

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

PLANNING & ZONING AND
REGULAR SESSION
MARCH 30, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, March 30, 2023, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: David Johnston, County Administrator; Patrick Waters, Acting Chief Counsel; Daniel Kuhn, Senior Attorney; Gunnar Hand, Director of Planning and Urban Design; Brett Deichler, UG Clerk; and Brittne MacDonald, UG Clerk's Office.

Mayor Garner said before I call this meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from our Kansas Attorney General's Office.

Mayor Garner said I will now call this meeting to order. Roll call.

Roll call: Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs, Garner.

Mayor Garner said we will have our invocation given by Commissioner/Pastor Harold Johnson, immediately followed by the Pledge of Allegiance.

Mayor Garner asked, Clerk, are there any revisions to tonight's agenda? **Mr. Deichler** said there were two last minute changes that needed to be announced tonight. First, the proclamations on the Mayor's Agenda would be read first while the Planning and Zoning Agenda will immediately follow, as previously published.

Secondly, our Planning and Zoning staff received a late email notification this afternoon requesting withdrawal of Items COZ2022-053 and MPL2022-030 for Adam Williams from tonight's P&Z Consent Agenda.

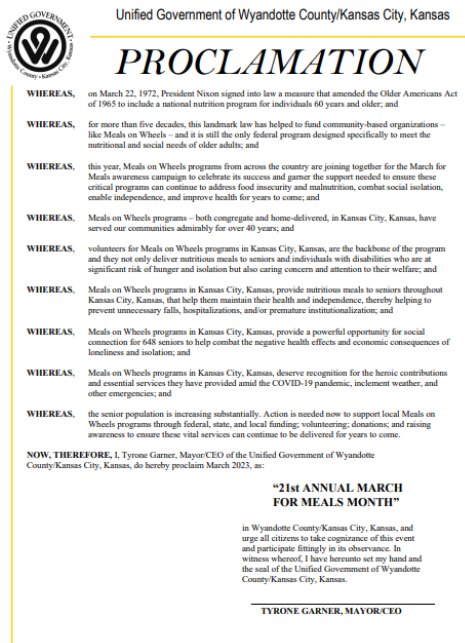
MAYOR'S AGENDA

Brett Deichler, UG Clerk, said as stated earlier, we are going to hear the proclamations. I will read them now from the Mayor's Agenda.

Item No. 1 – 212368...PROCLAMATION: 21ST ANNUAL MARCH FOR MEALS MONTH

Synopsis: Proclamation proclaiming March 2023, as 21st Annual March For Meals Month, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.



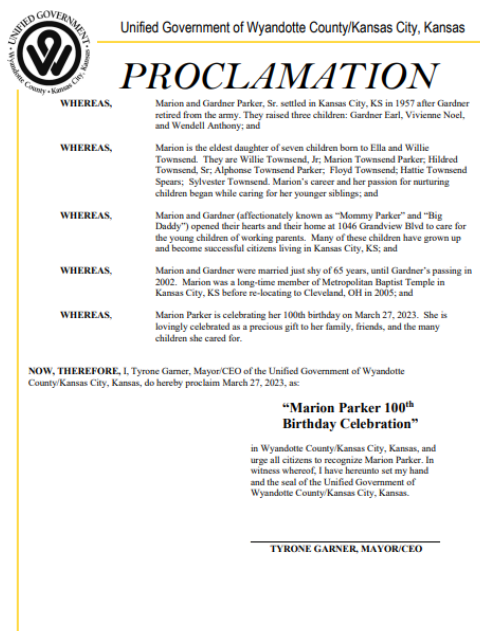
Action: The proclamation was read.

March 30, 2023

Item No. 2 – 212367...PROCLAMATION: MARION PARKER 100TH BIRTHDAY CELEBRATION

Synopsis: Proclamation proclaiming March 27, 2023, as Marion Parker 100th Birthday Celebration, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.

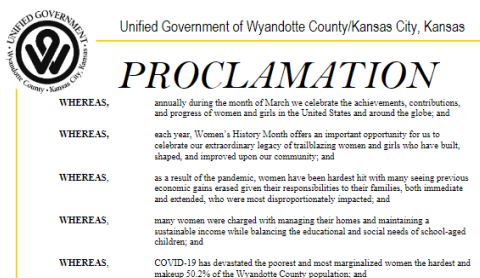


Action: The proclamation was read.

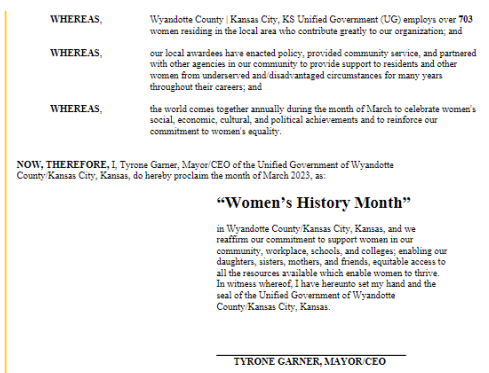
Item No. 3 – 212365...PROCLAMATION: WOMEN'S HISTORY MONTH

Synopsis: Proclamation proclaiming March 2023, as Women's History Month, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.



March 30, 2023



Action: **The proclamation was read.**

Item No. 4 – 212377...RECOGNITION: WOMEN'S HISTORY MONTH

Synopsis: Recognition of three notable women from Wyandotte County in honor of Women’s History Month, submitted by Tyrone A. Garner, Mayor/CEO.

Mayor Garner said the Unified Government, sponsored by your Mayor’s Office here, every year we like to recognize really instrumental, phenomenal women that have really trailblazed and have done some awesome things, great things here in Wyandotte County and Kansas City, KS, for History Month.

Going back to 1988, each President of the United States has recognized March as being a Women’s History Month. It’s really a unique, but exciting moment for us here in Wyandotte County to recognize those women that we deem really something special, that have done great things, awesome things, instrumental things, not just for themselves, but to improve the lives of people that call Wyandotte County home.

We’re going to recognize three women tonight.

PRESENTATION NAME

Irene Caudillo



- Immediate Past President/CEO El Centro, Inc. after 10 years of leadership
- Nonprofit program developer in Wyandotte County since receiving her Master of Public Administration from UMKC
- After a leadership role in KC, MO, she returned to Wyandotte County as the Executive Director for Youth Opportunities Unlimited, Inc.
- Also held leadership roles at Catholic Charities and Swope Health Services during her career



DATE | 2

March 30, 2023

Irene Caudillo is the past President/CEO of El Centro, Inc., after 10 years of leadership. It's a non-profit program developed in Wyandotte County. She also has her Master's Degree in Public Administration. She's really been phenomenal and instrumental in really developing the skills and attributes and championing the success of the Latino and Hispanic community here in Wyandotte County.

After her leadership role in Kansas City, MO, she returned to Wyandotte County as the Executive Director of the Youth Opportunities Unlimited, Inc. She's had leadership roles at Catholic Charities and Swope Health Services during her career in Wyandotte County and Kansas City, KS.

PRESENTATION NAME

Ladora Yvonne Lattimore



- Former Executive Director/CEO of Friends of Yates, Inc. after 33 years of leadership
- Led the transition from Yates Branch YMCA to the Friends of Yates, Inc.
- Developed the Black Men & Women of Distinction Program, in recognition of Black History Month now in its 43rd year when she joined the Yates Branch YMCA in 1980
- She also developed the first and only shelter for Battered Women and their Children in Wyandotte County (now operating as Friends of Yates, Inc.) that same year
- Sumner High School and Northeast Junior High School Alumni



DATE | 3

Ladora Yvonne Lattimore is the former Executive Director/CEO of Friends of Yates, Inc., after 33 years of leadership, really doing instrumental work in helping women cope with domestic violence and get past the negative impacts of abuse from toxic relationships. She's also built bridges between law enforcement and the police and done a lot of philanthropical work throughout Wyandotte County that has really helped bridge resources to those people in Wyandotte County that needed those resources the most.

She led a phenomenal transition from Yates Branch YMCA to the Friends of Yates battered women's shelter. She developed the Black Men & Women of Distinction Program in recognition of Black History Month, now in its 43rd year, when she joined the Yates Branch YMCA in 1980.

She also developed the first and only shelter, again, for battered women to include the children, which is somewhat unique.

She's a graduate of Sumner High School and Northeast Junior High School Alum.

PRESENTATION NAME

Kathy Wolfe Moore



- Former Kansas State Representative, District 36 after serving 12 years
- Current External Liaison for the University of Kansas Health System
- Previous Chief of Staff to Mayor Carol Marinovich
- Attended the University of Kansas receiving a BSW in Social Welfare and MSW, Social Work
- Attended Bishop Ward H.S., Kansas City, KS



DATE 14

Kathy Wolfe Moore is the former Kansas State Representative of the 36th District after serving 12 years in that capacity. She's currently at the University of Kansas where she works. She's a liaison for the University of Kansas. She is the previous Chief of Staff to the Honorable Mayor Carol Marinovich, who was the first Mayor of the Unified Government of Wyandotte County/Kansas City, KS.

Kathy Wolfe Moore attended the University of Kansas receiving her BSW in Social Welfare and MSW in Social Work. She also attended Bishop Ward High School in Kansas City, KS.

She has done phenomenal work in making sure that Wyandotte County received the good services and resources and attention being a strong advocate and voice of everything that was available from the state of Kansas, fighting hard to make sure that Wyandotte County was never left out and never left behind.

She retired here recently, and so we are honored and appreciative of her life work of making sure, and collective with all three of these women, to try and make sure that Wyandotte County is a great and safe place to live, work, and raise a family. We are honored to have these three women devoted to the mission of trying to make lives better here in Wyandotte County.

Mayor Garner said I know that there's friends in the audience and people that have worked with these awesome ladies that have done so much great work for Wyandotte County. You're more than welcome to take a minute if you want to have words on behalf of any of these women.

Pat Pettey, Senator for the 6th District, said I had the pleasure to be elected as a commissioner at one time as well before I was a senator. I've had the pleasure to work with all three of these

March 30, 2023

wonderful women in different capacities. They all have such wonderful talents and they have contributed, just as the Mayor said, so much to our community in a variety of ways.

One thing that's common is that it's all been about the welfare of people within the Wyandotte County/Kansas City, KS, community and working to make their lives better whether it's safety or whether it's being recognized as a person of importance in our community, even if you're not a citizen and having access to resources, and then also being interested in making sure that their children are having the opportunities to become productive members of our community.

Then there's Kathy Wolfe Moore, who I not only served with in the legislature, but during our time together in Topeka, we also were roommates, so we've spent a lot of quality time together as well.

Thank you so much for recognizing these wonderful women. We know that they're just a few of the many women that contribute, just as those ladies sitting in this commission right now, that contribute to making our community a better place to live.

Mayor Garner said I know most of our commissioners know these awesome women that were recognized, so I'm going to offer our commissioners an opportunity to give some words of just a reflection.

Commissioner Ramirez said congratulations to the three of you. You three have been trailblazers in this community; dedicated your life. I think that's the biggest words to use—the dedication to Wyandotte County and to the betterment of Wyandotte County. The three of you have touched different sectors of this community, but you've worked together to just make our community better. We are proud to be in Wyandotte County and Kansas City, KS. The work that you've done in your life has made that even better. I thank you, each and every one of you.

Commissioner Bynum said I just want to echo what everyone else has spoken, but I would be remiss not to make sure that I added my voice because you three, I've known each of you in a different capacity, a wonderful capacity, and I've loved every moment that I've spent working with you in this community that we call home. I just want to say thank you so sincerely for all that you've done. It's a debt that cannot be repaid. Thank you. By the way, just keep working.

Commissioner Burroughs said when it comes to public servants, you have them right here in the front that are committed. What you've been able to set as a bar for young ladies in this community is to be respected and recognized here this evening.

I want to thank you for your commitment to service to our community, but more importantly, I want to thank you for being friends. I've known you all for quite a while, and you are all well worth the time and trouble that we all harass you. We just want to say thank you and wish you the best. Godspeed.

Commissioner Kane said I wish we could give you ladies a bigger gift because you handed us a bigger gift than we handed you. We appreciate the work that you're doing, that you did, and continue to do.

I want to shout out to my classmate in grade school and high school. Kathy Wolfe Moore and I went to a senior dance together. We go back further than anybody in the room. Kenney's heard that story a thousand times. Thanks, ladies.

Commissioner Townsend said, ladies, congratulations. Mayor, thank you for highlighting the efforts of these three women. I personally look forward to a day where women, minorities, anyone who has contributed as these ladies have, won't have to be called out just in a single month. I can imagine the times as they gave the service that we've heard about here tonight, situations where they may have been the only female in the room, the only African-American or Hispanic in the room, or the only woman in the room, period. I guess that gets to the heart of why we have a special month to recognize achievements of women. I look forward to the day when they will be recognized 365 in any month of the year. I applaud them.

Thank you, Mayor, for highlighting them. God bless each and every one of you. Thank you for your work.

Commissioner Johnson said, Mayor, thank you for this opportunity and to all of the honorees tonight. What a great time to honor them. I appreciate you putting that forward, Mayor.

Irene Caudillo, I'll start with you. She's the one who got me into working at a board level with non-profit organizations, YOU, and I'll never forget that because you saw something in me

that you thought was worthy. The only off that I have is that you got me on and then you left and went somewhere else. I'll never forget that either.

