

# CITY PLANNING COMMISSION

AUGUST 8, 2022

## MINUTES

The City Planning Commission met in regular session on Monday, August 8, 2022, at 6:30 p.m., (29:00) (via Zoom Webinar and the Commission Chamber of the Municipal Office Building), with the following members present: Mr. Jeff Carson, Chairman Presiding (Zoom), Mrs. Karen Jones, Vice Chairman (Zoom), Mr. Duane Beth (Commission Chamber), Mr. James Connelly (Zoom), Mr. Jim Ernst (Zoom), Mr. Jake Miller (Zoom), Ms. Susannah Pauley (Zoom), and Mr. Aaron Ward (Commission Chamber) (Absent: Armstrong, Mohler and Straws). Ms. Janet L. Parker, CSC/APC, Executive Assistant to the Director of Planning and Urban Design (Zoom), Mr. Byron Toy, AICP, Lead Planner (Commission Chamber), Ms. James Molloy, Planner (Commission Chamber), Mr. Patrick Waters, Senior Counsel (Zoom), were also present.

Chairman Carson called the meeting to order at 6:30 p.m.

Recording Secretary Parker read the Planning Commission Statement: "We would like to welcome those participating to the meeting of the City Planning Commission. The members are participating remotely by Zoom Webinar or in-person in the Commission Chamber. Mr. Jeff Carson is serving as chairman this evening.

Please note the following instructions for the meeting:

1. If you are joining by Zoom Video, please make sure you have an appropriate background and plan to stay visible during the meeting.
2. Planning Commission Members - Use the raise your hand feature to speak, after Chairman Carson recognizes you, unmute your microphone and please state your name when you begin to speak.
3. For those in attendance via Zoom or telephone, use the "raise your hand" feature when you want to speak on an issue. The Chairman will recognize you when it is your time to speak, unmute your microphone and state your name and address before giving your comments. If you are attending in person, please come to the microphone at the front of the room when the application is called, and Planner Toy will inform the Chairman of how many persons wish to speak and how many people want to raise their hand either in favor or opposition.
4. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens, which will review each zoning proposal. For all change of zones, special use permits, vacations, and preliminary plan reviews on tonight's agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on **Thursday, August 25, 2022**. For final plats and final plan reviews heard tonight, the Planning Commission's decision is final and there will not be another hearing. The format for this evening's meeting is as follows:

1. The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Planning Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will be called upon and allowed to do so at that time.
3. Then those persons in opposition will be called upon and allowed to make their statements and ask questions. Please note that each member of the public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers.
4. A speaker may request to extend their time and the Planning Commission may by two-thirds (2/3) majority vote extend any speaker's time in five (5) minute increments.
5. The applicant will then answer questions and make a closing statement.
6. The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
7. The Planning Commission will discuss the application and make their recommendation.

If persons in opposition want to formally protest a change of zone or special use permit, a means is available by a legal protest petition which can be obtained along with the necessary instructions, by emailing the Planning and Urban Design Department at [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org) tomorrow morning. Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, a member of the Unified Government Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda is heard at the beginning of the meeting at 7:00 p.m.

The Planning Commission will also have a consent agenda as part of their meeting this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda by the applicant, a member of the staff, a member of the Planning Commission or other interested parties, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items. This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff's recommendation.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision. In addition, those who received notices for this hearing will again receive them for the hearing on **Thursday, August 25, 2022, at 7:00 p.m.**

I will now read the items on the **Consent Agenda at 35:44:**

**CONSIDERATION OF THE JULY 11, 2022 PLANNING COMMISSION MINUTES.**

**SPECIAL USE PERMIT APPLICATION SP2022-061 – TOM GIEFER WITH G + G HOLDINGS LLC – SYNOPSIS: SYNOPSIS:** Renewal of a Special Use Permit (SP-2019-111 – expires 8/8/2022) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive.

Detailed Outline of Requested Action: The applicant, Tom Grierfer with G + G Holdings LLC, wants to continue the stockpile and process concrete materials on 8.2 acres at 7241 Kaw Drive.

