

**MAY 25, 2023 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM
ACTION AGENDA**

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/86919347785>

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY DANIEL FREEMAN, NEW BEGINNING MISSIONARY
BAPTIST CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, MAY 25, 2023, 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' CONSENT AGENDA

XVI. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA

XVII. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN

VI. 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.)

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. COZ2023-010 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

Synopsis: Change of Zone from AG Agriculture (WYCO) District to A-G Agriculture (City) District to subdivide the existing parcel into two (2) residential lots at 13400 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212473

Motion to approve: Bynum

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-012 - JOHN E. BROWN WITH RED BRICK INVESTMENTS, LLC

Synopsis: Special Use Permit for grading to prepare the site for future development at 924 North 98th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR**

APPROVAL FOR 2 YEARS)

Tracking #: 212474

Motion to approve for 2 years: Bynum

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

2. SP2023-013 - RUPINDER DHILLION WITH KVL TIRES, LLC

Synopsis: Special Use Permit for tire sales and servicing for trucks and semi-trucks at 336 South 42nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212475

Motion to approve for 2 years: Bynum

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

3. SP2023-014 - STEVE SCRAGGS WITH YMCA OF GREAT KANSAS CITY

Synopsis: Special Use Permit for YMCA summer day camp at 3130 North 122nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212476

Motion to approve for 2 years: Bynum

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

4. SP2023-015 - ROBERTA LAIRD

Synopsis: Renewal of a Home Occupation Special Use Permit (SP2021-032) for a gift, craft and antique shop at 3704 North 99th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212467

Motion to approve for 10 years and removing striping requirement: Bynum

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

5. SP2023-018 - CURTIS PETERSEN WITH POLSINELLI PC

Synopsis: Renewal of a Special Use Permit for live entertainment at Chateau Avalon Hotel at 695 and 701 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212469

Motion to approve for 5 years: Bynum

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

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

1. AN ORDINANCE rezoning property at 915 Barnett Avenue (COZ2022-037) from R-1(B) 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)**
Tracking #: 212477
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-50-23 approved; published 6.1.23
2. AN ORDINANCE authorizing a Special Use Permit for a group home/transitional housing (SP2022-092) at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212478
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-51-23 approved; published 6.1.23
3. AN ORDINANCE authorizing a Special Use Permit for a Short-Term Rental (SP2023-003) at 4101 Fisher Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212479
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-52-23 approved; published 6.1.23
4. AN ORDINANCE authorizing a Special Use Permit for a stealth telecommunications monopole tower (SP2022-066) at 715 North 16th Street submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212480
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-53-23 approved; published 6.1.23

5. AN ORDINANCE vacating right-of-way (VAC2023-001) at 438 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212484
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-54-23 approved; published 6.1.23
6. AN ORDINANCE authorizing a Special Use Permit to operate an event center (SP2022-123) at 1957 North 63rd Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212485
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-55-23 approved; published 6.1.23
7. AN ORDINANCE REPEALING ORDINANCE NO. 0-27-23 AND ENACTING A NEW ORDINANCE authorizing a Special Use Permit (SP2022-111) for 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 #: 212486
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-56-23 approved; published 6.1.23
8. AN ORDINANCE authorizing a Special Use Permit for the continuation of tractor-trailer truck parking at the American Motel (SP2023-007) at 7949 Splitlog Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212487
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-57-23 approved; published 6.1.23
9. AN ORDINANCE authorizing a Special Use Permit for a drinking establishment with live entertainment (SP2023-005) at 1639 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212488
Motion to approve: Bynum
Second: Burroughs
Approved 9/0 (Commissioner Ramirez absent)
Ordinance O-58-23 approved; published 6.1.23

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2022-045 - CHAD SCHIMKE

Synopsis: Change of Zone from A-G Agriculture (WYCO) District to CP-3 Planned Commercial District to construct a self-storage facility at 13700 Marxen Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR DENIAL - 6/1 VOTE)**

Tracking #: 212470

Withdrawn at request of the applicant

2. COZ2023-001 - DAVID BLOCK WITH BLOCK AND COMPANY, INC.

Synopsis: Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District to convert an office building into a mixed-use apartment building at 10200 Abilities Way, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 7/1 VOTE)**

Tracking #: 212400

Motion to approve: Burroughs

Second: Bynum

Approved 6/3 (Commissioner Ramirez absent; Commissioners Kane, Stites and Davis voting no)

