

ACTION AGENDA
NOVEMBER 30, 2023 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:06 – 11:58 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 this URL to join. <https://us02web.zoom.us/j/87578768446>

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Webinar ID: 875 7876 8446

International numbers available: <https://us02web.zoom.us/j/87578768446>

I. CALL TO ORDER

II. ROLL CALL

Present: Bynum, Burroughs, Ramirez, Johnson, Kane, Markley, Stites, Davis, Garner

Absent: Townsend, McKiernan

III. INVOCATION GIVEN BY SISTER THERESE BANGERT, OUR LADY-SAINT ROSE CATHOLIC CHURCH

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, NOVEMBER 30, 2023, AGENDA

VI. MAYOR'S AGENDA

VII. 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.)

VIII. PLANNING AND ZONING CONSENT AGENDA

IX. PLANNING AND ZONING NON-CONSENT 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. MAYOR'S AGENDA

1. **RECOGNITION: KANSAS CITY KANSAS POLICE DEPARTMENT**

Synopsis: Recognition of the recent recipients of the Award of Valor and the Officer of the Year Award for the Kansas City Kansas Police Department, submitted by Tyrone A. Garner, Mayor/CEO.

For information only

Tracking #: 212928

Recognitions presented.

2. **RECOGNITION: KANSAS CITY KANSAS FIRE DEPARTMENT**

Synopsis: Recognition for the Kansas City Kansas Fire Department as the 2023 Gingerbread House winner, submitted by Tyrone A. Garner, Mayor/CEO.

For information only

Tracking #: 212932

Recognitions presented.

3. **PRESENTATION: CENTRAL AVENUE BRIDGE**

Synopsis: Presentation from Representative Pam Curtis regarding the Central Avenue Bridge, submitted by Tyrone A. Garner, Mayor/CEO.

For information only

Tracking #: 212933

PowerPoint presentation complete.

4. **ORDINANCE: AMENDING GODOTTE COUNTYWIDE STRATEGIC MOBILITY PLAN**

Synopsis: Approval of an ordinance amending the GoDotte Countywide Strategic Mobility Plan approved on August 25, 2023, with regard to the Central Avenue Bridge, submitted by Jeff Conway, Assistant Counsel.

Approve Ordinance

Tracking #: 212935

Commissioner Burroughs made a motion to strike language, withdrawn.

Recess was called at 8:44 pm. The meeting reconvened at 8:48 pm.

Commissioner Burroughs made a motion to work to reopen the Central Avenue Bridge with necessary emergency repairs and seek funding to redesign and rebuild a new multi-modal bridge connecting Central Avenue to James Street and the levee trail system, second by Commissioner Bynum. R-85-23 Approved 8/0

5. **PROCLAMATION: SMALL BUSINESS SATURDAY DAY**

Synopsis: Proclamation proclaiming November 25, 2023, as Small Business Saturday Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 212925

Proclamation read.

VII. 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.)

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2023-026 - JACK XIONG WITH UG WATER POLLUTION CONTROL**

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

Tracking #: 212891

Motion to approve: Kane

Second: Ramirez

Approved 8/0

2. **COZ2023-027 - TIMOTHY ELLIOTT WITH ATLAS LAND CONSULTANTS**

Synopsis: Change of Zone from R-1 Single Family District to RP-4 Planned Garden Apartment District to develop a senior living facility at 9205 Garfield Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212892

Item was set aside for discussion.

Commissioner Ramirez made a motion to remand back to the Planning Commission for the study of fire hazard entrance and exit, Commissioner Stites second.

Approved 8/0

3. **COZ2023-028 - CURTIS PETERSON WITH POLSINELLI**

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct the Atlas9 interactive art gallery at 9700 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212893

Motion to approve: Kane

Second: Ramirez

Approved 8/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2023-025 - WATHIQ KASSIM**

Synopsis: Renewal of a Special Use Permit (SP-2020-102 - expired 8/5/2023) for an auto body repair shop at 744 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212894

Motion to approve for 5 years: Kane

Second: Ramirez

Approved 8/0

2. **SP2023-064 - SANTOS ORNELAS**

Synopsis: Special Use Permit to operate a drinking establishment with live entertainment at 5235 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212897

