

**OCTOBER 1, 2020 UNIFIED GOVERNMENT BOARD OF  
COMMISSIONERS MEETING  
ORDER OF BUSINESS  
MEETING TO CONVENE AT 7:00 PM**

You are invited to a Zoom webinar.  
When: Oct 1, 2020 07:00 PM Central Time (US and Canada)  
Topic: Full Commission Meeting – Planning & Zoning

Please click the link below to join the webinar:  
<https://zoom.us/j/91715214520?pwd=STlvS0JXOGREWlcwNXJhUHdjWGI0dz09>

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Webinar ID: 917 1521 4520

International numbers available: <https://zoom.us/u/ay7RmTkdU>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, OCTOBER 1, 2020 AGENDA**
- VI. CLERK’S STATEMENT**  
(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any “set-asides” on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- 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**

**PLANNING AND ZONING AGENDA**

**VII. PLANNING AND ZONING CONSENT AGENDA**

**A. CHANGE OF ZONE APPLICATION**

**1. #3228 - CHASE THOMPSON**

**Synopsis:** Change of Zone from R-1 Single Family District to A-G Agriculture District for a garden, pond and tree farm at 3100 South 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20409

**B. SPECIAL USE PERMIT APPLICATIONS**

**1. #SP-2020-48 - TODD HUFFMAN WITH THE DENT & DETAIL CLINIC**

**Synopsis:** Renewal of a Special Use Permit (#SP-2017-65, expired 4/26/2020) for an auto body shop at 5015 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20404

**2. #SP-2020-65 - DAVID SHOWALTER**

**Synopsis:** Renewal of a Special Use Permit (#SP-2019-88 - expires 8/27/2020) for a Short-Term Rental/AirBNB at 433 Ann Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20330

**3. #SP-2020-66 - DAVID SHOWALTER**

**Synopsis:** Renewal of a Special Use Permit (#SP-2019-89 - expires 8/27/2020) for a Short-Term Rental/AirBNB at 709 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20331

**4. #SP-2020-68 - RAFAEL CASTILLO-CARRERA**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-47, expired 7/26/2020) for the Temporary Use of Land to park a work vehicle in the driveway at 2903 Shearer, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

**Tracking #:** 20405

5. **#SP-2020-75 - TERRY D. MASON WITH POSITIVE ROLEMODELS INTO DEMANDING EXCELLENCE**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-74, expired 9/27/2020) for a group home/emergency shelter at 1634 South 29th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL for 5 YEARS)**

**Tracking #:** 20406

6. **#SP-2020-76 - FARIS FARASSATI WITH KC OUTLOOK ROSEDALE, LLC**

**Synopsis:** Renewal of a Special Use Permit (#SP-2018-75, expired 9/27/2020) for a day care center at 2605 West 39th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20407

7. **#SP-2020-78 - JAMIE M. REDIC**

**Synopsis:** Home Occupation Special Use Permit for a single customer salon at 2947 North 83rd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20411

8. **#SP-2020-80 - MARY MELOT AND ROBBIN BEEBE**

**Synopsis:** Special Use Permit for a Short-Term Rental/AirBNB at 3716 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 20412

9. **#SP-2020-81 - SHERRIE GAYED WITH FRIENDSHIP INN, INC.**

**Synopsis:** Renewal of a Special Use Permit (#SP-2010-35, expired 9/27/2020) for temporary lodging for families at The University of Kansas Health System at 4146 State Line Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL FOR 10 YEARS)**

**Tracking #:** 20408

## **C. PLAN REVIEW APPLICATION**

1. **#PR-2020-18 - WILLIE LANIER, JR. WITH LANIER UNITED**

**Synopsis:** Preliminary and Final Plan Review for a mixed-use development (multi-family, retail and conference center) at 500 Minnesota Avenue, 600 State Avenue and 645 Nebraska Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20413

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

1. AN ORDINANCE granting a Special Use Permit #SP-2020-3 for a shipping container for storage of boxing ring and chairs at 3308 Strong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20416**
2. AN ORDINANCE granting a Special Use Permit (#SP-2020-36) for a restaurant and drinking establishment with live entertainment venue at 7540 Armstrong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20417**
3. AN ORDINANCE granting a Special Use Permit (#SP-2020-37) for a Short-Term Rental/AirBNB at 1101, 1103, 1107 and 1109 North 79th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20418**
4. AN ORDINANCE granting a Special Use Permit (#SP-2020-39) for a Short-Term Rental/AirBNB at 3107 South 7th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20419**
5. AN ORDINANCE granting a Special Use Permit (#SP-2020-40) for a Short-Term Rental/AirBNB at 322 Cambridge Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20420**
6. AN ORDINANCE granting a Special Use Permit (#SP-2020-44) for a pet grooming business at 7114 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20421**
7. AN ORDINANCE granting a Special Use Permit (#SP-2020-45) for a Short-Term Rental/AirBNB at 4028 Booth Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20422**
8. AN ORDINANCE granting a Special Use Permit (#SP-2020-47) to keep one horse at 741 South 76th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20423**

