

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 10, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 10, 2023, at 5:08 p.m., remotely via Zoom and on-site. The following members were present: Acting Chairman Burroughs; Stites, Davis, Townsend, Bynum, and Ramirez on behalf of McKiernan. Commissioner McKiernan was absent. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Wendy Green, Assistant Counsel; and Monica Sparks, Deputy UG Clerk.

Acting Chairman Burroughs said before I call the meeting to order, I want to announce that some committee members, staff, and the public are attending remotely via Zoom as well as on-site. All participants who are joining by phone should mute their phones when not speaking to avoid background noise. When speaking, please speak directly into the microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made.

During the meeting, please make sure you announce yourself by name and title when 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 the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public will also have an opportunity to provide brief comments either by telephone or via Zoom from the 5th floor conference room of the Municipal Office Building.

Acting Chairman Burroughs called the meeting to order. Roll call was taken, and all members were present as shown above.

Acting Chairman Burroughs asked if there were any revisions to tonight's agenda. Monica Sparks, Deputy County Clerk, said we have no revisions to the agenda.

Approval of standing committee minutes from November 7, 2022. **On motion of Commissioner Stites, seconded by Commissioner Townsend, the minutes were approved.** Roll call was taken and there were five “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs. (Ramirez did not vote)

Committee Agenda

Item No. 1 - 212571...LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager. Please visit the new site to review the applications below.

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

A. Single Family Homes – 2 Homes

1. Bi’Anca Smart – 1 home
2530 N Hallock St – 292428
2. Beth Dringenberg – 1 home
2745 S Holmes St – 137014

B. Multi Family – 2 Units

1. Marco Sanchez – Duplex
2825 N 68th St - 019311

Jud Knapp, Land Bank Manager, said tonight we have two homes, one duplex and two property transfers. The first home, A1, is at 2530 N. Hallock St. This is in the Peregrine Falcon neighborhood. We do have six other options in this area. Their plan is to build this house and live in it. They’re going to have a builder build it. That’s pretty much it on that one.

A2 is at 2745 S. Holmes St. I’ll zoom out a little bit for you because you can see Rosedale Park there. You can see where that home is. They plan to build a passive home that’s energy efficient. They are an architect. They’ve volunteered for Habitat so they have some building experience and their plan is to live in it.

This one has a little bit of back story to it. The neighbors to the north, this one also applied for a yard extension on this lot and they showed me this picture. They said there’s no way anyone could build a house on that lot because there’s a stream running through it or an underground stream. I did share this information with the applicant and they didn’t have any problem with it. They were going to try it and see if they can do it.

I can keep going through all of them. I don't see us stopping or if we want to vote on this block. I could go through B1 and the Yard Extensions. We can vote on all of them at once if there's no problems.

Acting Chairman Burroughs asked, is there a preference? **Someone** said keep going.

Mr. Knapp said the next one is B1. This is for a duplex at 2825 N. 68th St. It is currently zoned R1, so this would require a zoning change, which is another public meeting. A duplex is not out of line for this neighborhood because these homes that are just to the south of it are also zoned R2.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve all applications as submitted.** Roll call was taken and there were six "Ayes," Bynum, Stites, Davis, Townsend, Burroughs, Ramirez.

Item No. 2 – 212572...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 application below:

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

PT – Property Transfers

1. Highland Park Cemetery
4001 State Ave – 242703
2. Mary Ann Barnes
145 N 61st Ter – 891983

The yard extension one, first one is PT1 at 4001 State Ave. It is from the cemetery that is requesting it to the east here. We did have some discussion because this is technically a buildable lot by our rules, but some staff had the discussion is anyone ever going to build a house right there and it was a no, so that's why we're seeing this today.

PT2 is at 145 N. 61st Terr. This is an unbuildable lot because it is under an acre and there is no sewer in this area. There is a road running through it. I did talk to Public Works about it.

We did look at historical plats and not really sure why that road got built right there, so Public Works said all they would have to do is block off the road.

That concludes all the Land Bank items.

Acting Chairman Burroughs asked, any questions committee? Jud, I think we had two of these last month that we had to discuss. I think this was one of them about the road, so there's no sewer on that property and there's a road running through the property and you said all they would have to do is shut down the road. That's Public Works shutting down the road. Does that change the variance size of the property if the road is included in the plat? **Mr. Knapp** said if you could see the parcel, there is no right-of-way. **Acting Chairman Burroughs** said okay, no right-of-way and the one you said about the cemetery, that is a buildable lot. **Mr. Knapp** said yes it is. **Acting Chairman Burroughs** asked, any questions?

Commissioner Townsend said it went kind of quickly. So, we're also taking under consideration the property transfers. Tell me again what you were saying about the Highland Park plot and the likelihood of someone—**Mr. Knapp** said this one is a buildable lot by our definition that we have. **Commissioner Townsend** said that's the turquoise area up there. **Mr. Knapp** said yes. Staff had the discussion of will someone actually build there and staff said no one is ever going to build there. So, they were for combining this—giving that lot to the cemetery. **Commissioner Townsend** said can you show on there where the cemetery is with your cursor? **Mr. Knapp** said it's all of this here. **Commissioner Townsend** said okay, that makes sense.

Commissioner Stites said did they say what they want to do with it or just land grab? **Wendy Green, Assistant Counsel**, said I actually had a discussion with a gentleman that runs the cemetery and he said they just really don't want anybody to build anything right in front of their cemetery. They would rather use it if they need to put anything else there, but they really just don't think it would look good if there was something that was built right in front of their cemetery.

Commissioner Townsend said is this a plot that they could likely use to inurn others or they're just protecting their frontage or do they indicate that might be a possible use later? **Ms. Green** said from what I gathered, they were just trying to protect their frontage. He didn't indicate that

they were planning on actually using it to inurn there. **Commissioner Townsend** said well, that makes sense.

Commissioner Stites said it is a really oddly shaped lot that would create some challenges. So, if you're looking for a motion, I'm ready to make one.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve all applications as submitted.** Roll call was taken and there were six "Ayes," Bynum, Stites, Davis, Townsend, Burroughs, Ramirez.

Acting Chairman Burroughs said sorry committee, what I forgot to do was ask the public if there was anybody online or any comments prior to that. We may have to rescind this vote and go through the agenda. **Ms. Sparks** said no comments were received and there's no hands raised. **Acting Chairman Burroughs** said I got a little ahead of myself with the motion. Jud, do you have anything else? **Mr. Knapp** said that is it.

ADJOURN

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were six "Ayes," Bynum, Stites, Davis, Townsend, Burroughs, Ramirez.

Acting Chairman Burroughs adjourned the meeting at 5:19 p.m.

dt