**SPECIAL USE PERMIT APPLICATION SP2022-075 – CRISTEN RYMAN AND KATE LYNCH – SYNOPSIS:** Renewal of a Home Occupation Special Use Permit (SP2020-038 – expires 9/13/2022) for a home occupied short-term rental at 2824 North 99<sup>th</sup> Terrace.

Detailed Outline of Requested Action: The applicants, Cristen Ryman and Kate Lynch, are seeking the renewal of approval to operate a short-term rental at 2824 North 99<sup>th</sup> Terrace. The subject property is east of I-435 between Leavenworth Road and Georgia Avenue. The applicants own the property and reside there while renting out a room to guests who typically visit for shopping and neighborhood sports games. The applicant has two (2) prior Special Use Permits and is now requesting a five (5) year renewal period.

**PLAT2022-020 – MCLAUGHLIN ADDITION – SYNOPSIS:** Final Plat to construct a single-family residence at 3015 and 3020 North Baltimore Avenue.

Detailed Outline of Requested Action: The applicant, Kalla McLaughlin with City Beautiful, LLC, is requesting a Final Plat for the subject property, currently two (2) separate parcels at 3015 and 3020 North Baltimore Street. This Final Plat proposes to combine the two (2) existing parcels, and vacate a public right-of-way and utility easement to create one (1) single-family residential and agricultural parcel totaling 3.79 acres.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests

that an item be removed from the Consent Agenda.”

Chairman Carson asked if any member of the Commission, staff or public wished to remove an item from the Consent Agenda. Planning Commissioner Ward requested that SP2022-061 be removed from the Consent Agenda.

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **APPROVE** the remaining items on the Consent Agenda:

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

**Motion to APPROVE Passed: 7 to 0**  
**Subject to:**

**SP2022-075:**

- 1) **Maximum number of guests shall be three (3);**
- 2) **All parking must be off-street, maximum number of vehicles is two (2);**
- 3) **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 4) **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;**
- 5) **Applicant is to maintain liability insurance;**
- 6) **The property must remain in proper main entrance and free of hazards, pests, or infestations;**
- 7) **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 8) **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](http://www.hostcompliance.com/tips) (website);**
- 9) **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle**

storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

- 10) 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;
- 11) 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;
- 12) The Special Use Permit shall be valid for five (5) 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;
- 13) 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.

**PLAT2022-020:**

1. All conditions of approval of PLAT2022-011 must be met;
2. When the mylars are submitted to Planning Staff to be recorded, submit the following fees:
  - a. \$32.00 per page payable to the Register of Deeds; and,
  - b. \$7.00 per lot payable to the Unified Treasurer;
3. All relevant landscaping and screening requirements must be met within 18 months of approval;

4. The applicant must coordinate with the relevant UG departments and utility companies to address the existing power poles and streetlights, as well as the proposed on-site sanitary system;
5. If any required parking is provided off site, a notarized parking agreement between the applicant and the property owner(s) of the parcels used to fulfill the parking requirements must be signed by all parties and recorded with the Wyandotte County Register of Deeds;
6. The building elevations demonstrate a residence that appears to be consistent with the design and the neighborhood character of the Parkwood Historic District. As the subject property is within the Parkwood Historic District, a Certificate of Appropriateness is required before permit from the Building Inspections Division or from the Public Works Department can be issued;
7. If approved, the applicant must file and maintain a current business occupation tax application with this office;
8. 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](mailto: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;
9. The subject property is within the boundaries of the Parkwood Historic District. A Certificate of Appropriateness is required prior to any demolition, alteration, construction, repair, change of occupancy, change in use, or change of zone of the subject property. Please contact the Department of Planning and Urban Design at (913) 573-5750 or email [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org) to begin that process;
10. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
11. All on-site driveways and parking areas must be constructed and paved in compliance with Section 27-675(b); and,
12. 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.

**SPECIAL USE PERMIT APPLICATION SP2022-061 – TOM GIEFER WITH G + G HOLDINGS LLC – SYNOPSIS: SYNOPSIS:** Renewal of a Special Use Permit (SP-2019-111 – expires 8/8/2022) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive.

Detailed Outline of Requested Action: The applicant, Tom Giefer with G + G Holdings LLC, wants to continue the stockpile and process concrete materials on 8.2 acres at 7241 Kaw Drive.