9. AN ORDINANCE granting a Special Use Permit (#SP-2020-52) for the Temporary Use of Land to keep lawn care equipment at 1701 South 40th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20424**
10. AN ORDINANCE granting a Special Use Permit (#SP-2020-53) for the Temporary Use of Land to park two (2) semi-trucks (dump trucks) at 3232 Sewell Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20425**
11. AN ORDINANCE granting a Special Use Permit (#SP-2020-54) for marketing and assembly related to the applicant's business at 11552 Parkview Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20426**
12. AN ORDINANCE granting a Special Use Permit (#SP-2020-55) for a Short-Term Rental/AirBNB at 819 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20427**
13. AN ORDINANCE granting a Special Use Permit (#SP-2020-56) for a Short-Term Rental/AirBNB at 431 North Thompson, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20428**
14. AN ORDINANCE granting a Special Use Permit (#SP-2020-64) for a 10-day transfer facility for non-regulated, DOT hazardous materials and hazardous waste at 1620 South 45th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20440**
15. AN ORDINANCE granting a Special Use Permit (#SP-2020-67) for a dog grooming business at 401 South 82nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**  
**Tracking #: 20430**
16. AN ORDINANCE granting a Special Use Permit (#SP-2020-69) for an automotive repair business at 1017 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning

and Urban Design, 573-5751 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20431

17. AN ORDINANCE vacating a street (#S-2020-9) at 3740 North 35th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751

**(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20432

18. AN ORDINANCE vacating an alley (#A-2020-10) at 1521 South 40th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751

**(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20433

19. AN ORDINANCE REPEALING ORDINANCE 0-4-20 AND ENACTING A NEW ORDINANCE VACATING UTILITY EASEMENTS AND DELETING THE RIGHT TO RE-ENTER (#U/E-2019-6) at 2600 Bi-State, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR**

**APPROVAL)**

**Tracking #:** 20434

20. AN ORDINANCE REPEALING ORDINANCE 0-11-20 AND ENACTING A NEW ORDINANCE VACATING UTILITY EASEMENTS AND DELETING THE RIGHT TO RE-ENTER, (#U/E-2020-1) at 10 East Cambridge Circle Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR**

**APPROVAL)**

**Tracking #:** 20435

21. AN ORDINANCE REPEALING ORDINANCE 0-12-20 AND ENACTING A NEW ORDINANCE VACATING UTILITY EASEMENTS AND DELETING THE RIGHT TO RE-ENTER (#U/E-2020-2) at 1155 Adams Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 **(RECOMMENDED FOR**

**APPROVAL)**

**Tracking #:** 20436

22. **AN ORDINANCE** granting a Special Use Permit (#SP-2020-23) for continuation of a parking lot, outdoor storage of used, damaged and undamaged, operable and inoperable vehicles, boats and construction/farm equipment and machinery for wholesale online and retail auction at 6130 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning, 573-5751 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 20291

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

### **A. SPECIAL USE PERMIT APPLICATION**

#### **1. #SP-2020-58 - CHRISTOPHER T. PHILLIPS**

**Synopsis:** Special Use Permit to store equipment and work trucks on the property at 3201 Pomeroy Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751 (**RECOMMENDED FOR DENIAL - 7/1 VOTE**)

**Tracking #:** 20410

### **B. MISCELLANEOUS**

#### **1. MISCELLANEOUS**

##### **a. CENTRAL AREA MASTER PLAN**

The final Central Area Master Plan will be considered by the City Planning Commission for approval on October 12, 2020.

##### **b. COMPLETE STREETS ORDINANCE**

Following up on the three COVID-19 emergency ordinances; and in collaboration with the Department of Public Works, the Planning and Urban Design Department will introduce a complete streets ordinance for the Board of Commissioners' consideration in October.