I've watched you progress through your career. We talked about our kids at times and different things that were going on in their lives. I salute you and the great work that you've done at El Centro. It's just marvelous, so thank you for being the shining star that you are.

The one and only Ladora Lattimore. It's about time that people gave you your flowers because you have been giving people their flowers for many years. You have been recognizing persons of distinction, persons of color year over year and has done that in an eloquent way. I, personally, have a Ladora Lattimore shelf, two shelves in my office, because you have been that mindful of myself.

I work with my commissioners trying to make sure that the work that you initiated and has kept going over the years, continue to be able to be viable because it's changing lives of persons that are falling in the cracks, persons whose voices are never heard. So, I appreciate you and salute you for that.

To Ms. Wolfe Moore, I've never had the opportunity to work one-on-one, but everybody says you gotta work with Kathy Wolfe Moore because she's a great person. Well, I know I can see that you're a great person by the man that you married. I almost said can I get an amen. I salute you as well for the work that you've done. I've watched from afar and I can tell that you were certainly a change agent for our community, so I salute you as well. Thank you. Thank you all.

Mayor Garner said what's really unique about these three women isn't that they're women because women are doing awesome things all over our country. These are just three women that have done really great things amongst a lot of women in Wyandotte County. What's unique and some say well, what's special about them. They're all retired and they recently retired. In the words of a mentor of mine, God's not done with you yet. So, God still has a plan and purpose for you.

Wishing you continued blessings as you move forward in whatever God has for you. Thank you so much for all the volunteering, the service, and the things and the time and effort that you

put in to the people of Wyandotte County. We are humbled, and we are indebted, and we are gracious more than you can even imagine.

I agree with Commissioner Kane. This is just a small token of appreciation, but really our hearts have so much more for you. So, God bless you and thank you again.

Mayor Garner said I'd also like to recognize before they leave. I'll start with the person that stood up first. We have Ken Moore, who is the past Chief Counsel of our Unified Government. We have Mary Gonzalez, who is a past Board Chair of our Board of Public Utilities. She's with us here tonight as well. We have Bob Milan, who is past Chair of the BPU as well. We have Dennis Hays, who is the original County Administrator for this Unified Government of Wyandotte County/Kansas City, KS. Not last, but least, the trailblazer. She has a street in front of this building named after her, the Honorable Carol Marinovich, who is the first Mayor of the Unified Government of Wyandotte County/Kansas City, KS. Thank you all so much for being here.

Action: **The three women were recognized for their service.**

Item No. 5 – 212336...APPOINTMENTS: SOLID WASTE MANAGEMENT COMMITTEE

Synopsis: Appointment of members to the Solid Waste Management Committee, submitted by LaVert A. Murray, Economic Development Advisor to the Mayor.

Action: **This item was presented after the Planning and Zoning Agenda.**

PLANNING AND ZONING CONSENT AGENDA

PLANNING AND ZONING AGENDA

Mayor Garner said I'm going to ask the Clerk to read the statement. There are two distinct parts of the Planning and Zoning portion, which will be handled first, then a Consent Agenda that will come with that, Planning and Zoning Consent Agenda.

Brett Deichler, UG Clerk, read the statement, required by law.

Mr. Deichler asked, does any member of the Commission wish to disclose any contact with proponents or opponents on any item on tonight's agenda? **Commissioner Burroughs** said I'd like to disclose support and opposition to 2023-001. They pulled the item of 2022-053. I will ask for some guidance, Mayor. Also, 2022-030, both opponents and proponents. I do have a question in reference to one of the resolutions this evening. Do we need to disclose contact with resolutions this evening? Counsel? It's not on the consent calendar. I just want to make sure.

Patrick Waters, Acting Chief Counsel, said only if it's a financial interest.

Commissioner McKiernan said I've had contact with proponents of VAC2023-001.

Commissioner Stites said proponents of 2022-092 and PR2022-052.

Mr. Deichler read the items on the Planning and Zoning Consent Agenda.

Mayor Garner asked, do any members of the Commission or County Administrator or the public wish to set aside any item on the Planning and Zoning Consent Agenda? If an item is not set aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendations of the Planning Commission.

I'll ask if anyone in attendance would like to set an item aside. Clerk, is there anyone joining us virtually? **Mr. Deichler** said seeing none.

Commissioner Burroughs asked that Item B2. 2023-001, be pulled off the consent calendar.

Action: **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve all remaining items on the Consent Agenda.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

CHANGE OF ZONE APPLICATIONS

Item No. 1 – 212340...CHANGE OF ZONE APPLICATION COZ2022-037 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District to construct a multi-family property with group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
And

Item No. 1 – 212341...SPECIAL USE PERMIT APPLICATION SP2022-092 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Special Use Permit to operate a group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
And

Item No. 1 – 212349...MASTER PLAN AMENDMENT MPL2022-024 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Master Plan Amendment from Urban Density (Central Area Plan) to Medium-Density Residential (Central Area Plan) at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Colby Kirk, with Cap Out Investments LLC, has filed a Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District, Master Plan Amendment from Urban Density to Medium Density Residential (Central Area Master Plan) and a Special Use Permit for temporary/transitional housing for 9 residential units. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2022-037, Special Use Permit Application SP2022-092 and Master Plan Amendment MPL2022-024, subject to:

1. This Change of Zone case is being heard in conjunction with BOZA2022-050, which is seeking a variance in the side yard, interior setback, a reduction in lot area and a reduction in off-street parking to operate transitional housing on 0.18 acres at 915 Barnett Avenue;
2. This property is within the 200-foot Environs of the William T. Maunder Residence, 1885 located at 616 North 9th Street. Prior to obtaining a building permit, Planning Staff must perform an Historic Environs Review;
3. Provide the contact information of property manager to the residents in the neighborhood;
4. Implement the following items into the residence:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house;
 - b. GFCI outlets required in bathrooms;
 - c. Double keyed locks are not allowed;
 - d. Copper cannot be used for gas supply lines;

- e. Windows must be operable, not blocked or boarded;
 - f. Handrails are required at sets of four (4) or more stairs/ risers;
 - g. Hot water tank and furnace must be vented properly and operational; and,
 - h. Electric panel and circuits must be safe.
5. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants. A FEMA safe room constructed to FEMA Publication 320 or Publication 361 is required;
 6. Comply with all KCKFD requirements, which includes, but is not limited to installing a residential fire suppression system adhering to all relevant codes and ordinances;
 7. Construct a driveway with asphalt or concrete for two (2) parking spaces in the rear of the property for tenants or staff;
 8. Permanently remove the trash enclosure from the front yard. Bring the trash bins to the curb the evening before or day of trash service;
 9. Preserve the trees in the front and rear yard;
 10. Sec. 27-459(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;
 11. Sec. 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-0, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required;
 12. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) in height. All shrubs shall be five (5) gallons, external to the site and three (3) gallons internal to the development when planted;
 13. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
 14. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line;
 15. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
 16. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 17. Obtain a rental license from the Rental Licensing Division located at Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8649;
 18. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 and businesslicense@wycokck.org;

19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
22. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
23. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
24. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
25. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee;
26. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
27. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Change of Zone Application COZ2022-037, Special Use Permit Application SP2022-092 for two years, and Master Plan Amendment

March 30, 2023

MPL2022-024, all subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212342...CHANGE OF ZONE APPLICATION COZ2022-053 - ADAM WILLIAMS

Synopsis: Change of Zone from RP-1A Planned Two Family and AG Agriculture (WYCO) Districts to RP-2 Planned Two Family District for attached two (2) family home development at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

And

Item No. 2 – 212350...MASTER PLAN AMENDMENT MPL2022-030 - ADAM WILLIAMS

Synopsis: Master Plan Amendment from Open Space (Prairie-Delaware-Piper Area Plan) to Medium-Density Residential (City-Wide Area Plan) at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Adam Williams, seeks to rezone 12601 Hollingsworth Road and 12600 Par Lane from A-G Agriculture and RP-1A Planned Suburban Residential Districts (WYCO) to RP-2 Planned Two Family District to build 78 duplex buildings, totaling 156-units on 41.94 acres. The Planning Commission voted 7 to 0 to recommend denial of Change of Zone Application COZ2022-053 and Master Plan Amendment MPL2022-030, due to incompatibility with the neighborhood and plan as the area is single-family homes and there are no duplexes in the area.

Action: The applications were previously withdrawn by the petitioner.

Item No. 3 – 212343...CHANGE OF ZONE APPLICATION COZ2023-002 - ANDREW GRIBBLE WITH KIMLEY HORN & ASSOCIATES

Synopsis: Change of Zone from No Zoning to RP-5 Planned Apartment District for a proposed multi-family apartment development at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

And

Item No. 3 – 212351...MASTER PLAN AMENDMENT MPL2023-003 - ANDREW GRIBBLE WITH KIMLEY-HORN & ASSOCIATES

Synopsis: Master Plan Amendment from None to High-Density Residential (City-Wide Area Plan) at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Gabe Fritz, is requesting a Change of Zone from No Zone to RP-5 Apartment District and a Master Plan Amendment from no designation to High-Density Residential to construct the Winterwood multi-family development at 6909 State Avenue. The development will consist of 8 four (4) story buildings totaling 192 total units. The Planning Commission voted 6 to 0 to recommend approval of Change of Zone Application COZ2023-002, and Master Plan Amendment MPL2023-003, subject to:

The applicant is seeking a deviation from the Multi-Family Design Guidelines requirement to orient buildings towards the roadway.

- a. The City Planning Commission did not grant this deviation, therefore the following conditions shall apply:
 - i. The Final Site Development Plan shall demonstrate the positions of Building #2 and the adjacent parking lot to the South being swapped, to where Building #2 fronts State Avenue; and,
 - ii. Applicant shall provide either a six (6) foot tall opaque fence or additional, enhanced landscape screening along the eastern property line in their final site development plan.
2. Downspouts will be painted to architecturally blend into the building and/or recessed into the corners of buildings as to not be in plain view of the public.
3. Additional crosswalk markings and signage shall be added to the site plan prior to the Final Site Development Plan;
4. Bike racks should be provided throughout the site to allow for bike storage. The applicant shall demonstrate this on the Final Site Development Plan;
5. The siding shall not consist of batten board. The lap siding shall be installed horizontally and should be of a cementitious material;
6. Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area. The site is 10.04 acres, which requires 97 trees, exclusive of the street trees and parking lot island trees requirements;
7. Sec. 27-577(b)(3) Street trees are required to be provided for every thirty (30) feet of street easement or frontage. As part of the future Final Development Plan the landscape plan shall reflect this requirement along State Avenue and College Parkway;
8. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
9. All landscaping shall be irrigated;
10. BPU ground mounted transformers shall be screened on all four (4) sides from public view. Architectural screening walls are the preferred method, but landscape screening is an allowable alternative. Screening shall be designed to be solid to the view, and any designs incorporating

air circulation shall not be visible. Screening height must be the greater of either six (6) feet tall or the height of the utility being screened. Designs shall show two (2) possible site orientations. Designs will also incorporate all BPU Engineering specifications and largest of all the required dimensions. Refer to attached BPU Engineering documents for details;

11. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
12. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
17. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
18. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District

Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;

19. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning & Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;
20. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
21. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Change of Zone Application COZ2023-002 and Master Plan Amendment MPL2023-003, subject to the stipulations. Roll call was taken and

there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212341...SPECIAL USE PERMIT APPLICATION SP2022-092 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Special Use Permit to operate a group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Item previously heard in conjunction with Change of Zone Application No. 1 – COZ2022-037.

