Special Use Permit (SP2022-111) for the continuation of a short-term rental at 4112 Booth Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212293
Motion: Davis
Second: McKiernan
Approved 10/0
O-27-23 approved, published 3/9/23
17. AN ORDINANCE authorizing a Special Use Permit (SP2022-114) to operate a sand dredging pit, sand processing, and future restoration along the Missouri River, at 4403 North 42nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212296
Motion: Davis
Second: McKiernan
Approved 10/0
O-28-23 approved, published 3/9/23

XV. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. **SP2022-113 - LYNNE BEAVER**

Synopsis: Special Use Permit to operate an event space at 2651 South 34th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 4/2 VOTE)**

Tracking #: 212219

Motion to hold over 30 days: Markley

Second: Burroughs

Approved 10/0

Mayor left the meeting at 9:00 pm, and returned at 9:30 pm.

2. **UPDATE: CITY-WIDE COMPREHENSIVE PLAN**

Synopsis: Update regarding housing provided by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

For information only

Tracking #: 212312

PowerPoint presentation complete

For information only

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR MARCH 2, 2023

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.

Motion to adjourn and reconvene as Land Bank: Davis
Second: Ramirez
Approved 10/0

XVI. 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, Land Bank Manager
Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

A. Single Family Homes – 2 Homes

1. Denis Mendoza – 1 home
811 N 83rd St – 009480
3. Ingrid Landis – 1 home
2840 S 9th St – 136561
2842 S 9th St - 136548

B. Multi Family –6 Units

2. Michael Berry – 2 units
2602 N 57th St – 036210
3. Fernando J Gomez – 4 Units
2233 S Mill St – 137258

C. Commercial – 1

2. Karen Daniels – The Boston Daniels Peace and Arts Center
708 Quindaro Blvd – 111909

Tracking #: 212236

Motion: Davis
Second: McKiernan
Approved 10/0

Item No. 2. - LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT – Property Transfers

1. Wendell V Mims – Yard Extension
3529 N 47th St - 913920
2. Cory Crofford – Yard Extension
3327 N 80th Ter - 036705
3. Marcus Walker – Property Transfer
8848 Georgia Ave - 184721
4. William J Mulich – Donation
801 Seminary St - 902319

Tracking #: 212237

Motion: Davis

Second: McKiernan

Approved 10/0

XVIII. ADJOURN

Motion to adjourn: Kane

Second: Davis

Approved 10/0

Meeting adjourned at 10:00 pm.