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 8/0

3. **SP2023-066 - MEGAN DUMA WITH MD RENTAL HOMES, LLC**
Synopsis: Special Use Permit to operate a Short-Term Rental at 408 Sandusky Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
Tracking #: 212898
Item was set aside for discussion.
Motion to approve for 1 year: Stites
Second: Kane
Approved 8/0
4. **SP2023-072 - BRAD HUS**
Synopsis: Special Use Permit for a Short-Term Rental/Cabin Retreat with an alpaca farm at 2914 South 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR DENIAL)**
Tracking #: 212899
Item was set aside for discussion.
Motion to support the recommendation for denial: Burroughs
Second: Stites
Approved 8/0
5. **SP2023-074 - WAYNELL HENSON**
Synopsis: Special Use Permit to operate a Short-Term Rental at 2501 North Tremont Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
Tracking #: 212900
Motion to approve for 1 year: Kane
Second: Ramirez
Approved 8/0
6. **SP2023-075 - AYA AGATHE M'BRA**
Synopsis: Home Occupation Special Use Permit for a wig-making business at 8127 Troup Avenue, #106, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
Tracking #: 212902
Motion to approve for 2 years: Kane
Second: Ramirez
Approved 8/0
7. **SP2023-080 - DENISE TOMASIC WITH PURPLE PROPERTIES LLC**
Synopsis: Renewal of a Special Use Permit (SP2022-082 - expired 11/3/2023) to operate a Short-Term Rental at 419 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
Tracking #: 212890
Motion to approve for 1 year: Kane
Second: Ramirez
Approved 8/0

8. **SP2023-082 - HEIDI TOMPKINS**

Synopsis: Special Use Permit to operate a dog kennel/grooming operation at 9240 Georgia Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212905

Withdrawn by applicant.

9. **SP2023-083 - JOHN MCCLELLAND**

Synopsis: Special Use Permit to operate a drinking establishment at 412 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212906

Motion to approve for 5 years: Kane

Second: Ramirez

Approved 8/0

10. **SP2023-084 - JOHN OVERTON**

Synopsis: Special Use Permit to operate a drinking establishment at 1200 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212907

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 8/0

11. **SP2023-085 - JON WONDERGEM**

Synopsis: Home Occupation Special Use Permit to repair musical instruments at 1108 Shawnee Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212908

Motion to approve 2 years: Kane

Second: Ramirez

Approved 8/0

12. **SP2023-086 - MAKSIM KUNAKHOVICH**

Synopsis: Special Use Permit to operate a Short-Term Rental at 4211 South Thompson, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212909

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 8/0

13. **SP2023-087 - PATRICIA ZANQUETIN**

Synopsis: Special Use Permit to operate a Short-Term Rental at 2110 North 104th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR DENIAL)**

Tracking #: 212910

Withdrawn by applicant.

14. **SP2023-088 - VANESSA NYHUS**

Synopsis: Home Occupation Special Use Permit to produce gummies, topicals and a powdered drink at 11411 Hollingsworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212911

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 8/0

15. **SP2023-089 - AMANDA TARWATER**

Synopsis: Home Occupation Special Use Permit for a dog grooming operation at 10120 Hollingsworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212913

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 8/0

16. **SP2023-092 - BRETT JACOBSON**

Synopsis: Special Use Permit for semi-truck sales at 1701 South 45th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 212914

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 8/0

17. **SP2023-093 - ALISON SCHWARTZ**

Synopsis: Special Use Permit to operate a Short-Term Rental at 625 Northrup Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212915

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 8/0

18. **SP2023-095 - RHIANNON CABELLERO WITH NEXT LUXURY**

Synopsis: Special Use Permit to operate a Short-Term Rental at 535 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212916

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 8/0

19. **SP2023-097 - AARON LAU**

Synopsis: Special Use Permit to operate a Short-Term Rental at 4110 South Minnie Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 6 MONTHS)**

Tracking #: 212917

Motion to approve for 6 months: Kane

Second: Ramirez

Approved 8/0

20. **SP2023-099 - CURTIS PETERSON WITH POLSINELLI**

Synopsis: Special Use Permit for grading, fill/removal of earthen fill at 9700 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212901

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 8/0

C. MASTER PLAN APPLICATIONS

1. **MPL2023-015 - GUNNAR H. HAND, AICP - UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

Synopsis: Master Plan Amendment from Planned Mixed-Residential (Prairie-Delaware-Piper Area Plan) to Planned Entertainment District (Prairie-Delaware-Piper Area Plan) at 1800 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212919

Motion to approve: Kane

Second: Ramirez

Approved 8/0

D. PLAN REVIEW APPLICATIONS

1. PR2023-029 - NICK HANAWAY

Synopsis: Preliminary and Final Development Plan to construct a new Burger King restaurant at 7736 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212918

Motion to approve: Kane

Second: Ramirez

Approved 8/0

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

1. **AN ORDINANCE** rezoning property at 7511 Leavenworth Road, (COZ2023-019) from CP-2 Planned General Business and R-1 Single Family Districts to CP-3 Planned Commercial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212862

Motion to approve: Kane

Second: Ramirez

Approved 8/0

O-134-23 Approved and published 12/14/23.