Item No. 2 – 212344...SPECIAL USE PERMIT APPLICATION SP2023-001 - ADAM AND DANIELLE BOYLE

Synopsis: Special Use Permit to operate a short-term rental at 802 North 82nd Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicants, Adam and Danielle Boyle, are requesting a Special Use Permit to operate a short-term rental at 802 North 82nd Terrace. This is not the owner’s primary address. The Planning Commission voted 6 to 0 to recommend approval of SP2023-001 for one (1) year), subject to:

1. The applicant shall provide proof to staff of the following repairs prior to their ordinance being approved by the Board of Commissioners
 - a. The stairs shall be repaired or replaced to create a consistent height between stairs;
 - b. The basement stairs shall have a fire barrier installed;
 - c. An anti-tip bracket shall be installed on the gas range/stove;
 - d. A TPR valve shall be installed on the water heater that extends to within 6” of the floor;
 - e. The trees in the rear yard shall be trimmed to clear branches from the overhead service wires;
 - f. The abandoned wiring shall be removed from the electrical panel;
 - g. Any identified ungrounded outlet shall be grounded;
 - h. Replace the flexible gas line with a rigid gas line; and,
2. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that as both the property owner and the business owner that they are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
3. Maximum number of guests shall be seven (7);
4. All parking must be off-street, maximum number of vehicles is three (3);

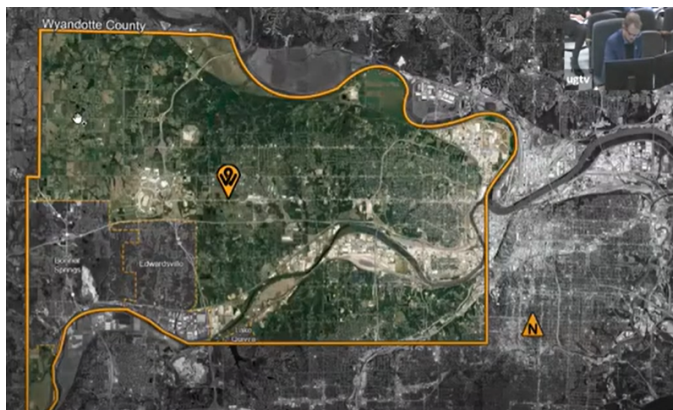
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must maintain liability insurance;
7. Applicant must maintain the property's physical condition through the duration of the permit;
8. All reservations shall be a minimum stay of 24 hours;
9. No meals shall be prepared in the dwelling by the owner or owner's agent;
10. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
11. The owner or owner's agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
12. The property must remain in proper maintenance and free of hazards, pests, or infestations.
13. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
14. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not

violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

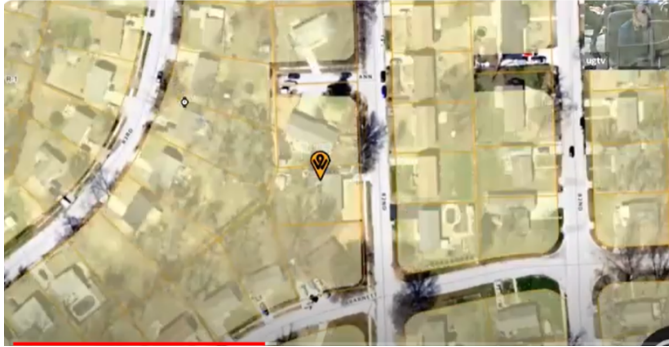
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee; and,
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Case		
SP2023-001		
Petitioner	Address	
Adam & Danielle Boyle	802 North 82 nd Terrace	
Synopsis		
To approve a Special Use Permit to operate a short-term rental. This is not the owner's primary residence.		

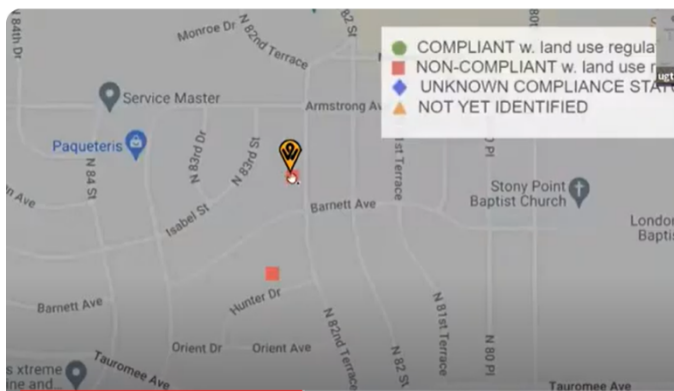
Gunnar Hand, Director of Planning and Urban Design, said this is a new, short-term rental application with no on-site manager.



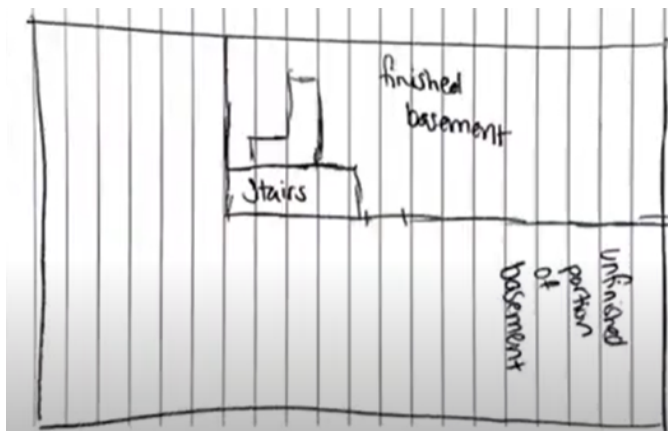
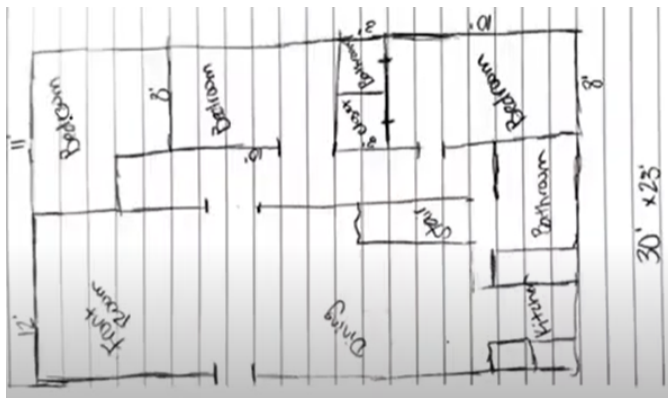
This is in the City-Wide Comprehensive Plan in the Midtown area.



Staff received no letters of support; no letters in opposition. No notices of violation.



March 30, 2023



Staff agrees with the Planning Commission's recommendation of approval for one year to include a maximum of seven people and three off-street cars maximum.

Mayor Garner said I'll ask the applicant or representative, if they're present, to present their application. (No one appeared.)

March 30, 2023

Mayor Garner said I'll now open the public hearing and ask the Clerk if he received any direct notification from the public who wish to express their comments in favor of this item.

Mr. Hand said, Mayor, the applicant is here. He's online.

Adam Boyle, 205 Dewey St., Vermillion, KS, said I guess I'm confused here. You just need to know what we're doing with the property or... **Mayor Garner** said your ask as far as your application regarding this matter is concerned.

Mr. Boyle said the wife and I purchased this property as a secondary vacation home for us to use while we're visiting Wyandotte County for various reasons for us and the kids. We're looking to utilize the time we're not there, obviously, as a short-term rental to kind of help supplement the secondary mortgage.

Mayor Garner asked, Clerk, is there anyone present who would like to speak in favor of this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who would like to speak in favor of this item? **Mr. Deichler** said seeing none.

Mayor Garner asked, Clerk, have you received any direct notification from the public who wish to express their comments in opposition to this item? **Mr. Deichler** said no comments were received by the Clerk. **Mayor Garner** asked, is there anyone present here today that would like to speak in opposition to this item? **Mr. Deichler** said seeing none as well. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who'd like to speak in opposition? **Mr. Deichler** said seeing none.

Mayor Garner said I will now close the public hearing. Petitioner, would you like to make some closing remarks?

Mr. Doyle said sure. I would ask that the commissioners move forward with approval of the application, as stated, for the short-term rental. Like I said, we love the county. We want to be a part of the community there and help it grow and spend more time there. We really hope you guys move forward with the approval.

Commissioner Burroughs said I pulled this because I was asked by the neighborhood group that I attended a meeting the other night and it was concerned about this particular facility up against the neighbors, and the fact that there wasn't going to be an on-site maintenance group. I was just hoping that someone would be here from the neighborhood group to speak. There was a commitment made that we would have an opportunity to have this discussion this evening, but if they choose not to be here and speak in opposition, I just wanted them to know that a commissioner abided by their request and chose to take this action this evening.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to approve Special Use Permit Application SP2023-001 for one year, subject to the stipulations.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212345...SPECIAL USE PERMIT APPLICATION SP2023-003 - ALEXANDRA BURNHAM WITH SPRINGFIELD LLC

Synopsis: Special Use Permit to operate a short-term rental at 4101 Fisher Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Alexandra Barnum, is requesting a Special Use Permit to operate a short-term rental at 4101 Fisher Street. This is not the applicant's primary address. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-003 for one (1) year, subject to:

1. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that as both the property owner and the business owner that they are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
2. All repairs must be made to the property prior to operation;
3. Maximum number of guests shall be seven (7);
4. All parking must be off-street, maximum number of vehicles is three (3);
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must maintain liability insurance;
7. Applicant must maintain the property's physical condition through the duration of the permit;
8. All reservations shall be a minimum stay of 24 hours;
9. No meals shall be prepared in the dwelling by the owner or owner's agent;

10. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
11. The owner or owner's agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
12. The property must remain in proper maintenance and free of hazards, pests, or infestations.
13. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
16. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.
17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
18. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District

Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Special Use Permit Application SP2023-003 for one year, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

VACATION APPLICATION

Item No. 1 – 212347...VACATION APPLICATION VAC2023-001 - RYAN SIMPSON WITH OLSSON

Synopsis: Vacation of right-of-way at 438 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Ryan Simpson DBA Olsson, is seeking approval for the vacation of the Right-of-Way at 2600 Bayard Avenue. The subject property is a roadway that runs parallel to the Union Pacific Railroad tracks that lie South of City Park and Interstate I-70. The Vacation has been requested to privatize the roadway as part of the construction of a detention pond with a controlled access gate for the Union Pacific Railroad Company as part of a larger improvement project. An additional portion of the property has been dedicated for public Right-of-Way as an alternative route to reach the Levee Trail, which was previously accessed via the area requested to be vacated. The Planning Commission voted 6 to 0 to recommend approval of Vacation Application VAC2023-001, subject to:

1. An access agreement with the Kaw Valley Drainage District shall be maintained;
2. Construction and access shall be coordinated with the Kaw Valley Drainage District and associated parties or contractors to ensure smooth transition and access to any roadway during construction phases;
3. A Right of Way Permit is Required. Please contact the Public Works Department at (913) 573-5311 to begin this process;
4. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

5. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
6. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,
7. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Vacation Application VAC2023-001, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

PLAN REVIEW APPLICATIONS

Item No. 1 – 212352...PRELIMINARY PLAN REVIEW APPLICATION PR2022-049 - ELAD MUSALLET

Synopsis: Preliminary Plan Review for a convenience store with retail and kitchen at 5648 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Eiad Musallet with P&R Diversified, Inc., seeks to build a 3,500 square foot convenience store, 2,000 square foot retail tenant space, and 1,000 square foot kitchen/restaurant and construct a new gas canopy with 8 fuel pumps on 1.61 acres. The Planning Commission voted 6 to 0 to recommend approval of Plan Review Application PR2022-049, subject to:

1. The following requirements of the Commercial Development Guidelines Overlay District have not been met in which the applicant is requesting a deviation for approval:

Per Section 27-575(e)(1), the majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind or in the interior of a block.

The applicant wants to have the gas canopy pump and a portion of customer parking between the building and the right-of-way;

2. Because this is a planned district, a Final Development Plan is required to be submitted following this entitlement process. Final architectural and civil drawings are required to be submitted at such time;
3. For future reference, a Special Use Permit is for a liquor store and a variance from the separation distance of the Schlagle Stadium and KCKPS Central Kitchen are required;
4. Parking lot shall be repaved and striped;
5. Sec. 27-575(d)(9) To the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems. Paint a crosswalk across the driveway aprons between the sidewalks to illustrate a pedestrian path;
6. Sec. 27-575(d)(13) Site design should integrate and facilitate access to public transit. Show the transit stop in front of the property on the site plan. A bench is provided, but a bus shelter may be warranted. Further discussion with KCATA is necessary. Contact Ryan Hurst, Department of Transportation at (913) 573-8312 or rhurst@wycokck.org;
7. Sec. 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building;
8. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. EIFS at the ground level or comprising more than 15 percent of any façade;
9. Keep existing full growth trees along the east property line, which effectively screens a portion of the parking lot and building from the property to the east;
10. Enhance landscaping along the north and east property lines;
11. Sec. 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
12. Per Sec. 27-277(a)(5) Landscaping shall exceed the typical code requirements by a least 75 percent. The site for the proposed development is 1.61 acres, 18 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
13. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
14. Sec. 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
15. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage;
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
16. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;

17. All landscaping shall be irrigated;
18. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
 - a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
19. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;
20. All utility connections, this includes green electrical boxes and freestanding electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
21. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;
22. Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers.
 - b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat fences, customer shall install a minimum four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
23. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
24. The existing pole sign needs to be removed as it is in violation of Sec. 27- 725(c);
25. Per Business Licensing Division: If approved, occupying businesses must file and maintain a current business occupation tax application with our office located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, Kansas 66102, (913) 573-8780 or businesslicense@wycokck.org;
26. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
27. All existing and future driveways must feature curb cuts that are constructed to UG standards;

28. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
29. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
30. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
31. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning & Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Preliminary Plan Review Application PR2022-049, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212353...PRELIMINARY PLAN REVIEW APPLICATION 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. The applicant, Eric Gentry with Victory Jeep, is seeking approval of an amended Preliminary Development Plan to

increase the total square footage by 24 percent (from 18,446 square feet to 22,922 square feet) and Final Development Plan and Final Plat to construct a new automotive dealership (Victory Jeep) at 1701 North 100th Terrace. The Planning Commission voted 6 to 0 to recommend approval of Plan Review Application PR2022-052, subject to:

The following requirements of the Commercial Development Design Guidelines Overlay District have not been met, and the Applicant has been granted a deviation for:

