

**DECEMBER 5, 2019 UNIFIED GOVERNMENT BOARD OF  
COMMISSIONERS MEETING  
ORDER OF BUSINESS  
MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND BRYAN W. MANN, BETHEL SEVENTH DAY ADVENTIST CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, DECEMBER 5, 2019 AGENDA**
- VI. CLERK'S STATEMENT**  
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

**SERGEANT-AT-ARMS: CAPTAIN RONALD SCHUMAKER**

## **PLANNING AND ZONING AGENDA**

### **VII. PLANNING AND ZONING CONSENT AGENDA**

#### **A. CHANGE OF ZONE APPLICATIONS**

1. **#3207 - ERIC SCHEELE WITH KC PROPERTY GUYS LLC.**

**Synopsis:** Change of Zone from R-1 Single Family District to R-2 Two Family District for an existing duplex at 1815 North 78th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 191077

2. **#3208 - SCOTT CONFER WITH PHELPS ENGINEERING**

**Synopsis:** Change of Zone from A-G Agriculture (WYCO) and R-1A (WYCO) Residential Districts to A-G Agriculture (City) District to divide the lot and build an additional house at 12525 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 191078

3. **#3209 - MATT SCHLICHT WITH ENGINEERING SOLUTIONS**

**Synopsis:** Change of Zone from RP-1 Planned Single Family District to R-1 Single Family District to revise the previously approved plan in order to better identify and modify the site amenities for West Ridge Estates at 4401 North 115th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 191079

#### **B. SPECIAL USE PERMIT APPLICATIONS**

1. **#SP-2019-62 - MICHAEL JOHNSON WITH 7TH STREET EVENT CENTER**

**Synopsis:** Renewal of a Special Use Permit (#SP-2017-22 - expired 6/29/2019) for an event hall in conjunction with specialty dress shop and office space/storage at 733-735 Minnesota Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

**Tracking #:** 191076

2. **#SP-2019-99 - WENDY AND LARRY FOLAND**

**Synopsis:** Special Use Permit for a short-term rental/AIRBNB at 528 Ann Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

**Tracking #:** 191080

3. **#SP-2019-105 - MEGAN DUMA**

**Synopsis:** Special Use Permit for a short-term rental/AIRBNB at 2706 Espenlaub Lane, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

**Tracking #:** 191081

4. **#SP-2019-106 - MEGAN M. DUMA**

**Synopsis:** Special Use Permit for a short-term rental/AIRBNB at 408 Sandusky Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

**Tracking #:** 191082

5. **#SP-2019-109 - EFRAIN CARERRA**

**Synopsis:** Special Use Permit to keep horses on the property at 5124 Sloan Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 191083

**C. VACATION APPLICATION**

1. **#U/E-2019-6 - MELISSA VANCNUM**

**Synopsis:** Vacation of utility easements at 2600 Bi-State Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 191084

**D. MISCELLANEOUS - ORDINANCES (Final action on previously approved items)**

1. AN ORDINANCE rezoning property at 5604 State Avenue (#3168) from CP-1 Planned Limited Business District to B-P Planned Business Park District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
2. AN ORDINANCE rezoning property at 3605 Bell Crossing (#3198) from R-1(B) Single Family District to A-G Agriculture District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
3. AN ORDINANCE rezoning property at 4251 North 60th Street (#3202) from R-1 Single Family District to A-G Agriculture District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
4. AN ORDINANCE rezoning property at 4225 Mission Road, 3002-3004 West 43rd Avenue and 3014 West 43rd Avenue (#3204) from R-1(B) Single Family District to R-2(B) Two

Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL)**

5. AN ORDINANCE rezoning property at 1847 South 14th Street (#3206) from C-1 Limited Business District to CP-3 Planned Commercial District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
6. AN ORDINANCE vacating right-of-way between 5205 and 5159 Farrow (#R/W-2017-12), submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
7. AN ORDINANCE vacating an alley at 4141 and 4151 Fairbanks Avenue (#A-2019-5), submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

## **VIII. PLANNING AND ZONING NON-CONSENT AGENDA**

### **TAX STATUS REPORT**

#### ***BOARD OF COMMISSIONERS AGENDA FOR DECEMBER 5, 2019***

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2017.

**NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.**

### **REGULAR AGENDA**

### **IX. MAYOR'S AGENDA**

### **X. REGULAR CONSENT AGENDA**

1. **RESOLUTION: AGREEMENT WITH KCK PUBLIC SCHOOLS FOR NEW BRUNE ELEMENTARY SCHOOL INFRASTRUCTURE IMPROVEMENTS**  
**Synopsis:** A resolution approving an agreement with the Kansas City, Kansas Public School District for the construction of infrastructure improvements related to the construction of Brune Elementary School, submitted by Susan Alig, Assistant Counsel.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191054

**2. RESOLUTION: SIDEWALKS FOR BRUNE ELEMENTARY**

**Synopsis:** A resolution declaring the necessity and authorizing a survey of lands for the Access Pedestrian Easement to Brune Elementary project, submitted by James Bain, Assistant Counsel. The project consists of new sidewalks to run west from Waverly Avenue to Brune Elementary.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191041

**3. RESOLUTION: WATER POLLUTION MAINTENANCE FACILITY AND POLICE DEPARTMENT TOW LOT AND CRIME LAB PROJECT**

**Synopsis:** A resolution declaring the necessity and authorizing a survey of lands for the Water Pollution Maintenance Facility (CMIP 6039) and KCK Police Department Tow Lot and Crime Lab Project (CMIP 8212), submitted by James Bain, Assistant Counsel.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191052

**4. RESOLUTION: SUPPORT OF RESPONSIBLE BIDDER REQUIREMENTS**

**Synopsis:** A resolution supporting responsible bidder requirements and authorizing additional development of responsible bidder requirements, submitted by Misty Brown, Deputy Chief Counsel.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191046

**5. REPORT: SOLID WASTE PLANNING COMMITTEE**

**Synopsis:** Request approval of the Solid Waste Planning Committee's annual report of the Wyandotte County Solid Waste Plan, as required by the Kansas Department of Health and Environment (KDHE), submitted by Jeff Fisher, Executive Director of Public Works.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191044

**6. RESOLUTION: ADDENDUM TO THE AGREEMENT WITH BONNER SPRINGS**

**Synopsis:** A resolution amending the 1996 agreement with the City of Bonner Springs, Kansas, regarding street maintenance and emergency services in Loring, the unincorporated areas of Delaware township south of Bonner Springs, submitted by Jeff Fisher, Executive Director of Public Works.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by*

*Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 191047

**7. PLAT: THE ACRES OF PIPER**

**Synopsis:** Plat of The Acres of Piper located at K-7 Highway and Marxen, being developed by The Acres of Piper LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

**Tracking #:** 191075

**8. MINUTES**

**Synopsis:** Minutes from regular session of October 31, 2019; and special session of November 14, 2019.

**Tracking #:** MINUTES

**9. WEEKLY BUSINESS MATERIAL**

**Synopsis:** Weekly business material dated November 21 and 27, 2019.

**Tracking #:** WEEKLY BUSINESS MATERIAL

**XI. PUBLIC HEARING AGENDA**

**XII. STANDING COMMITTEES' AGENDA**

**XIII. ADMINISTRATOR'S AGENDA**

**1. ADOPTION: 2020 STATE AND FEDERAL LEGISLATIVE PROGRAMS**

**Synopsis:** Request adoption of the 2020 State and Federal Legislative Programs, submitted by Mike Taylor, Public Relations Director.

*The legislative programs were presented to the Commission and Wyandotte County Legislative Delegation during a special session on November 21, 2019.*

**Tracking #:** 191085

**2. TWO ORDINANCES: AUTHORIZE THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PQ CORP**

**Synopsis:** Two ordinances authorizing the issuance of taxable industrial revenue bonds for the PQ Corporation Project, located at 1700 Kansas Avenue, submitted by Katherine Carttar, Director of Economic Development.

Series 2019A, amount not to exceed \$25M

Series 2019B, amount not to exceed \$1M

*On November 21, 2019, the commission unanimously adopted Resolution No. R-68-19*

*indicating the UG's intent to issue said bonds.*

**Tracking #:** 191100

**XIV. COMMISSIONERS' AGENDA**

**XV. LAND BANK BOARD OF TRUSTEES' AGENDA**

**XVI. PUBLIC ANNOUNCEMENTS**

**XVII. ADJOURN**