

**ACTION AGENDA
AUGUST 31, 2023 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:42 PM – 8:55 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/84708290898>

Or One tap mobile:

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Webinar ID: 847 0829 0898

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I. CALL TO ORDER

II. ROLL CALL

Present: Markley, Bynum, Burroughs, Townsend, McKiernan, Johnson, Garner

Absent: Stites, Davis, Ramirez, Kane

III. INVOCATION GIVEN BY REVEREND COMMISSION HAROLD JOHNSON, JR.

FAITH DELIVERANCE GOD IN CHRIST CHURCH

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, AUGUST 31, 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' AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. 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. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-034 - JAMES M. VIENS

Synopsis: Special Use Permit to keep 20 chickens at 9350 Nelson Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212661

Motion to approve: McKiernan

Second: Johnson

Passed 6/0; Approved for 5 years

2. SP2023-043 - FARIS FARASSATI WITH KC OUTLOOK ROSEDALE, LLC

Synopsis: Special Use Permit to operate a children's daycare at 2605 West 39th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212662

Motion to approve: McKiernan

Second: Johnson

Passed 6/0; Approved for 2 years

3. **SP2023-051 - RUBEN ROSALES**

Synopsis: Special Use Permit to operate a Short-Term Rental at 2924 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212663

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

4. **SP2023-053 - ELIZABETH HARDING**

Synopsis: Special Use Permit to operate a Short-Term Rental at 2822 West 43rd Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212664

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

5. **SP2023-056 - CALEB AND MADISON BERCIUNAS**

Synopsis: Special Use Permit to operate a Short-Term Rental at 4206 Mission Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212665

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

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

1. **AN ORDINANCE** rezoning property at 9400 State Avenue (COZ2022-039), from A-G Agriculture and C-O Nonretail Business Districts to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212641

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Ordinance O-90-23 published 9/7/23

2. **AN ORDINANCE** authorizing a Special Use Permit at 9400 State Avenue (SP2022-097) for an event center at the Margaritaville Resort Hotel, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212643
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-91-23 published 9/7/23
3. **AN ORDINANCE** rezoning property at 6340 Riverview Avenue, (COZ2022-048) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212644
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-92-23 published 9/7/23
4. **AN ORDINANCE** rezoning property at 2508 North 12th Street and 1208 Cleveland Avenue, (COZ2023-011) from R-2 Two Family District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212645
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-93-23 published 9/7/23
5. **AN ORDINANCE** rezoning property at 3542 North 51st Street, from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212646
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-94-23 published 9/7/23
6. **AN ORDINANCE** authorizing a Special Use Permit at 527 Tenny Avenue, (SP2023-016) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212648
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-95-23 published 9/7/23

7. **AN ORDINANCE** authorizing a Special Use Permit at 4610 Lloyd Street (SP2023-027) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212649
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-96-23 published 9/7/23
8. **AN ORDINANCE** authorizing a Special Use Permit at 2716 North 119th Street, (SP2023-028) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212650
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-97-23 published 9/7/23
9. **AN ORDINANCE** authorizing a Special Use Permit at 1010 Merriam Lane, (SP2023-029) for a used car dealership, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212653
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-98-23 published 9/7/23
10. **AN ORDINANCE** authorizing a Special Use Permit at 1945 West Lawrence Court, (SP2023-032) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212656
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-99-23 published 9/7/23
11. **AN ORDINANCE** authorizing a Special Use Permit at 3716 Springfield Street, (SP2023-035) for a Short-Term Rental, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212657
Motion to approve: McKiernan
Second: Johnson
Passed 6/0
Ordinance O-100-23 published 9/7/23

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-046 - AARON LILLY

Synopsis: Special Use Permit to operate a Short-Term Rental at 4138 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 9/1 VOTE)**

Tracking #: 212667

Motion to approve: McKiernan

Second: Burroughs

Passed 6/0

2. SP2023-048 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 3925 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 8/2 VOTE)**

Tracking #: 212668

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

3. SP2023-049 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 4028 Booth Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 8/2 VOTE)**

Tracking #: 212669

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

4. SP2023-050 - LANCE PIERCE WITH KARAT VACATION HOME MANAGEMENT

Synopsis: Special Use Permit to operate a Short-Term Rental at 4456 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 8/2 VOTE)**

Tracking #: 212670

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

5. **SP2023-052 - ANDREW BESELICA**

Synopsis: Special Use Permit to operate a Short-Term Rental at 2504 West 47th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 9/1 VOTE)**