**Present in Support:**

- Tom Giefer, G + G Holdings, LLC, applicant, 7241 Kaw Drive, Kansas City, Kansas

Planning Commissioner Ward asked the applicant to explain the fatalities that have occurred. Mr. Giefer stated that there were two (2) and they were Geiger Ready Mix drivers. He further stated that he has signs on his property about watching for trains. Mr. Giefer discussed his contact with UP concerning signage and “arms” coming down when the train is coming. Mr. Ward stated that neighbors had concerns about dust. Mr. Giefer stated that he does not know of any complaints in the last two (2) years after they started using the water truck to water the site.

Planning Commissioner Ward asked the applicant about how much traffic comes in and out of the site. Mr. Giefer stated that he does not have the exact numbers with him, but they can be provided.

**Present in Opposition:**

- No one appeared

**Staff Recommendation:** Planner Toy stated that this application was remanded back to the Planning Commission by the Board of Commissioners to look into safety issues. Staff contacted the applicant and also Troy Shaw, County Engineer to see what could be done. As this is a private crossing, Mr. Shaw proposed that the applicant’s consultant submit a signage proposal to Public Works for review. If it was approved by Public Works, the applicant could construct the signage on their property. Regarding dust mitigation, Condition #8 in the staff report stipulates daily watering of the site and if the applicant does not comply, the Special Use Permit can be considered for revocation. Staff recommends approval for two (2) years, subject to the conditions in the staff report.

Planning Commissioner Ward asked what warrants more measures being taken to ensure safety so there are no more fatalities. Planner Toy stated that the applicant can install signage and could have flashing lights. The right-of-way is owned by the railroad.

Legal Counsel Water stated that the Unified Government has no leverage to require safety measures to be taken by the railroad.

Planning Commissioner Ward asked if this use warrants a traffic study. Planner Toy stated no, with grading operations or dirt removal, traffic studies are not required. He stated that staff did not find more than the two (2) accidents at this site.

On motion by Mr. Ward, seconded by Mr. Beth, the Planning Commission voted as follows to **HOLD OVER** Special Use Permit SP2022-61 for sixty days (October 10, 2022) for a traffic study to be completed at this intersection for safety reasons:

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>

<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>No</b>

**Motion to APPROVE Passed: 6 to 1**

Recording Secretary Parker stated that the Special Use Permit recommended for approval will be heard by the Board of Commissioners on August 25, 2022 at 7:00 p.m.

Recording Secretary Parker stated that the Consent Agenda is now complete, and the Commission will consider the Non-Consent Agenda.

**Hearing starts at 53:40:**

**CHANGE OF ZONE APPLICATION COZ2022-022 – ANDREA WEISHAUBT WITH ATLAS LAND CONSULTING - SYNOPSIS:** Change of Zone from R-1 Single Family District to R-2 Two Family District to construct a duplex at 4744 Georgia Avenue.

*Detailed Outline of Requested Action:* The Applicant, Andrea Weishaubt, is requesting a Change of Zone from R-1 Single Family District to R-2 Two-Family District for the subject property at 4744 Georgia Avenue. The Change of Zone has been requested so that the applicant can construct a new duplex residence. The property had a prior single-family residence however that property was demolished in 2018 after a fire. The Change of Zone has been requested so that the Applicant can construct a new duplex home.

The following items were included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Austin Thompson, Atlas Land Consulting, 2330 Hutton Road, Kansas City, Kansas 66109

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 55:40:** Planner Toy stated Staff recommends approval subject to the conditions in the staff report.



**Motion starts at 55:55:**

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of COZ2022-022:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

**Subject to:**

- 1. 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;**
- 2. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto: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;**
- 3. Per Section 27-609(2)a., the exterior walls of accessory structures shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;**
- 4. A Right-of-Way Permit may be required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by [info@wycokck.org](mailto: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;**
- 5. 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; and**
- 6. 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.**

**Hearing starts at 57:00:**

**MASTER PLAN AMENDMENT MPL2022-014 – CURTIS PETERSEN WITH POLSINELLI PC – SYNOPSIS:** Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan) at 2640 Woodend Lane.