3. COZ2023-008 - JULIAN FLORES WITH 1 CORE CONSTRUCTION LLC

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex at 410 Ann Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 5/2 VOTE)**

Tracking #: 212472

Motion to approve: McKiernan

Second: Davis

Approved 9/0 (Commissioner Ramirez absent)

B. SPECIAL USE PERMIT APPLICATION

1. SP2022-117 - JESSICA BETTS

Synopsis: Renewal of a Special Use Permit (SP2021-071) to operate a short-term rental at 749 Locust Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS - 6/1 VOTE)**

Tracking #: 212468

Motion to approve: Bynum

Second: Markley

Approved 9/0 (Commissioner Ramirez absent)

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2022-026 - CHAD SCHIMKE

Synopsis: Master Plan Amendment from Planned Low-Density Residential (Prairie-Delaware-Piper Master Plan) to Planned Mixed Business/Commercial

(Prairie-Delaware-Piper Master Plan) at 13700 Marxen Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR DENIAL - 6/1 VOTE)

Tracking #: 212471

Withdrawn at request of the applicant

2. MPL2023-001 - DAVID BLOCK WITH BLOCK AND COMPANY, INC.

Synopsis: Master Plan Amendment from Regional Commercial (Prairie-Delaware-Piper Area Plan) to Mixed-Use (City-Wide Comprehensive Plan) to convert an office building into a mixed-use apartment building at 10200 Abilities Way, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212401

Motion to approve: Bynum

Second: Burroughs

Approved 6/3 (Commissioner Ramirez absent; Commissioners Kane, Stites and Davis voting no)

IX. MAYOR'S AGENDA

Item No. 1 - PRESENTATION: YOUTH ADVISORY COUNCIL

Synopsis: A presentation announcing the formation of a Youth Advisory Council, submitted by Tyrone Garner, Mayor/CEO.

Tracking #: 212495

Presentation completed; Council members introduced

Item No. 2 - PROCLAMATION: HISTORIC PRESERVATION MONTH

Synopsis: Proclamation proclaiming the month of May 2023, as Historic Preservation Month, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212481

Proclamation read.

Item No. 3 - PROCLAMATION: NATIONAL SALVATION ARMY WEEK

Synopsis: Proclamation proclaiming the week of May 15th-21st, 2023, as National Salvation Army Week, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212482

Proclamation read.

Item No. 4 - PROCLAMATION: ANTHONY CLARK JR DAY

Synopsis: Proclamation proclaiming May 30th, 2023, as Anthony Clark Jr. Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212483

Proclamation read.

X. REGULAR CONSENT AGENDA

Item No. 1. - RESOLUTION: A RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND SUPPLEMENTAL INDENTURE WITH REGARD TO THE TAXABLE INDUSTRIAL REVENUE BONDS (DAIRY FARMERS OF AMERICA, INC. PROJECT-BUILDING)

Synopsis: A resolution authorizing the execution of a second supplemental indenture with regard to the taxable Industrial Revenue Bonds (Dairy Farmers of America, Inc. Project — Building), Series 2017A, previously issued by the Unified Government of Wyandotte County/ Kansas City, Kansas, submitted by Patrick Waters, Interim Chief Counsel.

*On May 8, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.*

Tracking #: 212429

Motion to approve: Davis

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

Resolution No. R-35-23 adopted

Item No. 2 - PLAT: THE ESTATES OF HOLLINGSWORTH MEADOWS

Synopsis: Plat of The Estates of Hollingsworth Meadows, located at 12501 Polfer Road, and being developed by Maderos/King, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212490

Motion to approve: Davis

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

Item No. 3 - PLAT: 5-RIVER TRUCK CENTER

Synopsis: Plat of 5-Rivers Truck Center, located at 26th and Cheyenne Avenue, and being developed by 5-Rivers LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212491

Motion to approve: Davis

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

Item No. 4 – MINUTES

Synopsis: Minutes from the Full Commission meeting on September 15, 2022, the Special Session meeting on April 27, 2023, and from the Executive Session on May 11, 2023.

Tracking #: MINUTES

Motion to approve: Davis

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

Item No. 5 - WEEKLY BUSINESS

Synopsis: Weekly business materials dated May 4th, 2023.