- A. Per Section 27-576(e)(2) the specific metal paneling may be used for more than 15 percent (the entire front façade) of only the front facing façade of the building.
 1. Sec. 27-575(d)(7) There shall be a hierarchy of internal circulation beginning with site access from the public street.
 - a. Access driveways shall feed into driving lanes which shall divide into parking lanes and parking areas;
 - b. There shall be limited access to driveways, which shall be provided from driving lanes, not parking areas, wherever possible;
 - c. Circulation patterns within parking areas shall be defined by curbs and landscaped islands;
 - d. Where possible, groups of buildings should be serviced by dedicated service access lanes;
 2. Sec. 27-575(d)(8) states that “Internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users” while Sec. 27- 575(d)(9) states that “to the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems”;
 3. Construct a sidewalk on North 100th Terrace and connect into the sidewalk network of the development to the front door;
 4. Sec. 27-575(d)(11) Internal pedestrian walkways within parking lot or drive area must be distinguished from other surfaces;
 5. Sec. 27-575(d)(12) Pedestrian connections must be clearly defined in a combination of two or more of the following ways:
 - a. Six-inch vertical curb;
 - b. Trellis;
 - c. Special railing;
 - d. Bollards;
 - e. Special paving;
 - f. Low seat wall or other architectural features;
 - g. Pedestrian scale lighting; or
 - h. Traffic calming devices.
 6. Sec. 27-575(e)(2) Pedestrian walkways through the parking area to building entrances should be clearly marked pursuant to this subdivision;
 7. Sec. 27-576(h)(1) For new construction, windows, windows with awnings, and covered pedestrian walkways should total at least 60 percent of the building frontage along public streets or parking lots. Windows should be for display purposes or to allow viewing both into and out of the interior;
 8. The elevations demonstrate a continuous facade along the South and North elevations. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building

- wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:
- a. Divisions or breaks in materials;
 - b. Building offsets (projections, recesses, niches);
 - c. Window bays;
 - d. Separate entrances and entry treatment; or
 - e. Variation of rooflines
9. Downspouts on the south elevation shall be internalized;
 10. Sec. 27-577(a)(5) - Landscaping shall exceed the typical code requirements by at least 75 percent.
 - a. The district requirement is one (1) tree per 7,000 square feet of site area. The 3.43-acre site is 149,410 Square Feet, which requires 22 trees per the Code of Ordinances;
 - b. All deciduous trees shall be at least 2½" caliper when planted. All evergreens must be at least six (6) feet in height when planted. All shrubs must be planted at a minimum of five (5) gallons;
 11. Landscaping shall be irrigated
 12. The proposed plan provides adequate tree cover, providing approximately 50 trees. Please refer to Sec 27-577(a)(5) to ensure that the tree requirement is met;
 13. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
 14. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One (1) tree with a minimum caliper of two inches (ornamental) evergreen trees must be planted at least six (6) feet tall (when planted) provided for every 30 feet of street easement or frontage;
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
 15. Sec. 27-577(d)(1) At least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
 16. The master plant palette for this development is as follows:
 - a. Autumn Blaze Maple
 - b. Armstrong Columnar Maple
 - c. Imperial Honey Locust
 - d. Autumn Brilliance Serviceberry
 - e. Eastern Redbud
 - f. Summer Snow Japanese Tree Lilac
 - g. Eastern White Pine
 17. The Commercial Design Guidelines require that all disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
 18. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;

19. Sec. 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
20. Per the Legends Auto Plaza Conceptual Design Guide, use of low energy, high efficiency LED lighting is encouraged/ All site lighting and accent lighting shall be subject to review for both aesthetic and photometric analyses. In all instances glare shall be minimized to eliminate light pollution to adjacent properties;
21. Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers
 - b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat fences, customer shall install a minimum four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
22. Per Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
23. Shall comply with the Legends Auto Plaza Conceptual Design Guide.
 - a. All wall mounted signage shall be individual letters;
24. Section 27-573 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06;
25. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
26. Any automotive-related business in Wyandotte County shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
27. If approved, the Applicant must file and maintain a current business occupation tax application with Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
28. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the

use of (i.e., change of occupancy) an existing structure. The Applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

29. All existing and future driveways must feature curb cuts that are constructed to UG standards;
30. A Right-of-Way Permit is Required. The Applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
31. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
32. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Preliminary Plan Review Application PR2022-052, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

MASTER PLAN AMENDMENTS

Item No. 1 – 212349...MASTER PLAN AMENDMENT MPL2022-024 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Master Plan Amendment from Urban Density (Central Area Plan) to Medium-Density Residential (Central Area Plan) at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Item previously heard in conjunction with Change of Zone Application No. 1 – COZ2022-037.

Item No. 2 – 212350...MASTER PLAN AMENDMENT MPL2022-030 - ADAM WILLIAMS

Synopsis: Master Plan Amendment from Open Space (Prairie-Delaware-Piper Area Plan) to Medium-Density Residential (City-Wide Area Plan) at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **Application was previously withdrawn by the petitioner.**

Item No. 3 – 212351...MASTER PLAN AMENDMENT MPL2023-003 - ANDREW GRIBBLE WITH KIMLEY-HORN & ASSOCIATES

Synopsis: Master Plan Amendment from None to High-Density Residential (City-Wide Area Plan) at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **Item previously heard in conjunction with Change of Zone Application COZ2023-002.**

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

Item No. 1 – 212354...AN ORDINANCE authorizing a Special Use Permit for live entertainment at an existing restaurant (SP2022-050) at 1005 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-29-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for live entertainment at an existing restaurant at 1005 Osage Avenue, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212355...AN ORDINANCE authorizing a Special Use Permit to operate a fleet maintenance facility for Frito-Lay (SP2022-116) at 1105 South 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design

Action: **ORDINANCE NO. O-30-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to operate a fleet maintenance facility for Frito-Lay at 1105 South 5th Street, Kansas City, Kansas.”
Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212356...AN ORDINANCE authorizing a Special Use Permit for a borrow site of earthen material for off-site fill (SP2022-119) at 10702 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-31-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a borrow site of earthen material for off-site fill at 10702 Donahoo Road, Kansas City, Kansas.”
Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 4 – 212359...AN ORDINANCE authorizing a Home Occupation Special Use Permit for continuation of a pet grooming business (SP2022-085) at 7114 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-32-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation

of a pet grooming business in the applicant's residence at 7114 Parallel Parkway, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 5 – 212360...AN ORDINANCE authorizing a Special Use Permit to expand the operation of an existing liquor store (SP2022-086) at 8222 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-33-23**, "An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to expand the operation of an existing liquor store at 8222 Parallel Parkway, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 6 – 212362...AN ORDINANCE authorizing a Special Use Permit for continuation of a medical waste transfer station (SP2022-088) at 200 Funston Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-34-23**, "An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Medical Waste Transfer Station at 200 Funston Road, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 7 – 212363...AN ORDINANCE authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-101) at 1101, 1103, 1107 and 1109 North 79 Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-35-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Short-Term Rental at 1101, 1103, 1107 and 1109 North 79th Terrace, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 8 – 212366...AN ORDINANCE authorizing a Special Use Permit for a Short-Term Rental (SP2022-102) at 4342 Pearl Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-36-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 4342 Pearl Street, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 9 – 212369...AN ORDINANCE authorizing a Special Use Permit for the Temporary Use of Land to keep equipment related to a roofing business (SP2022-108) at 6541 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-37-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the

Unified Government of Wyandotte County/Kansas City, Kansas, for the Temporary Use of Land to keep equipment related to a roofing business at 6541 Donahoo Road, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 10 – 212370...AN ORDINANCE authorizing a Special Use Permit for a Short-Term Rental (SP2022-064) at 4410 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-38-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 4410 Rainbow Boulevard, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 11 – 212372...AN ORDINANCE rezoning property at 6822 Berry Road (COZ2022-044) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-39-23**, “An ordinance rezoning property hereinafter described located at approximately 6822 Berry Road, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 12 – 212373...AN ORDINANCE rezoning property at 4547 Melody Lane (COZ2022-052) from R-1 Single Family District to R-2 Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-40-23**, “An ordinance rezoning property hereinafter described located at approximately 4547 Melody Lane, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to R-2 Two Family District.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 13 – 212371...AN ORDINANCE authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-107) at 3801 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-41-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Short-Term Rental at 3801 Lloyd Street, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 14 – 212375...AN ORDINANCE authorizing a Special Use Permit to continue operation of a multi-family Short-Term Rental (SP2022-078) at 819 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-42-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to continue

operation of a multi-family short-term rental at 819 Southwest Boulevard, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

PLANNING AND ZONING NON-CONSENT AGENDA

SPECIAL USE PERMIT APPLICATION

Item No. 1 – 212346...SPECIAL USE PERMIT APPLICATION SP2023-004 - TOM PROEBSTLE WITH SKYLINE PROPERTY DEVELOPMENT, LLC

Synopsis: Special Use Permit to operate a short-term rental at 10 South Hallock Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Tom Proebstle, is seeking approval to operate a short-term rental with event space at 10 South Hallock. The resident is not owner’s primary address. Additionally, the home is set to be demolished as the site is approved for a future high-rise apartment development. The Planning Commission voted 5 to 1 to recommend approval of Special Use Permit Application SP2023-004 for one (1) year, subject to:

1. Maximum number of guests shall be 7;
2. All parking must be off-street, maximum number of vehicles is three (3);
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must maintain liability insurance;
5. Applicant must maintain the property’s physical condition through the duration of the permit;
6. All reservations shall be a minimum stay of 24 hours;
7. No meals shall be prepared in the dwelling by the owner or owner’s agent;
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
9. The owner or owner’s agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
10. The property must remain in proper maintenance and free of hazards, pests, or infestations;

11. Entertainment hours are limited to 10:00 AM to 12:00 AM;
12. All entertainment must cease by 11:00 PM;
13. All other applicable noise ordinance standards must be followed per Section 22-128;
14. Doors and windows must stay closed during any entertainment performance;
15. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
16. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
17. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
20. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
21. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee; and,

22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Case	
SP2023-004	
Petitioner	Address
Tom Probestle	10 South Hallock Street
Synopsis	
To approve a Special Use Permit to operate a short-term rental. This is not the owner's primary residence.	

Gunnar Hand, Director of Planning and Urban Design, said this is a new, short-term rental with no on-site manager.



It's located in the Central Area Plan.

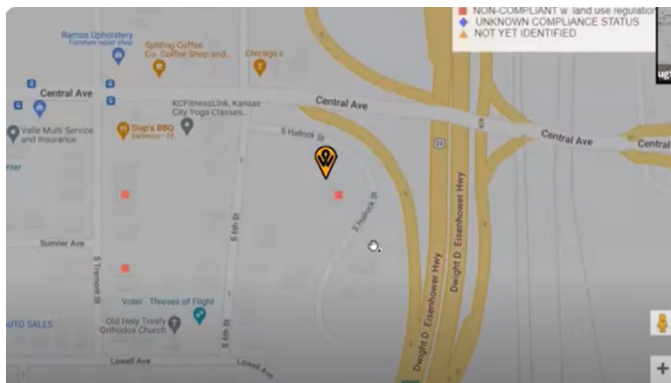


March 30, 2023

I think you're familiar with the location. It's the site of another entitlement for the proposed 505 multifamily development. It's that house that still is on that site. The applicant is asking to use it as a short-term rental before construction begins on that project, assuming it moves forward.



Staff received no letters in support. There was opposition at the City Planning Commission, and staff did receive opposition, included in the staff report.



There are no notices of violation on this property.



March 30, 2023

Public Opposition	Public Support
Staff has received three (3) letters in opposition.	None to date.
Staff Recommendation Approval	

Mayor Garner said I'll now open the public hearing and ask the Clerk if there's any notifications received from the public who wish to express their comments in favor of this item. **Mr. Deichler** said no comments were received by the Clerk. **Mayor Garner** asked, is there anyone present that would like to speak in favor of this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who would like to speak in favor of this item? **Mr. Deichler** said seeing none as well.

Mayor Garner asked, Clerk, were there any notifications received from the public who wished to express their comments in opposition to this item? **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak in opposition to this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone joining us virtually, Clerk, who would like to speak in opposition to this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said I will close the public hearing. Would the petitioner like to make any closing comments in regard to this item, or representative? **Mr. Simpson** said no additional comments.

Action: **Commissioner Kane made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2023-004 for one year, subject to the stipulations.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Mayor Garner said that concludes the Planning and Zoning portion of tonight's meeting. We will now move to the regular portion. We did make a move to move the Mayor's Agenda to the beginning, but we're going to go to the Regular Consent Agenda portion.

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda?

Brett Deichler, UG Clerk, said, Mayor, we do have one item on your agenda still which is the appointment to the Solid Waste Management Committee; an action item that needs to be handled first before we go to Regular Consent.

Mayor's Agenda Item No. 5 – 212336...APPOINTMENTS: SOLID WASTE MANAGEMENT COMMITTEE

Synopsis: Appointment of members to the Solid Waste Management Committee, submitted by LaVert A. Murray, Economic Development Advisor to the Mayor.