**Tracking #:** 20443

### **TAX STATUS REPORT**

#### ***BOARD OF COMMISSIONERS AGENDA FOR OCTOBER 1, 2020***

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

**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**

#### **1. RESOLUTION: REAPPOINT MEAGHAN SHULTZ AS MUNICIPAL COURT JUDGE**

**Synopsis:** A resolution reappointing Meaghan Shultz as Municipal Court Judge for a four-year term, beginning October 1, 2020, through September 30, 2024, submitted by Misty Brown, Deputy Chief Counsel.

**Tracking #:** 20400

2. **APPOINTMENTS: WITNESS DESTRUCTION OF ELECTION BALLOTS AND RECORDS**

**Synopsis:** Appoint Commissioner Bynum and Commissioner Markley to witness the destruction of ballots and records on October 7, 2020, that no longer need to be retained.

**Tracking #:** 20414

3. **APPOINTMENTS: VOTING DELEGATES FOR THE LKM CONFERENCE**

**Synopsis:** Appoint Mayor David Alvey and Mike Taylor as voting delegates for the 2020 League of Kansas Municipalities Conference (LKM) to be held virtually October 13-16, 2020.

**Tracking #:** 20444

4. **APPOINTMENT: VOTING DELEGATE FOR KAC**

**Synopsis:** Appoint Mike Taylor as the voting delegate for the 2020 Kansas Association of Counties (KAC) Conference to be held virtually October 13-14, 2020.

**Tracking #:** 20445

**X. REGULAR CONSENT AGENDA**

1. **RESOLUTION: WATERONE COOPERATIVE AGREEMENT FOR LEVEES PROJECT**

**Synopsis:** A resolution authorizing a cooperative agreement with WaterOne related to the levees project to use WaterOne property for borrow area (dirt), submitted by Jeff Fisher, Executive Director of Public Works.

*On September 14, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 20380

2. **RECOMMENDATION: LETTER OF SUPPORT FOR WIFIA**

**Synopsis:** Authorizing the County Administrator to execute and send a letter in support of the application by the Unified Government of Wyandotte County and Kansas City, Kansas (UG) for a loan under the federal Water Infrastructure Financing and Innovation Act (WIFIA), submitted by Jeff Fisher, Executive Director of Public Works.

*On September 14, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

**Tracking #:** 20383

3. **MINUTES**



**Synopsis:** Minutes from special sessions of September 3 and 17, 2020.

**Tracking #:** MINUTES

4. **WEEKLY BUSINESS MATERIAL**

**Synopsis:** Weekly business material dated September 17 and 24, 2020.

**Tracking #:** WEEKLY BUSINESS MATERIAL

**XI. PUBLIC HEARING AGENDA**

**XII. STANDING COMMITTEES' AGENDA**

1. **RESOLUTION: HOMEFIELD PUBLIC HEARING DATE**

**Synopsis:** A resolution setting a public hearing date of November 5, 2020 to consider redevelopment project plans for the Village East STAR Bond District as part of the Homefield redevelopment project, submitted by Katherine Carttar, Director of Economic Development.

**Tracking #:** 20399

**XII. ADMINISTRATOR'S AGENDA**

1. **RESOLUTION: BOYER MEDICAL OFFICE BUILDING ASSIGNMENT & ASSUMPTION**

**Synopsis:** A resolution approving the execution of the Assignment of Acknowledgement and Assumption Agreement and related bond documents for the Boyer Medical Office Building on the east side of 98th Street, south of Parallel for a sale to HPIII Kansas City, LCC., submitted by Katherine Carttar, Director of Economic Development.

**Tracking #:** 20437

2. **OVERVIEW: SNOW REMOVAL PROGRAM**

**Synopsis:** Overview of snow operations, training and deployment by Public Works staff, submitted by Jeff Fisher, Executive Director of Public Works.

*For information only.*

**Tracking #:** 20438

**XIV. COMMISSIONERS' AGENDA**

1. **CHANGE: 2020 HOLLYWOOD CASINO FUNDS AWARDED TO ANDA**

**Synopsis:** Due to Covid-19, Argentine Neighborhood Development Association (ANDA) has diverted their \$4,409 of their previously approved 2020 UG Hollywood Casino funds. The funds will be moved from the program, "More than an eyesore: Beating Blight" to

“Filling the gap,” submitted by Emerick Cross, Assistant County Administrator.

*For information only.*

**Tracking #: 20415**

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

**XVI. PUBLIC ANNOUNCEMENTS**

**XVII. ADJOURN**