2. **AN ORDINANCE** rezoning property at 2324 Grandview Boulevard, (COZ2023-022) from CP-O Planned Nonretail Business District to CP-1 Planned Limited Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212863

Motion to approve: Kane

Second: Ramirez

Approved 8/0

O-135-23 Approved and published 12/14/23.

3. **AN ORDINANCE** rezoning property at 3308 North 75th Street, (COZ2023-023) 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 #: 212864

Motion to approve: Kane

Second: Ramirez

Approved 8/0

O-136-23 Approved and published 12/14/23.

4. **AN ORDINANCE** rezoning property at 3850 North 55th Street, (COZ2023-015) 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 #: 212866
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-137-23 Approved and published 12/14/23.
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-024) for grading of the property at 3850 North 55th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212867
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-138-23 Approved and published 12/14/23.
6. **AN ORDINANCE** rezoning property at 745 North 78th Street, 701 North 78th Street, 7624 Tauromee Avenue and 7610 Tauromee Avenue, (COZ2023-020) from R-1 Single Family District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212868
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-139-23 Approved and published 12/14/23.
7. AN ORDINANCE repealing Ordinance No. 0-91-23 and enacting a new ordinance authorizing a Special Use Permit (SP2022-097) for an event center at the Margaritaville Resort Hotel at 9400 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212877
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-140-23 Approved and published 12/14/23.

8. AN ORDINANCE authorizing a Special Use Permit (SP2023-017) for a non-owner-occupied Short-Term Rental at 15 South 17th Street, Apartment #2, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212878
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-141-23 Approved and published 12/14/23.
9. AN ORDINANCE authorizing a Special Use Permit (SP2023-036) to operate an event space with live entertainment and alcohol sales at 600 North 7th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212879
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-142-23 Approved and published 12/14/23.
10. AN ORDINANCE authorizing a Special Use Permit (SP2023-040) to keep livestock at 3425 North 87th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212880
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-143-23 Approved and published 12/14/23.
11. AN ORDINANCE authorizing a Special Use Permit (SP2023-057) for a non-owner-occupied Short-Term Rental at 4436 Cambridge Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212881
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-144-23 Approved and published 12/14/23.
12. AN ORDINANCE authorizing a Special Use Permit (SP2023-059) for live entertainment/drinking establishment at an existing restaurant at 4960 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212882
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-145-23 Approved and published 12/14/23.

13. AN ORDINANCE authorizing a Special Use Permit (SP2023-060) to utilize Legends field as an event center at 1800 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212883
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-146-23 Approved and published 12/14/23.
14. AN ORDINANCE authorizing a Special Use Permit (SP2023-061) for a non-owner-occupied Short-Term Rental at 809 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212884
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-147-23 Approved and published 12/14/23.
15. AN ORDINANCE authorizing a Special Use Permit (SP2023-062) for a drinking establishment at 612 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212885
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-148-23 Approved and published 12/14/23.
16. AN ORDINANCE authorizing a Special Use Permit (SP2023-067) for a non-owner-occupied Short-Term Rental at 2706 Espenlaub Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212886
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-149-23 Approved and published 12/14/23.
17. AN ORDINANCE authorizing a Special Use Permit (SP2023-069) for a non-owner-occupied Short-Term Rental at 2520 North 131st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212887
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-150-23 Approved and published 12/14/23.

18. AN ORDINANCE authorizing a Special Use Permit (SP2023-070) for a non-owner-occupied Short-Term Rental at 3008 South 9th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212888
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-151-23 Approved and published 12/14/23.
19. AN ORDINANCE rezoning property at 6029 Oak Grove Road and 6019 Woodend Avenue (COZ2023-017), 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 #: 212920
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-152-23 Approved and published 12/14/23.
20. AN ORDINANCE authorizing a Special Use Permit (SP2023-065) to operate an automotive repair/painting and used automotive dealership at 402 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212921
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-153-23 Approved and published 12/14/23.
21. AN ORDINANCE authorizing a Special Use Permit (SP2023-073) for continuation of a kennel/dog day care and boarding operation, at 4001 North 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212922
Motion to approve: Kane
Second: Ramirez
Approved 8/0
O-154-23 Approved and published 12/14/23.