**CHANGE OF ZONE APPLICATION COZ2022-023 – CURTIS PETERSEN WITH POLSINELLI PC - SYNOPSIS:** Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District to construct Endless Outdoors Nature Experience at 2640 Woodend Lane.

**SPECIAL USE PERMIT APPLICATION SP2022-073 – CURTIS PETERSEN WITH POLSINELLI PC – SYNOPSIS:** Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping and shelters at 2640 Woodend Lane.

**PLAT2022-021 – ENDLESS OUTDOORS – SYNOPSIS:** Preliminary and Final Plat for one (1) lot at 2640 Woodend Lane.

**PLAN REVIEW APPLICATION PR2022-024 – CURTIS PETERSEN WITH POLSINELLI PC – SYNOPSIS:** Preliminary and Final Plan Review for Endless Outdoors Nature Experience at 2640 Woodend Lane.

*Detailed Outline of Requested Action:* The applicant, Curtis Petersen with Polsinelli PC, requests to rezone the property from RP-5 Planned Apartment and R-1 Single Family Districts to A-G Agriculture District, amend the City-Wide Master Plan from Low Density Residential to Rural Density Residential, obtain a Special Use Permit for a private facility for recreation, a Preliminary and Final Plat to create one (1) lot and a Preliminary and Final Development Plan to build nature trails, walks, a Welcome Center and ancillary buildings throughout the parcel associated with the development and maintenance of the property located on 26.46 acres at 2640 Woodend Lane.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

**Present in Support:**

- Curtis Petersen, applicant, Polsinelli PC, 900 West 48<sup>th</sup> Place, Kansas City, Missouri  
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- Cecelia Robb, 2824 Glenrose Lane, Kansas City, Kansas 66106
- George Higgins, 2540 Espenlaub Lane, Kansas City, Kansas 66106

**Present in Opposition/Questions:**

- Julia Finley, 2625 Hageman, Kansas City, Kansas 66106

**Staff Recommendation starts at 1:11:25:** Planner Toy asked if there will be a gate across the front entrance? Mr. Petersen stated yes, with a lock box. At the end of the day, it will be locked so no one can come onto the property. Mr. Toy stated that this is a project that staff has not seen before with a private investor developing a site with nature trails and youth camp setting. Staff recommends approval, subject to the conditions in the staff report.

**Motion starts at 1:22:23:**

On motion by Mrs. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment MPL2022-014:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

**Subject to:**

1. **When the mylars are submitted to Planning Staff to be recorded, submit the following fees:**
  - a. **\$32.00 per page payable to the Register of Deeds; and,**
  - b. **\$7.00 per lot payable to the Unified Treasurer;**
2. **Per the Sidewalk and Trails Master Plan, Shawnee Avenue is designated as Local Trail, but no sidewalk construction is required at this time;**
3. **Cottonwood Creek must be preserved and may not be altered;**
4. **Hours of operation will be seasonal, generally from dawn to dusk;**
5. **Space for private events (hosting) is not permitted. A Special Use Permit for an event space is required at such time;**
6. **The Welcome Center and pavilions shall be constructed in manner that is harmonious with the wooded, rural-like character of the property and use complementary materials;**
7. **A building permit is required following this entitlement for the property. Please contact the Building Inspection Department to begin that process at (913) 573-8620 or [EDR@wycokck.org](mailto:EDR@wycokck.org).**
  - a. **Shall comply with the International Building Code;**
8. **Following municipal trash service curbside pick-up, trash bins shall be**

- kept in the building or within a screened enclosure and hidden from public view;
9. A Knox Box shall be installed to provide emergency access to the site;
  10. The residences south, west, and north of the parking loop must be screened from headlights shining onto their property from vehicles maneuvering in the parking lot;
  11. Plant trees on top and around the detention basins. Shall be replanted to transition back into the wooded area;
  12. After the temporary irrigation is removed to establish groundcover and proposed trees, a watering plan needs to be provided during building permitting/DRC to ensure the trees and shrubs continue to grow;
  13. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) feet in height. All shrubs shall be three (3) gallons when planted;
  14. 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;
  15. All lighting, whether installed in the parking lot or on any building within the three (3) phases shall have 90-degree cutoff fixtures. No wall pack lights or flood lights;
  16. Utility conduits and connections must be painted to match the building(s);
  17. If applicable, all BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot junipers setback three (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the louvered transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the louvered gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary;
  18. 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](mailto:signpermits@wycokck.org) to begin this process;
  19. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office. They are located at 4953 State Avenue, Kansas City, KS 66102. Their number is (913) 573-8780;
  20. 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;
  21. 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;