Four-year terms:

Zach Daniel, submitted by Mayor Caiharr and Mayor Lija
 Christina Brake, submitted by Mayor Harrington
 Bridgette Williams, submitted by Mayor Tyrone Garner
 Commissioner Tom Burroughs, submitted by Mayor Tyrone Garner
 Nancy Zielke, submitted by Mayor Tyrone Garner
 Don Jones, submitted by Mayor Tyrone Garner
 Rusty Roberts, submitted by Mayor Tyrone Garner
 Bill Johnson, submitted by Mayor Tyrone Garner
 John Blessing, submitted by Mayor Tyrone Garner
 Mike Hey, submitted by Mayor Tyrone Garner
 Mike Tobin, submitted by Mayor Tyrone Garner

LaVert Murray, Economic Development Advisor to the Mayor, said you have before you the 11 Solid Waste Management Committee members who have agreed to accept appointments as Solid Waste Committee members. Pursuant to the ordinance that created this committee, I will tell you that in every aspect, we followed the ordinance as required by the Mayor to appoint these committee members. The Mayor of Bonner Springs appointed a committee member for that area; and, of course, collectively the Mayor for Edwardsville and Lake Quivira did also appoint their member. The committee will come together after these appointments are ratified. Of course, Mr.

Fisher's staff will help manage this committee. And, of course, we work with Javier on his staff to come up with the collection of members that have been appointed.

Jeff Fisher, Executive Director of Public Works, said I'll just add that Kansas State Statute requires a five-year plan. This committee is responsible for developing that, updating that, and I assume, not to mention, that's their primary purpose.

Commissioner McKiernan said I fully support this. It's great. It's a needed thing. I think that Commissioners Markley, Bynum, and myself used to be a part of this committee or had done some work for this committee. I would just think if there was a transition or if we were moving on, we would have gotten a courtesy note saying we're moving on. I don't remember getting any such notifications. So, let's rock and roll, but let's also talk amongst ourselves while we're doing it.

Mr. Murray said if I could, Commissioner, and you're right. You all were part of that old process. Forgive me. I don't know how that committee disbanded during the pandemic time. I did speak with, I think, one of the commissioners that used to be on the committee. My apologies for not reaching out to the others to let you know it was transition. It was not purposeful.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

REGULAR CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 1 – 212358...ORDINANCE: BRIDGE 311 RECONSTRUCTION PROJECT NO. 105-U-2436-01

Synopsis: Approval of an ordinance directing the Chief Counsel to commence legal proceedings to acquire the property necessary for the project, submitted by E. James Bain, Assistant Counsel. The Commission previously adopted Resolution No. R-63-22 declaring the project to be a necessary, valid public improvement project and authorizing a survey to identify and describe the property to be acquired.

Action: **ORDINANCE NO. O-43-23**, “An ordinance condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the Thorne Drive Improvement Project, including the replacement of Bridge 311 over Barber Creek, (Project No. 105 U2436-01) in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.” **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212310...NOMINATIONS: BOARDS AND COMMISSIONS

Jake Miller to the Planning/BOZA from 3/30/2023 to 12/31/2023, submitted by Commissioner Burroughs.

Erica Simpson to the Library Board from 3/30/2023 to 12/31/2025, submitted by Commissioner Kane.

Dan Duncan to the Golf Advisory Board from 3/30/2023 to 12/31/2023, submitted by Commissioner Burroughs.

William (Bill) Miller to the Law Enforcement Advisory Board from 3/30/2023 to 12/31/2025, submitted by Commissioner Kane.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – MINUTES

Synopsis: Minutes from the Commission meeting on April 28, 2022; and Executive Session on February 21, 2023.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

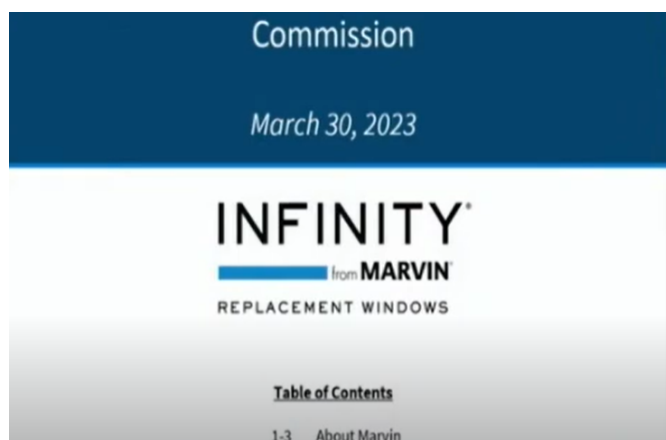
Item No. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated March 2, 9 and 16, 2023.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Markley, to receive and file. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

PUBLIC HEARING AGENDA**Item No. 1 – 212299...RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF INFINITY WINDOWS LLC**

Synopsis: Resolution of Intent to Issue Industrial Revenue Bonds in the amount not to exceed \$90,000,000 to finance the acquisition, construction, improving, and equipping of a manufacturing facility for the benefit of Infinity Windows, LLC, submitted by Patrick Waters, Acting Chief Counsel. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.



Dan Stocker, Director of Operational Strategy at the Marvin companies, said I'm here representing the Marvin company's Infinity Windows tonight. On behalf of the Marvin company's Infinity Windows and the team here tonight, I'd just like to extend a sincere thank you to Mr. Mayor and the Commission for your time this evening. This project has been a long time in the making, and we're very excited about being at this point in the game.

I also wanted to thank Dr. Mosier for hosting a lunch today, and Greg Kindle for pulling the group together. We really appreciated that time just having the time with some of the commissioners, Mr. Mayor, for an open conversation. It was fantastic, and it was a great relationship builder for our team. We really appreciated it.

I also wanted to note quickly. Greg Kindle set up some time with Dr. Mosier and Dr. Dain with us a few weeks ago. We learned a lot more about KCK Community College today. The curriculum that they have in alignment with our company matches up so well. It's almost like we were part of the curriculum. It fits our needs in a significant way. We appreciated that.

Another topic I wanted to touch on was when we talked with Dr. Dain about the Piper School District, she shared with us a very clever tag line, connecting the dots in Wyandotte County and how we connect our students with the local businesses and how we can connect those and get them to work together. We're very excited about being a part of that connection and the Piper School District as well. I'll jump into the presentation.

Marvin is a fourth-generation, family-owned and lead business, headquartered in Warroad, Minnesota, with more than 7,000 employees across 16 cities throughout North America.

Marvin's product portfolio includes the Signature, Elevate, and Essential Product Collections, which offer an extensive selection of made-to-order window and door solutions, as well as Infinity Replacement Windows, providing homeowners with a premier line of replacement windows sold and installed by local professionals. The company's portfolio also includes TrueStyle Doors, the leading manufacturer of made-to-order architectural interior doors and Coastline Windows & Doors, a leading manufacturer of impact-resistant windows and doors for residential and commercial construction.

Since the company's inception, Marvin has earned a reputation as an innovator and industry thought leader. Today, the company is driven by a purpose to imagine and create better ways of living.

For more information, please visit: <https://www.marvin.com/our-story>

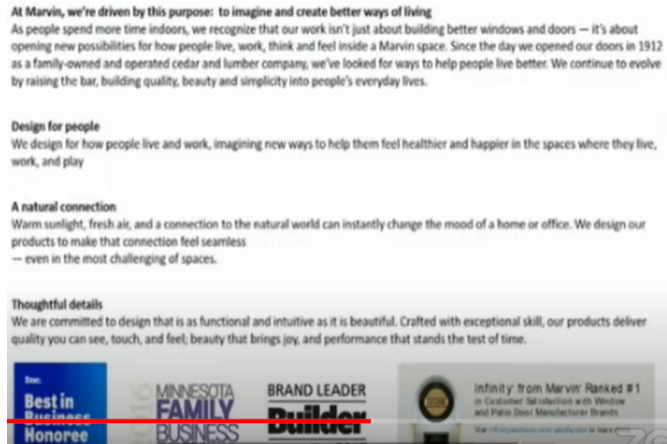


So, we'll cover a few slides about our parent company, the Marvin companies, and then we'll get into the Infinity Replacement Windows topic as well, then we'll jump into the project a bit and close it out.

About Marvin. Marvin is a fourth-generation, family-owned and lead business, headquartered in Warroad, MN, with more than 7,000 employees across 16 cities throughout North America. We're still a family-owned company and we're very committed to our employees, the communities, and our customers. Warroad is a small town with a population of about 1,700 people. Warroad is our foundation, it's our headquarters, but it's truly our foundation for our values.

The Marvin product portfolio is very diverse covering many different markets. We have four different product collections here that are made-to-order windows and door solutions. Then we have Infinity Replacement Windows, sold and installed by local professionals. The Infinity business unit will be the first product line that we're planning to produce in the Kansas area. They just celebrated their, or we celebrated our 20-year anniversary just last year. We also have two leading manufacturers with True Style Doors, being an architectural interior door company. Our Coastline Windows, a leading manufacturer in the hurricane impact resistant market.

Since the company's inception in 1912, Marvin has earned a reputation as an innovator and industry thought leader.



Today, the company is driven by a purpose to imagine and create better ways of living. To imagine and create better ways of living, we recognize that people spend a lot more time indoors. With that, our work isn't just about building better windows and doors. It's about opening new possibilities for how people work, think, and feel inside their homes. We continue to evolve this by raising the bar, which is one of our core values.

We also have a responsibility to contribute on how we design for how people live and work, imagining new work in their homes, imagining new ways to help them feel healthier and happier in the spaces where they live, work, and play.

We have a natural connection to the outdoors through our windows. We allow a lot of sunlight and fresh air in, and we recognize that we can instantly change the mood of a home or office. We design our products to make that connection feel seamless. Our thoughtful design is functional, intuitive, and beautiful; crafted with exceptional skill. Our products last and withstand the test of time.

Below, you'll just see a few awards that we've earned and shows the appreciation of our industry.

Our Values

Do the right thing. Be stronger together. Think differently. Raise the bar. Believe it's possible.

Building community

We put people first — not just in how we design, but in how we build for the future. We commit to long-lasting and trusting relationships with our employees, customers, partners, and communities, and are there for them when they need us most.

Committed to sustainability

We're used to taking the long-term view, and we recognize that a serious commitment to sustainable operations is just good business. We are committed to sustainable practices, both for the environment and for the communities in which we operate. At Marvin, sustainability goes beyond "green" business practices. This year, we were recognized with two prestigious awards related to our building: NAIOF — Presented by the Colorado Chapter of the Commercial Real Estate Association and UII — Urban Land Institute. As we work towards more sustainable manufacturing of our products and construction of our buildings, we are also making efforts to build sustainable communities across the U.S., where Marvin products are manufactured.

Putting communities first

Inc. Magazine, known for its annual ranking of the fastest-growing companies, named Marvin one of its 2022 Best in Business honorees. The list highlights businesses that demonstrate foresight, caring, and dedication to prioritize impact — for clients and customers, community, industry, environment, and even on society as a whole. This recognition couldn't speak more clearly to our values and guiding principles and it's an honor to be included.

"Together, we can help people live better through beautiful design and exceptional quality."

— Paul Marvin, CEO

I wanted to touch on our core values. They're very important to us and they're do the right thing. Be stronger together. Think differently. Raise the bar and believe it's possible. This is not just a plaque on the wall. This is who we are. It's the foundation of our beliefs and our culture. We put people first, not just in how we design, but in how we build for the future. We commit to long-lasting and trusting relationships with their employees, customers, partners, and communities. In over 110 years, we've not executed a layoff. That hasn't always been easy, but it drives home our people come first mentality.

I also wanted to touch on a few of the different ways that we engage with the communities in which we do business today. We have a partnership with United Way. We lead blood drives. We go to career fairs. We feed the hungry. There's backpack programs, coats for kids, and giving at Marvin for some of our employees that may be going through a hardship. This certainly shows the continued philanthropic spirit that Marvin's had since the beginning.

From a sustainability perspective, we take the long-term view and recognize that a serious commitment to sustainable operations is just good business. We're committed to sustainability practices for both the environment and the communities in which we operate. At Marvin, sustainability goes beyond green. It's not only built into part of our products, in our manufacturing processes, but also in our new construction builds in our buildings.

I just wanted to note that our true style facility in Colorado received a couple of prestigious awards for reducing energy usage and reducing emissions by using solar power and biomass spoilers. We're pretty proud of that facility for earning those awards.

Inc. Magazine certainly recognize how Marvin puts communities first by naming Marvin one of its 2022 Best in Business honorees. This recognition couldn't speak more clearly to our values and guiding principles. It's an honor to be included.

March 30, 2023

Infinity Replacement Windows was developed when Marvin recognized an opportunity to provide high-quality fiberglass replacement windows and doors to discerning homeowners. Sold and professionally installed by retailers, Infinity products are made of Ultrex® pultruded fiberglass and expertly designed to replicate the look of traditional wood windows while providing modern features and low maintenance. The combination of superior materials and professional installation has resulted in a product line that is high performing, energy efficient, and long lasting.

For more information, please visit: <https://www.infinitywindows.com/>



Jumping into the Infinity product. As mentioned, this is the product line that we plan to start producing first in the Kansas area. Two of the co-founders of Infinity Replacement Windows are here with us tonight, and we're in our 21st year of operation.

Infinity Replacement Windows was developed when Marvin recognized an opportunity to provide high-quality fiberglass replacement windows and doors. Sold professionally and installed by retailers. Infinity products are made of Ultrex pultruded fiberglass and expertly designed to replicate the look of traditional wood windows while providing modern features and low maintenance. The combination of this superior material and professional installation, has resulted in a product line that is high performing, efficient, and long lasting.

We have a very well-rounded product offering there that allows us to come up with whole home packages. We don't need to utilize other brands or products to complete a home package.