Tracking #: WEEKLY BUSINESS

Motion to approve: Davis

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

Item No. 1. - RESOLUTION: AUTHORIZING UG TO ENTER INTO TWO REAL ESTATE PURCHASE AGREEMENTS WITH KCKCC

Synopsis: A resolution authorizing the Unified Government to enter into two real estate purchase agreements with the Kansas City Kansas Community College, submitted by Patrick Waters, Acting Chief Counsel.

*On May 8, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted 5/1 to approve and forward to the full commission.*

Tracking #: 212428

Motion to approve: Johnson

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

Resolution No. R-36-23 adopted

Item No. 2. - RESOLUTION: PROCESSING ACCESS TO METRO 24 FUNDS

Synopsis: Resolution for the process of accessing Metro 24 Funds, submitted by Angel Ferrara, Director of Parks and Recreation.

*On May 22, 2023, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the full commission*

Tracking #: 212459

Motion to approve: Kane

Second: Davis

Approved 9/0 (Commissioner Ramirez absent)

Resolution No. R-37-23 adopted

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

Item No. 1 - TRAVEL REQUEST: COMMISSIONER RAMIREZ

Synopsis: Request to travel for Unified Government business to Tacoma, Washington, to attend the National League of Cities(NLC) Summer Board and Leadership meeting, submitted by Commissioner Ramirez.

Tracking #: 212492

Motion to approve: McKiernan

Second: Kane

Approved 9/0 (Commissioner Ramirez absent)

Commissioner McKiernan made a motion to adjourn and reconvene as Landbank Board of Trustees, seconded by Commissioner Davis.

Approved 9/0 (Commissioner Ramirez absent)

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, Land Bank Manager

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 2 Homes

11. Justin Sorto – 1 home

23 S 18th St – 107737

12. Clarisia L Balladares – 1 home

28 N Tremont St – 120402

B. Multi Family – 15 Units

1. DreSean Johnson – 3 Units

1837 S 35th St – 170215

2. RA Engineering – 10 Units

3038 Suntree Plz – 125603
3. Darlene Dunn – 2 Units
5666 Yecker Ave – 037189

C. Commercial – 1

1. Roberto & Nancy Rodriguez – Insurance Agency
961 Pacific Ave – 069269

*On May 8, 2023, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the full commission.*

Tracking #: 212430

Motion to approve: Kane

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

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://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Lillie Williams
812 Lafayette Ave - 111593

*On May 8, 2023, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the full commission.*

Tracking #: 212431

Motion to approve: Kane

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

Item No. 3 - LAND BANK HOLD AREA

Synopsis: Requesting consideration for the Wyandotte County Land Bank to hold all properties held by it within the boundaries of Quindaro Boulevard to the North, 5th Street to the East, Parallel Parkway to the South and 7th Street to the West for the future acquisition by Mt. Carmel Redevelopment Corporation. Submitted by Jud Knapp, Land Bank Manager.

*On May 8, 2023, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the full commission.*

Tracking #: 212432

Motion to approve: Kane

Second: Burroughs

Approved 9/0 (Commissioner Ramirez absent)

Resolution R-38-23 adopted

XVI. LAND BANK BOARD OF TRUSTEES' NON-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 site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

- A. Single Family Homes – 10 Homes
 - 1. Mark & Rhonda Hamilton – 1 home
2916 N 26th St – 163438
 - 2. Maria Hill – 1 home
3240 N 46th St - 066341
 - 3. JBLOC LLC – 1 home
4907 Lathrop Ave - 178733
 - 4. Jorge Alfaro – 1 home
3306 N 33rd St – 165213
 - 5. Omar Jurado – 1 home
3032 N 33rd St - 100178
 - 6. Miguel Cortes – 1 home
1116 Washington Blvd – 080158
 - 7. Dania Pilar – 1 home
930 Central Ave – 069286
 - 8. DreSean Johnson – 1 home
3040 N 27th St – 116502
 - 9. David Bean – 1 home
257 S Mill St – 122060
 - 10. Georgia Dubois – 1 home
1112 Ruby Ave – 143024
1108 Ruby Ave – 143025
1104 Ruby Ave – 143026

On May 8, 2023, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted 5/1 to approve and forward to the full commission.

Tracking #: 212489

Motion to approve: Kane

Second: Bynum

Approved 9/0 (Commissioner Ramirez absent)

XVII. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN

Motion to adjourn: Bynum

Second: Davis

Approved 9/0 (Commissioner Ramirez absent)

Meeting adjourned at 9:15 PM.