22. 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](mailto: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;
23. All existing and future driveways must feature curb cuts that are constructed to UG standards;
24. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
25. 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 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;
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 Departments (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.

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application COZ2022-023:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0  
**Subject to the above conditions.**

On motion by Mrs. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application SP2022-073:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0  
**Subject to the above conditions.**

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **APPROVE of PLAT2022-021:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to **APPROVE** Passed: 7 to 0  
**Subject to the above conditions.**

On motion by Mrs. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Plan Review Application PR2022-024:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>

**Mohler**                      **Not Present**  
**Pauley**                     **Aye**  
**Straws**                    **Not Present**  
**Ward**                      **Aye**  
**Armstrong**                **Not Present**  
**Beth**                      **Aye**  
**Connelly**                  **Aye**  
**Ernst**                     **Aye**

Motion to recommend **APPROVAL** Passed: 7 to 0  
**Subject to the above conditions.**

**Hearing starts at 1:17:38:**

**SPECIAL USE PERMIT APPLICATION SP2021-069 – PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR - SYNOPSIS:** Special Use Permit to operate an inspection/light maintenance facility for United Truck Repair (SP-2019-82 expired 9/26/2021) at 451 South 14<sup>th</sup> Street.

Detailed Outline of Requested Action: The applicant, Prabhjot Singh Padda, Business owner of United Truck Repair, is requesting to renew a Special Use Permit to continue operation of a Light Repair Business on semi-trucks and Repair Shop Parking.

City Ordinance Requirements: 27-464 through 27-470 and 27-592 through 27-606

Code Enforcement History: There was one Code Enforcement case on this property for high grass and trash on the property in May 2004.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Recording Secretary Parker stated that this application was remanded back to the Planning Commission by the Unified Government Board of Commissioners on July 28<sup>th</sup>.

Lead Planner Toy stated that the application was remanded back at the request of Commissioner McKiernan to the Planning Commission, to allow the applicant 30 days to submit plans for the project. The application was recommended for denial by the Planning Commission on July 11, 2022. This application will be heard at the September 12, 2022 meeting whether or not plans have been submitted. This is the last 30-day hold over for the application.

**Present in Support:**

- Wil Anderson, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101, representing the applicant

Planning Commissioner Connelly asked Legal Counsel if the application can be held over as they have already received a total of 90 days holding over this application. Senior Counsel Waters stated yes, as a total of 120 days is the maximum.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:21:55:** Planner Toy stated that the applicant has until August 23, 2022 to submit plans to allow time for revisions.

**Motions starts at 1:22:21:**

On motion by Mr. Ernst, seconded by Mr. Miller, the Planning Commission voted as follows to **HOLD OVER SP2021-069 until the September 12, 2022 City Planning Commission meeting for additional plans and information to be submitted to Staff for review:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to **HOLD OVER** Passed: 7 to 0

**Hearing starts at 1:23:55:**

**SPECIAL USE PERMIT APPLICATION SP2022-037 – DANIEL JANSSEN WITH ME AND MY UNCLE LLC - SYNOPSIS:** Special Use Permit for storage for landscaping business inside a 2,000 square foot outbuilding at 230 South 65<sup>th</sup> Street.