IX. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-038 - ALICIA ARCHAMBAULT

Synopsis: Special Use Permit to operate a Short-Term Rental at 2559 West 46th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 7/1 VOTE)**

Tracking #: 212895

Motion to approve for 1 year as submitted: Stites

Second: Davis

Approved 8/0

2. SP2023-042 - MATT THOMAS WITH FIRM FOUNDATION MINISTRIES, INC.

Synopsis: Special Use Permit to operate a group dwelling unit at 1723 Quindaro Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS - 6/2 VOTE)**

Tracking #: 212896

Motion to deny request: Johnson

Second: Kane

Approved 8/0

The Mayor stepped out at 10:58 pm. Burroughs acting Mayor Pro tem.

3. SP2023-077 - BRIAN GLASSER

Synopsis: Special Use Permit to operate a Short-Term Rental at 508 Ohio Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR ONE (1) YEAR - 7/1 VOTE))**

Tracking #: 212903

Motion to approve for 1 year as submitted: Kane

Second: Davis

Approved 8/0

4. SP2023-079 - CORINNA WEST

Synopsis: Renewal of a Special Use Permit (SP2021-052 - expired 11/4/2023) to keep ducks on the property at 1921 Nebraska Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS - 6/2 VOTE)**

Tracking #: 212889

Motion to hold over for 30 days: Davis

Second: Johnson

Approved 8/0

5. **SP2023-081 - ERICA SCHUBACH WITH TWOPIN HOMES, LLC**

Synopsis: Special Use Permit to operate a Short-Term Rental at 1918 Federal Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 7/1 VOTE)**

Tracking #: 212904

Motion to approve for 1 year as submitted: Bynum

Second: Davis

Approved 8/0

The Mayor returns at 11:22 pm.

B. MISCELLANEOUS

1. **ORDINANCE: PLANKCK CITYWIDE MASTER PLAN**

Synopsis: Approval of an ordinance adopting the PlanKCK CityWide Master Plan, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Links to connect to the documents are:

- PlanKCK: wycokck.org/files/assets/public/v/1/planning-amp-urban-design/documents/comprehensive-plan/2023.11.21-plankck_final.pdf
- Appendices: wycokck.org/files/assets/public/v/1/planning-amp-urban-design/documents/comprehensive-plan/2023.11.21-plankck-appendices_final.pdf
- Engagement Summary: [plankck_engagement_summary_final.pdf\(wycokck.org\)](http://plankck_engagement_summary_final.pdf(wycokck.org))

Tracking #: 212923

Motion to approve: Bynum

Second: Markley

Approved 8/0

O-155-23 Approved and published 12/14/23.

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR NOVEMBER 30, 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.

X. REGULAR CONSENT AGENDA

1. **RESOLUTION: APPROVING AND AUTHORIZING THE MAYOR/CEO TO EXECUTE A SECOND AMENDMENT TO THE PERFORMANCE AGREEMENT (CRITERION DEVELOPMENT PARTNERS)**

Synopsis: Adopt a resolution approving and authorizing the Mayor/CEO to execute a second amendment to the performance agreement with CPC Land Acquisition Company, LLC, submitted by Jeff Conway, Assistant Counsel.

*On November 13, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.*

Tracking #: 212842

Motion to approve: Davis

Second: Markley

R-70-23 Adopted 8/0

2. **NOMINATIONS: BOARDS AND COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

Nikki Richardson to the Advisory Commission on Human Relations and Disabilities Issues from 11/30/2023 to 12/31/2025, submitted by Commissioner Davis.

Tracking #: 212934

Motion to approve: Davis

Second: Markley

Approved 8/0

3. **MINUTES**

Synopsis: Minutes from the Regular Session meeting on November 17, 2022.

Tracking #: 212926

Motion to approve: Davis

Second: Markley

Approved 8/0

4. **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated October 26th, 2023.

Tracking #: 212927

Motion to approve: Davis

Second: Markley

Approved 8/0

XI. PUBLIC HEARING AGENDA

1. RESOLUTION: ISSUANCE OF INDUSTRIAL REVENUE BONDS AND TO ADOPT PERFORMANCE AGREEMENT (CARNATION PARTNERS, LLC)

Synopsis: Adopt a resolution of intent to issue industrial revenue bonds in the amount not to exceed \$11,500,000 to finance costs of acquiring, constructing, improving and equipping a manufacturing facility for the benefit of Carnation Partners LLC, and to adopt a performance agreement, submitted by Jeff Conway, Assistant Counsel.