Tracking #: 212671

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

6. **SP2023-054 - ASHLEY SIVILS**

Synopsis: Special Use Permit to operate a Short-Term Rental at 719 Lyon Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 9/1 VOTE)**

Tracking #: 212672

Motion to approve: McKiernan

Second: Johnson

Passed 6/0

Approved for 1 year

B. PLAN REVIEW APPLICATIONS

1. **PR2023-014 - CODY BUSICK WITH VINEYARD CHURCH OF PIPER**

Synopsis: Preliminary Development Plan to expand an existing church at 10601 Hutton Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212666

Motion to set over one month: Markley

Second: McKiernan

Approved 6/0

C. MISCELLANEOUS

1. **PRESENTATION: PLAN KCK STRATEGIES**

Synopsis: Update regarding Plan KCK strategies provided by Gunner H. Hand, AICP, Director of Planning and Urban Design.

For information only

Tracking #: 212683

Power Point Presentation completed

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR AUGUST 31, 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.

IX. MAYOR'S AGENDA

Item No. 1 - PROCLAMATION: OAK RIDGE MISSIONARY CHURCH DAY

Synopsis: Proclamation proclaiming August 27, 2023, as Oak Ridge Missionary Church Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212679

Proclamation read

Item No. 2 - PROCLAMATION: SEXUAL HARASSMENT AND SEXUAL ASSAULT AWARENESS DAY

Synopsis: Proclamation proclaiming August 31, 2023, as Sexual Harassment and Sexual Assault Awareness Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212677

Proclamation read

Item No. 3 - PROCLAMATION: CHARLIE 'YARDBIRD' PARKER DAY

Synopsis: Proclamation proclaiming the fourth Saturday of August 2023, as Charlie 'Yardbird' Parker Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212678

Proclamation read

X. REGULAR CONSENT AGENDA

Item No. 1 - PLAT: MOSBURG ADDITION

Synopsis: Plat of Mosburg Addition, located at 7th and Northrup Avenue, and being developed by Bill and Nancy Mosburg, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212680

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

Item No. 2 - PLAT: AMERICAN ROYAL SECOND PLAT

Synopsis: Plat of American Royal Second Plat, located at 118th and State Avenue, and being developed by the American Royal Association, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212681

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

Item No. 3 - MINUTES

Synopsis: Minutes from the Special Session meeting on August 10, 2023.

Tracking #: MINUTES

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

Item No. 4 - WEEKLY BUSINESS

Synopsis: Weekly business materials dated July 27, and August 3, 2023.

Tracking #: WEEKLY BUSINESS

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

XI. PUBLIC HEARING AGENDA**XII. STANDING COMMITTEES' AGENDA****XIII. ADMINISTRATOR'S AGENDA****Item No. 1 - RESOLUTION: TRANSFER OWNERSHIP OF JUNIPER GARDENS**

Synopsis: A resolution to transfer title of Juniper Gardens to the Kansas City Kansas Housing Authority to clear the title for its sale, submitted by Wendy Green, Senior Counsel, Legal Department.

Tracking #: 212676

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

XIV. COMMISSIONERS' AGENDA

Motion to adjourn as Board of Commissioners and Reconvene as Land Bank Board of Trustees: McKiernan

Second: Burroughs

Approved 6/0

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 site to review the applications below.

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

Single Family Homes – 9 Homes

1. Jamie Shipley – 1 home
1600 S 86th St – 145656
2. Victor Hugo Martinez – 1 home
3719 Powell Ave – 170902
3. Kale Caldwell – 1 home
1640 S 14th St – 143161
4. JM Framing – 1 home
3131 N 70th Ter – 034905
5. William Brantley Development, LLC – 1 home
517 Elizabeth Ave – 119134
6. William Brantley Development, LLC – 1 home
624 Orville Ave - 118453

7. William Brantley Development, LLC – 1 home
752 Sandusky Ave – 081470
507 N 8th ST - 081470
8. William Brantley Development, LLC – 1 home
645 Sandusky Ave - 198815
9. Miguel Cortes – 1 home
2935 N 77th St - 928517

Tracking #: 212628

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

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

PT – Property Transfers

1. Luis Cabrera – Yard Extension
1729 S 15th St
2. Unified Government – Storm Water Project
1060 Minnesota Ave – 080412
1059 State Ave - 080409

Tracking #: 212629

Motion to approve: McKiernan

Second: Johnson

Approved 6/0

XVI. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN

Motion to Adjourn: Johnson

Second: McKiernan

Approved 6/0

Meeting adjourned at 8:55 pm