**Detailed Outline of Requested Action:** The applicant, Dan Janssen with My Uncle and Me, LLC, is requesting a Special Use Permit for temporary use of a property for commercial or industrial use in order to store landscaping material as an accessory use to the subject property's primary use, a skate park and skate school. The landscaping materials will be stored outside at the subject property.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;



3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Tom Stiebel, representing the applicant, 500 Armstrong, Kansas City, Kansas 66101

The Planning Commission directed questions to the applicant regarding the appearance of the property and storage.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:31:46:** Planner Toy stated that the diesel tank on the property has to be removed by August 17, 2022. The landscaping material and equipment on the property have to be stored in an orderly manner. It cannot continue as it is now. There will be a private fence erected to screen the items from public view. This approval would only be for two (2) years as it is a Temporary Use of Land. Mr. Toy stated at that time it is possible that the skate park could expand. Staff recommends approval subject to the conditions in the staff report with the granting of the following deviations:

7. **The following requirements of the Commercial Development Guidelines Overlay District have not been met and must be granted a deviation by the City Planning Commission upon request by the applicant:**
  - a. **Per Section 27-575(d)(12), pedestrian connections must be clearly defined in a combination of two or more of the following ways: Six (6)-inch vertical curb, trellis, special railing, bollards, special paving, low seat wall or other architectural features, pedestrian scale lighting, and traffic calming devices;**
  - b. **Per Section 27-576(e)(1), building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls, and highly tinted glass or glass tinted in unnatural colors should be avoided; and,**
  - c. **Per Section 27-576(e)(4), all building facades shall be at least 50 percent masonry. Cementitious siding may be used to meet 50 percent of the total masonry requirement;**

Planning Commissioner Connelly asked if there are prior code violations on this property? Planner Toy stated yes, there were five (5) code violations from 2006 to 2017 by previous owners for overgrown weeds and junk on the property. He further stated that one (1) citation was rescinded as the weeds were in the public right-of-way.

**Motion starts at 1:38:**

On motion by Mr. Connelly, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application SP2022-037 for one (1) year including the deviations requested by the applicant:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

**Subject to:**

- 1. Per Section 27-467(c)(6), the allowed outside storage or keeping is limited to parts, equipment, inoperable vehicles or for residual materials which is necessary, normally related and accessory to the principal use of the premises is allowed. As landscaping materials are not normally related to a skate park, and as the applicant has stated that the storage area is leased by a party separate from the owner of the skate park business, such storage does not satisfy Section 27-467(c)(6) and is therefore not an allowed accessory uses. The use of the subject property for storage of landscaping materials may continue only under a Special Use Permit for temporary use of land for commercial or industrial use, per Section 27-593(a)(28). A Special Use Permit under Section 27-593(a)(28) shall not be approved for more than two (2) years, and such a Special Use Permit cannot be renewed or reapplied for. Upon the date of expiration or revocation of any approved Section 27-593(a)(28) Special Use Permit, all equipment or material stored under said Special Use Permit must be removed from the premises;**
- 2. The driveway and parking lot must be repaired and/or repaved to UG standards;**
- 3. The area of the subject property used for landscaping material storage may not expand beyond the current boundaries of use;**
- 4. The diesel tank located within the outdoor storage area must be removed by August 17, 2022;**
- 5. All vehicles, such as pickups trucks and snowplows, must be stored within the accessory building (garage) located within the boundaries of the landscaping materials storage area;**
- 6. Per the submitted site/parking plan, ADA-compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**

7. Per Section 27-702(1)(a-d), shade trees shall be at least two (2) inch caliper when planted as measured 12 inches above the ground. All ornamental deciduous trees shall be at least two (2) inch caliper when planted as measured 12 inches above the ground. All evergreens shall be 5 to 6 feet in height when planted as measured 12 inches above the ground. Ornamental deciduous trees shall be 6 to 8 feet when planted as measured 12 inches above the ground;
8. After the allowed term of the Special Use Permit has expired, the subject property will be better suited to comply with Section 27-575(e)(1) and therefore striped parking must be relocated to the side and rear of the primary building, in the area currently used for landscaping materials storage;
9. Per Section 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;
10. Any expansion of buildings, structures, or uses in a manner that cannot be properly screened from the adjacent residential properties by the landscaping—to be installed as per the submitted site plan—will require an expansion of the landscape buffering, per Section 27-577(c)(4);
11. Per Section 27-577(f)(1), all new development landscaping must be irrigated with an automatic system approved by the planning department. Rehabilitation development must either have an irrigation system or a watering plan;
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](mailto:signpermits@wycokck.org) to begin this process;
13. A retroactive building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Division at (913) 573-8620 to begin that process;
14. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
15. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
16. 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;

17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance, and shall not be renewed or reapplied for; and,
18. 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.