Strength

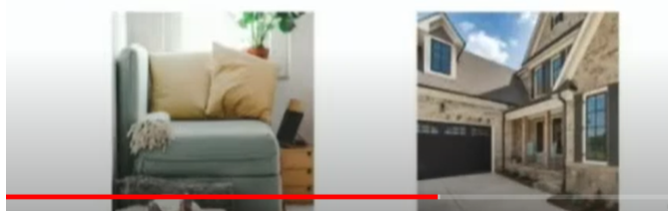
Our Ultrex® fiberglass delivers lasting performance

- Expands 87% less than vinyl — resists expanding and contracting in any climate
- 8 times stronger than vinyl — protects the integrity of your home
- Resistant to leaks, seal failures, and stress cracks — all things that can affect energy efficiency

Style

Acclaimed design that withstands the test of time

- Ultrex's fiberglass windows and doors strength delivers narrow profiles for expanded views and more daylight
- Our proprietary acrylic finish is fade-resistant and virtually maintenance-free
- We offer a complete collection of styles, features, and options to complement any home



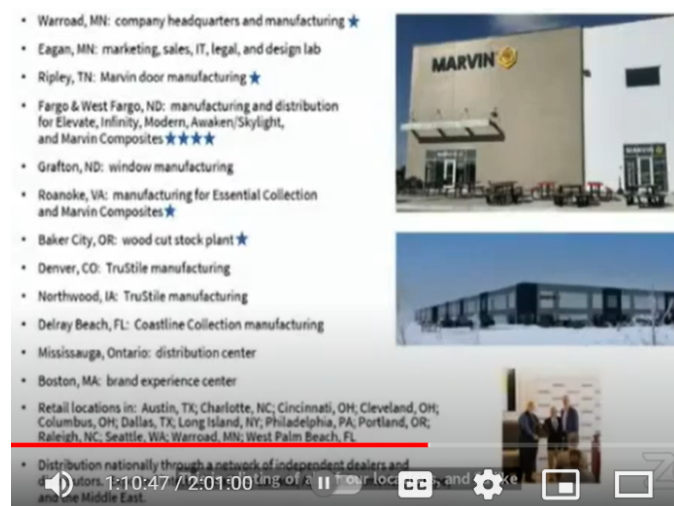
I wanted to touch just briefly on the Ultrex material, which is part of what makes our Infinity window line so great. It's one of the materials at the core. It's a superior material with strength,

March 30, 2023

style, durability that provides a lasting performance. Characteristics of minimal expansion, strength, and durability out performs our competitors significantly. It's eight times stronger than vinyl; resistant to leaks, seal failures, and stress cracks.

From a style perspective, the strength delivers narrow profiles for expanded views and more daylight. Our proprietary acrylic finish is fade-resistant and virtually maintenance-free. One of the things that our customers are constantly asking us for is larger windows, larger doors more daylight, how do we get more glass. Ultrex sets us apart and is a material that certainly allows us to meet their needs.

I wanted to talk to you Marvin's current footprint and touch on a few items.



This is certainly a slide that we take a lot of pride in. This is a listing of all of our locations. I'd like to draw close attention to those locations that have the blue star behind them. Those are our VPP star sites. Safety is a primary pillar for the Marvin companies and Infinity Windows. It's something that we lean on heavily and ensure that our employees go home in as good or better shape than they came to work. It's important to us. We have eight VPP star sites that have achieved this status. I'd like to share an interesting OSHA stat with you. Fewer than 1 out of every 1,000 manufacturing locations in the United States achieve this status. That's 0.1% of all the manufacturing companies in the US. We have eight. It's something that we're proud of. Our goal is to continue with the rest of our manufacturing locations in the coming years.

I wanted to also briefly touch on our rapid growth and one of the reasons why we want to add Kansas in this location to our footprint. A little over five years ago, our CEO and fourth

generation family member put a goal out there for us to double the size of the company in seven years. We're just over five years into that and we're exceeding that goal and have no reason to believe we won't make that. That's doubling the size of the company in seven years. We look forward to adding Kansas as a partner in Wyandotte County to support our growth and future expansions.

Investment from IRB application (approx. amount requested)

- Land \$10M
- Building \$50M
- M&E \$27M
- Other \$3M
- Total \$90M

Location

- 9822 Leavenworth Rd, Kansas City, KS 66109 (Quick Ref ID #R20722, Parcel ID #243300)
- +/- 400,000 SF manufacturing facility

Employees (compensation expected at county average from time of state application submissions)

	2024		2025		2026		2027		Total	
	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage
Mfg. / Fab / Assembly	50	21.28	200	21.28	150	21.28	120	21.28	520	21.28
Leadership	5	60.10							5	60.10
Office	5	38.46	15	38.46	15	38.46	10	38.46	45	38.46
Part Time Employees			10	19.00	10	19.00	10	19.00	30	19.00
New Jobs & Wages	60	25.95	225	22.32	175	22.62	140	22.34	600	22.78

Employee benefits include insurance for medical, dental, vision, supplemental, disability, basic life, supplemental life, and legal; health savings account / flexible spending account; 401(k) plan; tuition reimbursement; employee assistance program; mental health services; and parking reimbursement.

Wages planned just over a 400,000 square foot

Some details on the project. The IRB application was submitted for \$90M. This is a large company investment for us. The breakdown here between land and building, you can see what makes up the \$90M. This is a big deal for our company and to help us with our growth. The location is just off of 99th & Leavenworth. We're planning just over a 400,000 square foot manufacturing facility ramping up to about 600 full and part-time employees in the first four years.

At the March 6th meeting, I was able to call in and listen to the meeting. There was discussion around the median wage. That had increased since the time of our original submission. We certainly recognize that. That has raised to \$22.51. We will meet that median county wage, and we will be competitive in this market. We are committed to that.

A couple of other things to touch on this slide. We put a lot of time and effort into our employee value proposition. As you can see listed here, we have a, I would say, a phenomenal benefits package. We're really proud of it. Its another thing that we do to take care of our employees. We value a diverse, inclusive workforce, and provide equal opportunities for all applicants and all employees.

This location was chosen after an extensive real estate search, including dozens of cities in multiple states. How did we decide?

- Strong workforce
- State and local commitment to education
- Compatible company and regional values
- Pro-business state and local government
- Collaborative & honest approach to economic development

We are very excited about this project and taking the next step to becoming a long-term partner with the state and community. We are committed to hiring local employees, working with local construction companies, and partnering with local education institutions. We are confident that this project will be successful for our customers, employees, and community. **Thank you** to everyone present today and all of those who have helped along the way.



This location was thoughtfully chosen after an extensive real estate search including dozens of cities in multiple states. How did we decide? How did we get here? We certainly recognize the strong workforce, a genuine appreciation for state and local education. The regional values are very comparable to the Marvin core values. That was something that was a must for us, and we've certainly felt that through the meetings that we've had and appreciate that very much. It's a pro-business state with local government that's already proven to be a true partner and a collaborative and honest approach to economic development.

We're very excited about this project and taking the next step to becoming a long-term partner with the state and community. We are committed to pairing our expertise with the talent in the local community, including new employees, local construction companies, educational institutions, and more to ensure success for our Marvin customers, employees, and the community.

Lastly, I would feel terrible if I didn't bring this up. We owe a great deal of appreciation and thanks to Jeff Freeman and Greg Kindle. They've been instrumental for us to gain the utmost confidence in making this significant decision. They've supported every ask that we've had including setting up meetings for us with many of you, many of the utility companies, the education systems have been huge. Having some one-off time with Dr. Dain and Dr. Mosier was a huge deal. It helped us out a lot. When we met with other companies like Herff Jones and Plastic Packaging, they had nothing but great things to say about doing business in this area. It really reinforced our decision.

I'd also like to thank our real estate partner, JLL; our developer, Scannell; our architect, Finkle + Williams; Olson Engineering; and the utility companies for all the partnerships that they've given us to help us get to where we are today. Thank you again, Mr. Mayor, the Commission, and everyone present today for all those that have helped us along the way.

PROJECT OVERVIEW

INFINITY
by **MARVIN**
REPLACEMENT WINDOWS

SITE INFO

- 406,960 square feet
- 600 net new jobs
- 56-acre site
- Operational early 2024
- \$90,000,000 investment (land, construction, equipment)

TAXES

- Current Taxes: \$27,372
- Request: 65%/10-year Property Tax Abatement
- Taxes Year 1 PILOT: \$323,727
- Taxes Paid Over the Initial 10 years: \$3,518,728
- Taxes Paid After Abatement Term: \$1,081,767 est.

COMMUNITY BENEFITS

- Local, Minority, Woman-Owned Goals
- Working with KCK Community College, Piper School District
- Local Hiring Focus

Economic Development & Finance Committee

Patrick Waters, Acting Chief Counsel, said I really just want to focus on the middle section there and talk about the tax impact. As you can see, currently, we're only getting about \$27,000 a year in taxes on the site. Even with the partial abatement, in year one, it'll be over ten times that we'll get from the PILOT payment. That, obviously, steps up over the 10 years to about \$380,000 by year 10. After the abatement wears off, we expect to receive about a million dollars in year 11.

Mayor Garner said I'll now open the public hearing. Clerk, are there any notifications which were received from the public who wish to express their comments regarding this item? **Mr. Deichler** said we did receive a request here from Greg Kindle to speak.

Greg Kindle, President of Wyandotte Economic Development Council, said I'm here in support of the resolution to issue industrial revenue bonds for Infinity Windows' investment. I've had the opportunity to work with this firm for now well over a year, almost 15-16 months, as they've narrowed their search from many Midwestern communities, and even a number of communities here even within the Kansas City region.

It really has been about creating relationships. I know I got a shout out, which I much appreciate, but I think it's important for you all to know that there were a lot of folks involved in this discussion including the Board of Public Utilities, both on the electric side and the water side. Your team from wastewater, Jeff Fisher's team. Gunnar has been involved. We've had a number of folks involved in this conversation including Patrick Waters who, as you know in this time we haven't had as large of an economic development team, has been instrumental in making sure that we keep all of this moving forward. All of those folks, and many others that I have failed to mention—and I know the Kansas Community College and Dr. Dain from the Piper schools are

here also may make a couple of comments, but it has taken a lot of relationships. Marvin Windows, like us, don't make these decisions lightly and so we have gone the extra mile, I hope, to make this work and to make this a great location not just for this facility, but hopefully, many more opportunities for this community and Marvin Windows.

In terms of the project itself, as you all know, I think it meets the zoning. They're looking to create 600 new jobs, to meet our median wage, plus benefits. They're committed to LMW goals for construction. They've committed to working with the school district, the community college doing training there.

Regarding increased revenues today, we generate about \$27,000 a year in taxes. The first year alone will generate about \$300,000 a year. Over the first 10 years, they'll generate about \$3.5M in new property taxes.

To us, this is exactly the kind of companies that you want us to go out and bring into this community. We're focused on the community. With that, we ask that you would approve this resolution.

Cecilia Manck, Wyandotte County, asked, I just wanted to ask the Clerk did he say \$90M in STAR bonds? **Mr. Deichler** said you're correct. It was \$90M industrial revenue bonds; not STAR bonds; IRBs. **Ms. Manck** asked, can I say something real quick? **Mayor Garner** said if you're going to speak in favor of this. **Ms. Manck** said it's not. I don't have any objections to it other than that bonds...**Mayor Garner** said only on this item.

Mayor Garner asked, is there anyone in the audience that would like to speak in favor?

Greg Mosier, President of Kansas City, KS Community College, said I, too, have had the opportunity to work with Marvin Windows over this last year as they've been looking at sites across the country. Not only is it a great economic investment for Wyandotte County, but as they touched on, they really are community-oriented. Dr. Dain will touch more on maybe some of the most recent conversations that we've had, but they are very much involved in the school systems all the way from middle school through college, community college and even beyond that. Their involvement with our curriculums, I believe, is going to be incredible. They mentioned, I think,

they have on average 50 internships going at a time. Is that right? Fifty internships going at a time currently in their existing locations.

I'll just say, they'll be a great addition to Wyandotte County. I fully support this request.

Jessica Dain, Superintendent of Piper School District, said I'm a resident of Kansas City, KS. I am here in support of the resolution before you. Here are some of the reasons why I am supportive of Marvin Windows and why I hope you will approve this resolution. We appreciated having an early discussion with Marvin Windows as it shows a commitment to the community and their desire to be an engaged corporate sponsor.

The 600 jobs they are creating are good jobs that I hope our residents, be they in Piper or elsewhere in the county, will consider. We are excited to have Marvin Windows and our team in our community. I've had a chance to meet with them along with Dr. Mosier at KCKCC to discuss how we can work together to create a talent pipeline that aligns with their needs and the career exploration goals we have for our students. We look forward to many more discussions with Dan Stocker, Brian Johnson, and others on their team to talk more about internships, externships for our teachers, tours, and the possibility of scholarships.

In our early discussions with them, they shared their deep level of involvement with the educational community in their current home community of Fargo. We believe the partnerships they spoke of align perfectly with our hopes and desires of community partners in the Piper School District. With it, our district's future ready initiatives is paramount that every community and industry partner in the county understands the potential benefits of these relationships. While the real-world learning opportunities they can offer to our students, provide real-life classrooms for our students to learn, fail, and explore. These partnerships also help build industry human capital pipelines. I was so impressed with the passion for education with both myself and the K-12 setting, and with Dr. Mosier in the programming scholarships in the post-secondary setting.