*On November 13, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 212841

Public hearing was held.

Motion to approve: Bynum

Second: Davis

R-71-23 Adopted 8/0

XII. STANDING COMMITTEES' AGENDA

1. ORDINANCE: AUTHORIZING THE REMOVAL OF PROPERTY FROM PROJECT AREA A IN THE KANSAS SPEEDWAY REDEVELOPMENT DISTRICT

Synopsis: Adopt an ordinance authorizing the removal of property from Project Area A in the Kansas Speedway redevelopment district for the purpose of other development, submitted by Jeff Conway, Assistant Counsel.

*On November 13, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted 4/2 to approve and fast-track to the full commission on November 16, 2023. This item was removed by the proponents on November 16, 2023. The proponents are requesting this item be returned to the commission for action.*

Tracking #: 212843

Motion to approve: Stites

Second: Davis

O-156-23 Approved 8/0

2. **RESOLUTION: VIOLENCE AGAINST WOMEN'S ACT FISCAL YEAR 2024**

Synopsis: Approval of a resolution authorizing acceptance of a Violence Against Women's Act grant via the Kansas Governor's Office in the amount of \$110,604, submitted by Wendy Medina, Police Department. Matching funds will be allocated from the existing department budget.

*This item was scheduled to appear before the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, on November 27, 2023. It was requested, and approved by the Mayor, to fast-track this item to the November 30, 2023, full commission meeting.*

Tracking #: 212838

Motion to approve: Bynum

Second: Davis

R-72-23 Adopted 8/0

3. **REPORT: FEMA FLOODPLAIN COMMUNITY RATING SYSTEM 2023**

Synopsis: The FEMA Floodplain Community Rating System (CRS) 2023 report is an update of the current 5-year plan. Prior to the development and approval of the next 5-year plan, this update includes a revised repetitive loss area analysis, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

*This item was scheduled to appear before the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, on November 27, 2023. It was requested, and approved by the Mayor, to fast-track this item to the November 30, 2023, full commission meeting.*

Tracking #: 212774

Motion to approve: Bynum

Second: Davis

R-73-23 Adopted 8/0

4. **RESOLUTION: KAW POINT MODERNIZATION PROJECT**

Synopsis: Approval of a resolution authorizing the Public Works Department to accept a grant in the amount of \$17.8M from the United States Department of Agriculture and to implement the grant immediately upon its adoption, submitted by Jeff Fisher, Executive Director of Public Works.

*This item was scheduled to appear before the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, on November 27, 2023. It was requested, and approved by the Mayor, to fast-track this item to the November 30, 2023, full commission meeting.*

Tracking #: 212791

Motion to approve: Bynum

Second: Davis

R-74-23 Adopted 8/0

5. **RESOLUTION: NORTHEAST KCK HERITAGE TRAIL PHASE I UTILIZING ARPA FUNDS**

Synopsis: Approval of a resolution authorizing the use of \$240,000 from ARPA set-aside funds as the local match, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

*This item was scheduled to appear before the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, on November 27, 2023. It was requested, and approved by the Mayor, to fast-track this item to the November 30, 2023, full commission meeting.*

Tracking #: 212772

Motion to approve: Markley

Second: Davis

R-75-23 Adopted 8/0

XIII. ADMINISTRATOR'S AGENDA

1. **RESOLUTION: HFS ESTOPPEL CERTIFICATE, CONSENT AND RECOGNITION**

Synopsis: Approval of a resolution authorizing execution of an Estoppel Certificate, Consent and Recognition Agreement in connection with the Homefield Project, submitted by Jeff Conway, Assistant Counsel.

Tracking #: 212873

Motion to approve: Markley

Second: Stites

R-76-23 Adopted 8/0

Commissioner Bynum made a motion to adjourn and reconvene as Land Bank Board of Trustees, seconded by Commissioner Davis, approved 8/0.

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. **LAND BANK OPTIONS**

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the site to review the applications below.

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

20 Single Family Homes

3 Commercial

Tracking #: 212929

Motion to approve: Markley

Second: Davis

Approved 8/0

2. LAND BANK 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>

Tracking #: 212930

Motion to approve: Markley

Second: Davis

Approved 8/0

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

Motion to adjourn: Ramirez

Second: Davis

Approved 8/0

The meeting was adjourned at 11:58 pm.