Lastly, we appreciate the financial and human resource investments they plan to make which includes the property taxes generated for the school district, even during—**Mr. Deichler** said one minute remaining.

Dr. Dain said—the abatement period as the district will receive far more than we do today. At over \$133,000 a year, that will be an addition of \$1.5M revenue for the school district in 10 years' time. That's something that we do not take for granted. It's icing on the cake and something

we consider connecting the dots. With that, thank you for your time and consider you to approve the request.

Mayor Garner asked, is there anyone else that would like to speak in favor? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone online, Clerk, that would like to speak in favor of this item? **Mr. Deichler** said seeing none. Susan Stevens has now raised her hand online.

Susan Stevens said I'm here in the Argentine neighborhood. I am excited about this venture because they're going to actually be coming in and putting back in the community, paying taxes and supporting the community. I'm excited about that. I speak in favor.

Mayor Garner asked, Clerk, is there anyone else who would like to speak? **Mr. Deichler** said seeing no others.

Mayor Garner said with no further comments, I'm going to close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Kane said I think I got set up today. Can you show slide 6 where they showed their safety records. Mr. Kindle, if that's not a setup, I don't know what is. My career is in safety. We talked about that today. I'd say you got a pretty good safety record. In fact, what I hope is that when you build the one here, it's just to say it was the four star.

We talked earlier about we would like local contractors, local workers as many as possible. We were at the community college today. Dr. Dain has talked about stuff like this since day one that she got there. She wanted somebody that would come in and work with the school districts for our kids that aren't going to go to college; have a better place to go than just college. That's outstanding that you have some of the benefits that you have.

I appreciate the fact that—how many of you guys from the businesses are here? Raise your hands. That shows that you spent a lot of money coming today just for a short visit to make sure that this project passes. The fact that we're going to receive so much money for the kids, because I'm all about the kids and it's not just going to benefit the Piper School District, it's going to benefit all the school districts. The community college is already heavily involved, so whatever

equipment you use there, they know they can get it there so they could train their students to come work for you folks.

Action: **RESOLUTION NO. R-16-23**, “A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the aggregate amount of not to exceed \$90,000,000 to finance the costs of acquiring, constructing, improving and equipping a manufacturing facility for the benefit of Infinity Windows, LLC, and its successors and assigns.”
Commissioner Kane made a motion, seconded by Commissioner Bynum, to adopt the resolution.

Commissioner Bynum said, Mayor, in a discussion phase, I would ask our Chief Legal, Mr. Waters, for all of the intent to issue bond items, if you could just give the general public a very brief synopsis of what that means because I just think that our general community fails to understand. I think it’s because we don’t explain it well enough, often enough.

Also, thank you so much for the investment that you’re bringing. We’re very excited about it. After you make that great explanation, I am seconding the motion.

Mr. Waters said industrial revenue bonds are not a traditional revenue generating bond. The company buys its own bonds and pays it back through the revenue from the project. The nice thing about this for the Unified Government is that there is no liability on our part for repayment of the bonds in any way. It’s really a legal mechanism by which to grant—be able to set up a PILOT schedule and do a partial abatement. It’s different from other bonds in that way that there’s no liability for the Unified Government.

Commissioner Stites asked, did I miss a slide where we talked about local, minority and women-owned participation, or is that in here? I didn’t see it or talked about it. Did we?

Mr. Waters said we will have our standard LMW goals as part of the project, yes. That’s in the resolution.

Commissioner Stites said for those of you that were fortunate enough to be in our 5:00 meeting, several hours ago, one of the items that we talked about was housing and jobs in Wyandotte County and the lack thereof. I think that this is exactly one of the projects that we

would, as a Commission, would be looking for to bring in quality jobs, long-standing partners with you guys, and like Commissioner Kane said, I appreciate the folks, all of you, not just one representative, a whole bunch of you. Thank you guys very much, and we look forward to being partners with you.

Mayor Garner said I just want to say thank you. You could have gone to a lot of places throughout this country and you settled in on Wyandotte County. I thank the team, Greg Kindle, Dr. Mosier, Dr. Dain, and others that I know contributed; staff, I know Gunnar Hand as well as Patrick Waters, and probably a lot of other people that aren't even mentioned that really brought this about.

You all came into Wyandotte County seeing value, and we really appreciate you seeing the value because commissioners are right. We have talked about expanding our tax base here, but not just expanding our tax base for the benefit of the Unified Government, but really what you bring are jobs. Jobs bring opportunity and those opportunities bring hope to a lot of our residents that want a livable wage, that want to work and live here in Wyandotte County and call it home. Others that are looking to relocate and want housing.

This actually improves our capability to work with other developers in the housing market to bring the housing that these workers are going to need so we can anchor folks right here in Wyandotte County, which is going to increase tax revenues just as well from those housing and all the other things that we know residents are going to contribute to Wyandotte County.

Thank you for your time. Thank you for your effort. I will let this Commission know that the state, in Topeka, has taken notice of this and they are excited about this opportunity as well, all the way to Topeka. I think you know who some of those people are. I encourage our Commission to join positives that have been presented, and I encourage a resounding support for the resolution.

Roll call was taken on the motion and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212300...RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF VILLAGE OF THE LEGENDS, INC.

Synopsis: Resolution of Intent to issue Industrial Revenue Bonds in the amount not to exceed

\$19,000,000 to finance the acquisition, construction, improving, and equipping of a senior living facility for the benefit of Village of the Legends, Inc., submitted by Patrick Waters, Acting Chief Counsel. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.

Kirk Peterson, 900 W. 48th Pl., KCMO, said I'm here on behalf of the developer/applicant which is Real Estate Equities Development. I'm joined by Andrew Schaefer, in the back, one of the developers/principals in from Minnesota today to be here for this important vote. I've been working with him for a number of months, about a year, actually a little over a year.

This developer has decades of experience in delivering stellar active adult communities. They have 40 communities like this with a value of almost three quarters of a billion dollars. They have a reputation for quality, integrity, and long-term commitment to their communities. Bottom line is their top shelf, I think of.

I just have to have a quick comment that's incredible. The Marvin situation is incredible. As an EDC guy, that's incredible. I will just say, Marvin, when I hear about the integrity of that company, jobs and all that, it gives me goosebumps when I think about it. It was an amazing deal that we just heard.

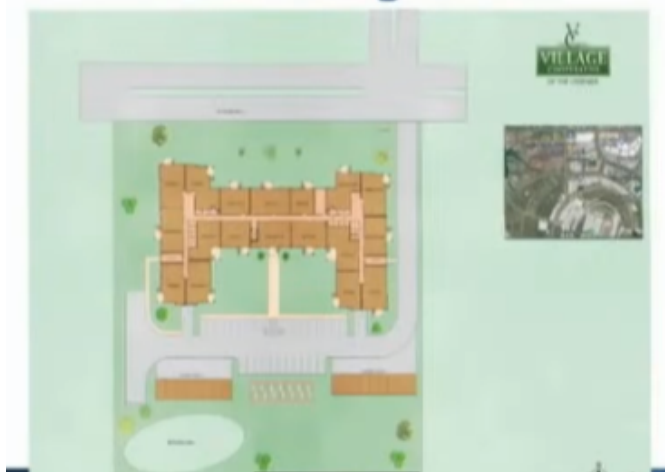
This right here is a company, by the way, from Minnesota as well. I don't know what's going on. Welcome to Wyandotte County. It's a great place, This is amazing. This is also an amazing company with an amazing track record that is choosing Wyandotte County. I'm saying that in front of Andrew. It's a really big deal, which I know everybody is excited about.

Future Village Cooperative of The Legends



Just to get our bearings on where the site is. This is a three and a half acre site that is bounded at State Avenue to the north—it's north of State Avenue. Delaware Parkway is to its north, so south of Delaware Parkway. The Village West Apartments are just to the north of it, and then it's east of that new criterion single family rental project that you recently approved.

Future Village Cooperative of The Legends



This is the site plan. This is a 55 plus active adult community with 58 units. One and two-bedroom units. Four-story building. It has underground parking on each side so everybody has safe, convenient parking.

March 30, 2023

Future Village Cooperative of The Legends



Just to give you a little look at the rendering here. Take a good sense of that. One thing to say quickly about their reputation, they're big on community. Community, some of the asked amenities they have as these assets are club areas, reading areas, garden plots, guest suites for people to come stay, and then absolutely top shelf end unit amenities as well.

Briefly, I did a little more at committee. I know a lot of you look back and watch committee and all that, so I'll keep it shorter and just answer questions. But just to get you a little excited about an asset like this coming to Wyandotte County. So, the benefits of a 55 plus active adult facility like this is that seniors that are getting to the point where they don't want their single family house anymore. They want to be here in Wyandotte County, but they don't want to mow the grass. They don't want to take care of the roof and all that. They come to a place like this and they can stay here and still have the quality they want. It allows them to not leave the county.

It also attracts seniors. People that want to be around the number one tourist destination in the state right there in Village West, they can be there. They can enjoy it all, everything it has to offer and live right nearby it.

This is market rate. It's extremely nice. The residents have expendable income and they help us through spent sales tax dollars, ultimately creating jobs, economic activity. They're highly sought after. These projects are highly sought after by all the cities that I get to work in the metro. Why? Because, again, that spending. Those seniors are active still and they're spending money in the community. There's no cost to the schools. They're obviously not creating school kids, but they're creating property tax and they don't have the emergency services. We need higher levels of care. This isn't that and it doesn't have the kind of emergency services burden that sometimes we get with some of our higher level of care.

I'll let Patrick briefly put up the slide that talks about the proposed incentives. I'll just give you kind of a context for where we're going here. Planning Commission for this item will be on the 10th of next month, the 10th of April. If everything goes well, the planning side will be back in front of this body on April 27th.

In conclusion, this is an exciting new product for the county. It gives seniors more options, those that are here and those that want to be here. It will continue to make Wyandotte County more multifaceted in terms of what it has to offer residents. Again, I'll defer to Patrick now on the numbers, but also happy to answer your questions.

Number of units	58
Year 1 PILOT per unit	\$2,000
Year 1 PILOT	\$116,000
Annual Increase	2.00%
Annual Increase if LMW Failure	4.00%

Year ^(a)	Annual PILOT ^(b)	PILOT per Door ^(b)	Annual PILOT if L/M/WBE Failure ^(b)	PILOT per Door ^(b)
1	\$116,000	\$2,000	\$116,000	\$2,000
2	118,320	2,040	120,640	2,080
3	120,686	2,081	125,466	2,163
4	123,100	2,122	130,484	2,250
5	125,562	2,165	135,704	2,340
6	128,073	2,208	141,132	2,433
7	130,635	2,252	146,777	2,531
8	133,248	2,297	152,648	2,632
9	135,912	2,343	158,754	2,737
10	138,631	2,390	165,104	2,847

Estimated annual taxes in Year 11 - \$260,000

Patrick Waters, Acting Chief Counsel, said just really briefly, again, here's a PILOT schedule. As you can see, starting out at \$116,000 topping out at \$138,000. In year '11, it takes off into what we estimate about \$260,000.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express comments. **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak on this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone online who'd like to speak on this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said if there are no further comments from the public, I will close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Bynum said I just want to say as an active 55 plus female, I'm pretty excited about the project. I'm also intrigued by the co-op portion. Would you just talk a little bit more about the co-op aspect of it?

Mr. Peterson said I didn't want to bog everybody down, but I find it interesting too. So, very short, we'll start brief and then we can go deeper if you'd like. Effectively, it functions like a NorthPoint Apartment to the north in terms of you pay your monthly amounts and all that. It functions like that; however, you're right. There's another little benefit with something called a cooperative, which is the structure they have. You have a buy-in when you go in, so kind of a little equity investment alongside your monthly rent. Over time, what happens, there's some appreciation built in so when you end up selling, you have had an investment that's grown in value. It's just an added bonus that this particular developer has been doing for a long time.

I'm glad you asked the question. Again, it gets a little nerdy and I didn't want to necessarily put it out there, but I'm glad you asked it.

Commissioner Stites said if you were fortunate enough to be at our 5:00 meeting, now, I have to say that again. So, what housing? Here we go. They go hand-in-hand. These are exactly the things that we need. I'm glad, proud that this is in my district. I met with Kirk several times regarding this and I think that component of 55 and older—we don't have that right now. I'm not 55 yet, but I can see the need, and I'm very glad that we're moving forward with some quality 55 and older housing. It's needed as a lot of other types of housing is needed. I'm glad and will be supportive of this project.

LMW goals are in this one also? **Mr. Waters** said yes, absolutely. **Commissioner Stites** said okay. Local, minority, women.

Action: **RESOLUTION NO. R-17-23**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the aggregate amount of not to exceed \$19,000,000 to finance the costs of acquiring, constructing, improving and equipping a commercial senior living facility for the benefit of Village of the Legends, Inc. and its successors and assigns." **Commissioner Stites made a motion, seconded by Commissioner Ramirez, to adopt the resolution.**

Mayor Garner said this is another one of those projects. I agree with Commissioner Stites, it goes hand-in-hand, economic development, jobs, new businesses coming into town, expanding our tax base, giving opportunity and hope to our residents, and really solidifying good services and resources right here. Housing is really key especially for our baby boomers who are the new millennials when you talk about active and wanting to do some things. I heard that a lot throughout our community from a lot of our residents. We need more senior housing for our residents. Thank you for seeing value in that. Again, this is one of those projects that I likewise support.

Roll call was taken on the motion and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212301...RESOLUTION: INTENT TO AMEND PREVIOUSLY ADOPTED RESOLUTION 91-21, AND TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF HUDSON APARTMENTS, LLC

Synopsis: Resolution of Intent to amend previously adopted Resolution 91-21, and to issue Industrial Revenue Bonds in the amount not to exceed \$64,000,000 to finance the acquisition, construction, improving, and equipping of a commercial multifamily facility for the benefit of Hudson Apartments, LLC, submitted by Patrick Waters, Acting Chief Counsel. The Commission approved Resolution 91-21 on December 2, 2021, in the amount of \$48,000,000. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.



Kirk Peterson, 900 W. 48th Pl., KCMO, said I’m here on behalf of the applicant. This goes in the category of boring but important in that this is a project that has been much anticipated; a lot

in the press. There's actually really good coverage yesterday. I think it was from the day before in an area periodical. This is a really exciting reinvestment/redevelopment in the Rainbow corridor. I have nothing but good news. It's fully permitted. The loan is in place and ready to go. We just have, again, a boring important detail which is it's much more expensive than we ever thought when we started this a long time ago.

What this item before you does is increase the industrial revenue bond amount to match, with some padding, the new budget we have. We just ask for your support. Like any time, we'd love to answer your questions if you have them, but we're ready to go.

Request: Increase IRB amount from \$48 million to \$64 million due to increase in construction costs.



Economic Development & Finance Committee

2

PROPOSED PILOT SCHEDULE

Year	Annual PILOT	PILOT per Door	Annual PILOT if L/M/WBE Failure	PILOT per Door
1	\$203,280	\$924	\$203,280	\$924
2	\$207,346	\$942	\$211,411	\$961
3	\$211,493	\$961	\$219,868	\$999
4	\$215,722	\$981	\$228,662	\$1,039
5	\$220,037	\$1,000	\$237,809	\$1,081
6	\$224,438	\$1,020	\$247,321	\$1,124
7	\$228,926	\$1,041	\$257,214	\$1,169
8	\$233,505	\$1,061	\$267,503	\$1,216
9	\$238,175	\$1,083	\$278,203	\$1,265
10	\$242,938	\$1,104	\$289,331	\$1,315
	<u>\$2,225,859</u>		<u>\$2,440,601</u>	

Estimated taxes in Year 11- \$508,000



Economic Development & Finance Committee

3

Patrick Waters, Acting Chief Counsel, said, again, previous taxes on this parcel, we're bringing about \$47,000. You can see, even with the partial abatement at year one, we're getting well above that with the new PILOT structure. After the abatement wears off, we anticipate about \$508,000 in year '11.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express comments. **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak on this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone online, Clerk, who would like to speak on this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said if there are no further comments from the public, I'll close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Ramirez said I am very excited that you said that it is all ready to go. I'm excited for this project. This is one that the community supported. It falls in line with our Rosedale Master Plan. So, I'm excited for it. It's an amenity that's not only going to benefit KU, but also benefit the community. I'm excited that it's full steam ahead and ready to go. I support it.

Action: **RESOLUTION NO. R-18-23**, "A resolution amending Resolution 91-21 previously adopted by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, determining its intent to issue industrial revenue bonds to finance the costs of acquiring, constructing, improving and equipping a commercial multifamily facility for the benefit of Hudson Apartments, LLC, and its successors and assigns. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$64,000,000, to be issued pursuant to the Act. All references to the authorized amount of Bonds in the Original Resolution of Intent are hereby amended to refer to \$64,000,000." **Commissioner Ramirez made a motion, seconded by Commissioner Johnson, to adopt the resolution.**

Mayor Garner said this is another one of those items that, I think, can't be stated enough that we do need housing in our community really for all income levels. I know we hear a lot about affordable housing, but we also want other individuals that can afford housing at market rates and

also see Wyandotte County as a viable option to be their home. So, thank you.

Roll call was taken on the motion and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

STANDING COMMITTEES' AGENDA

Item No. 1 – 212320...ORDINANCE: AUTHORIZING THE UNIFIED GOVERNMENT TO ASSIST OTHER JURISDICTIONS DURING EMERGENCY DISASTER

Synopsis: Adopt a section in the Unified Government Code of Ordinances that would establish the authority for the Unified Government to provide assistance to other jurisdictions within or without the state of Kansas during a declared disaster emergency in alignment with K.S.A. 12-16,117, submitted by Matt May and Susan McMahan, Emergency Management Department. This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said this item actually goes with the next item. This is an ordinance update that's required for the mutual aid agreement that's the next item on our agenda tonight.

Action: **ORDINANCE NO. O-44-23**, “An ordinance amending the Code of the Unified Government of Wyandotte County/Kansas City, Kansas to add a new section to provide assistance to other jurisdictions both within or without the state during disasters.” **Commissioner Bynum made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212319...RESOLUTION: ADOPTING THE GREATER KANSAS CITY REGIONAL RESOURCE SHARING AGREEMENT

Synopsis: Adopt a resolution endorsing the Greater Kansas City Regional Resource Sharing Agreement, submitted by Matt May and Susan McMahan, Emergency Management Department.

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

Commissioner Bynum said this was in front of us on Monday night. Matt May is here, our Emergency Management Director, and has very capably explained the needs of his department and, frankly, our Unified Government in order to be able to share resources with the metropolitan area in the event of an emergency. This is just an effort to make it easier to enter into those agreements, and it is a regional effort. Law enforcement and fire have agreements like this in place, and this supports other governmental departments that also need to bring mutual aid during a disaster. Again, fast tracked by our standing committee.

Action: **RESOLUTION NO. R-19-23**, “A resolution endorsing and adopting the Greater Kansas City Regional Resource Sharing Agreement (“RRSA”), and repealing original Resolution No. 37952 of the City Council of the City of Kansas City, Kansas, adopted on August 4, 1994.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212311...RESOLUTION: EXTENDING THE STATE OF EMERGENCY FOR COVID-19 PANDEMIC

Synopsis: To adopt a resolution to extend the state of emergency for the COVID-19 pandemic from May 1, 2023 through May 11, 2023, submitted by Matt May and Susan McMahan, Emergency Management Department. This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said I would just point out, interestingly enough, that the emergency

declaration around COVID-19 emergency has been in place for 1,156 days as of May 11, 2023. The Unified Government has received \$4.1M in assistance, reimbursement to our Health Department for those COVID-19 related expenses. We have another \$3.5M in the pipeline, if you will, for reimbursement. We are, I think, putting an end to this chapter. This will end the emergency declaration as of, I believe, May 11th and that coincides with the federal action.

Again, we heard this Monday night.

Action: Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution.

Commissioner Townsend said this is to extend, as I'm reading it, not end. Did I misunderstand what Commissioner Bynum said, this will extend the state of emergency, correct?

Commissioner Bynum said I do apologize. This does extend. I think probably what I should have said is that it is anticipated that on May 11th, it will end. But you are absolutely right. It's to extend.

Mayor Garner said thank you. Just for clarity. So, with that question and clarity from Melissa Bynum and even from my own understanding, it's to extend to May.

Commissioner Bynum said it's to extend it to May 11, 2023. That's really it in a nutshell. **Mayor Garner** said, Clerk, if you can make that for the record. **Mr. Deichler** said let me read this in its entirety so we can get it into the record. "To adopt a resolution to extend the state of emergency for the COVID-19 pandemic from May 1, 2023 through May 11, 2023, submitted by Matt May and Susan McMahan."

Mayor Garner asked, you want to restate your motion?

Action: RESOLUTION NO. R-20-23, "A resolution extending the State of Emergency for the COVID-19 pandemic for the county of Wyandotte, Kansas, through May 11, 2023." Commissioner Bynum made a motion to adopt this resolution extending our COVID-19 emergency declaration to align to the national emergency declaration with an end date of May 11, 2023. I will also withdraw

my original motion. Commissioner Ramirez seconded the motion.

Roll call was taken on the motion and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 4 – 212330...RESOLUTION: ILLEGAL DUMP PROGRAM

Synopsis: Approval of resolutions to fund 25% of the Illegal Dump Program by the Kansas Department of Health and Environment (KDHE) for the following properties, 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 March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said we had a good discussion about this. The resolution is to fund 25% of the illegal dumping program by the Kansas Department of Health and Environment. It's at three specific properties which are: 4600 Sortor Dr. up to a maximum of \$14,000 to recover costs; 3651 Minnesota Ave. up to a maximum of \$3,000; 3650 Minnesota Ave. up to a maximum of \$1,000. Again, we had a good debate, conversation at the meeting. What we did was, we set the maximums at just a little over the estimates that were provided to us that the cleanups would require. Again, we are joining in with the Kansas Department of Health and Environment for the cleanup efforts.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to approve.**

Patrick Waters, Acting Chief Counsel, said I think we just need some clarification whether these are three resolutions or one. Can we, staff or someone, speak to that really quickly.

Daniel Kuhn, Senior Attorney, said those would be three separate resolutions, one for each property.

Action: **RESOLUTION NO. R-21-23**, “A resolution regarding the cleanup of the property located at 4600 Sortor Drive, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend a maximum of up to \$14,000.** Roll call was taken on the motion and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Action: **RESOLUTION NO. R-22-23**, “A resolution regarding the cleanup of the property located at 3651 Minnesota Avenue, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend a maximum of \$3,000.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Action: **RESOLUTION NO. R-23-23**, “A resolution regarding the cleanup of the property located at 3650 Minnesota Avenue, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend up to a maximum of \$1,000.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 5 – 212268...RESOLUTION: ACCEPTANCE OF AN EXTENSION TO SENIORS CARE ACT GRANT BETWEEN KANSAS DEPARTMENT FOR AGING AND DISABILITY SERVICES AND AREA AGENCY ON AGING

Synopsis: Adopt a resolution for acceptance of an extension to a grant the Area Agency on Aging (AAA) has received from the Kansas Department for Aging and Disability Services (KDADS),

submitted by Deasiray Bush, Fiscal Manager, Area Agency on Aging. This item was scheduled to appear before the Administration & Human Services Standing Committee, chaired by Commissioner Markley, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Markley said this was fast tracked from my committee. It is a no match grant, \$62,573 used to expand contracted in-home health care services and retain staff. It was only fast tracked due to timing.

Action: **RESOLUTION NO. R-24-23**, “A resolution for the acceptance of an extension to the Senior Care Act grant agreement between the Kansas Department of Aging and Disability Services and the Unified Government of Wyandotte County/Kansas City, Kansas, and Wyandotte/Leavenworth Area Agency on Aging, and the allocation of funds for eligible uses.” **Commissioner Markley made a motion, seconded by Commissioner Davis, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

ADMINISTRATOR’S AGENDA

No items

COMMISSIONERS’ AGENDA

No items

Mayor Garner said that concludes the portion of our regular meeting and I adjourn us in that capacity.

Action: **Commissioner Davis made a motion, seconded by Commissioner McKiernan, to adjourn as the Board of Commissioners and reconvene as the Land Bank Board of Trustees.** Roll call was taken and there were nine “Ayes,” Townsend,

McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs.
(Commissioner Kane was absent.)

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or the County Administrator wish to set aside any item on the Land Bank Consent Agenda?

Action: **Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs.
(Commissioner Kane was absent.)

Item No. 1 – 212302...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 – 13 Homes
 - 3. Steven Kinney – 1 home
1640 S. Valley St. – 143116
 - 4. Sasche Robinson – 1 home
4029 Orville Ave. – 912712
 - 7. Ashley Scott – 5 or 6 homes
5551 Leavenworth Rd. – 037513
5563 Leavenworth Rd. – 037516
3003 N. 56th St. – 037511
 - 8. Joel Rodriguez – 1 home
1620 S. 16th St. – 143218
1630 S. 16th St. – 143220
 - 9. Leslie Gooley – 5 homes
3049 N. Getty St. – 293018
3053 N. Getty St. – 293019
3052 N. Getty St. – 293020
3048 N. Getty St. – 293021
3044 N. Getty St. – 293022
- B. Multi Family – 6 Units
 - 1. Andrew Tanner – 2 Units
1428 N. 59th St. – 004205
 - 2. Dennis Mendoza – 4 Units

5542 Freeman Ave. - 003706

C. Commercial – 1

1. Shonda Gonzales – Retail center to sell modular homes
6133 Leavenworth Rd. - 000334

Action: Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

Item No. 2 – 212303...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. City of Edwardsville
1729 Edwardsville Dr. - 186411
2. City of Edwardsville
1955 S. 98th St. – 939808

Action: Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

ADJOURN

Mayor Garner said with no further business to come before us this

Commissioner Davis made a motion, seconded by Commissioner Ramirez, to adjourn. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

MAYOR GARNER
ADJOURNED THE MEETING AT 8:59 P.M.
March 30, 2023

Brett A. Deichler, PMP|CPM
Unified Government Clerk

cg

March 30, 2023