**Hearing starts at 1:39:15:**

**SPECIAL USE PERMIT APPLICATION SP2022-067 – BRIAN GLASSER WITH AKCO INVESTMENTS, LLC - SYNOPSIS:** Special Use Permit to operate a short-term rental at 733 Ohio Avenue.

*Detailed Outline of Requested Action:* The applicant, Brian Glasser, is seeking approval to operate a short-term rental at 733 Ohio Avenue. The subject property is in the Strawberry Hill neighborhood. The applicant purchased the property within the last year and has completed some renovations as it was a distressed property.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Brian Glasser, applicant, AKCO Investments, LLC, 730 Minnesota Avenue, Kansas City, Kansas 66101

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:41:35:** Lead Planner Toy stated this Special Use Permit is recommended for approval for one (1) year as the applicant does not live in the residence. Staff recommends approval subject to the conditions in the staff report.

**Motion starts at 1:41:57:**

On motion by Mrs. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application SP2022-067 for one (1) year:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

**Subject to:**

- 1) Applicant must return and apply for a variance from the Board of Zoning Appeals for a reduction in the required rear yard percentage;
- 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 six (6);
- 4) All parking must be off-street, maximum number of vehicles is two (2);
- 5) The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 6) 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;
- 7) Applicant is to maintain liability insurance;
- 8) The property must remain in proper main entrance and free of hazards, pests, or infestations;
- 9) The following repairs must be made as a result of the home inspection:
  - a) Any mold found on the air ducts in the basement shall be remedied
  - b) Repair the T&P Valve on the Hot Water Heater
  - c) Cap off abandoned waste piping
  - d) Re-slope drainage pipe to appropriate pitch
  - e) Replace Air Filter to HVAC Unit;
- 10) Per Planning Engineering Comments, UG staff require the alley to the south side of the house from N. 8th street to be paved i.e., concrete or asphalt. If so, a site plan and an erosion control plan will be required. A site plan shall be sealed, signed and dated by a design professional i.e., professional engineer or architect and include all applicable construction notes, details, and final

- engineering design to show all dimensions, proposed work, distance from property lines, existing utilities, right-of-way widths, alley widths, contact information, etc., in accordance with UG standards and criteria. Further discussion with staff may be required;
- 11) The granting of this Special Use Permit does not transfer with a change of ownership of the property;
  - 12) 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](http://www.hostcompliance.com/tips) (website);
  - 13) Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
  - 14) 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;
  - 15) 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 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;
  - 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; and,  
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.

**Hearing starts at 1:43:00:**

**SPECIAL USE PERMIT APPLICATION SP2022-068 – SARAH BELARDE AND JAVIER SAENZ - SYNOPSIS:** Special Use Permit for a Short-Term Rental at 3008 South 9<sup>th</sup> Street.

*Detailed Outline of Requested Action:* The applicants, Sarah Belarde and Javier Saenz, are seeking approval to operate a short-term rental at 3008 South 9<sup>th</sup> Street. The subject property is west of the Rosedale neighborhood. The applicant purchased the property within the last month and is in process of renovating the property. The applicants are from the Kansas City area and will run the property as a family business with their parents and relatives who live locally.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Sarah Belarde, applicant, 4917 West 137<sup>th</sup> Place, Hawthorne, CA 90250

**Present in Opposition:**

- Leslie Guthrie, 2923 South 9<sup>th</sup> Street, Kansas City, Kansas 66103

**Staff Recommendation starts at 1:45:53:** Planner Toy stated Staff understands the reasoning of the person that spoke in opposition with the number of short-term rentals in Rosedale that have come through for approval. Staff recommends approval of this application for one (1) year as the applicant does not live on the property. After the one (1) year approval period, the application can be reviewed to see if it is a viable use at this location. Staff recommends approval subject to the conditions in the staff report.

Planning Commissioner Ward asked if there have been any issues with this property?  
Planner Toy stated yes, but it was prior to these owners.

Vice Chairman Jones asked for affirmation that there are not rules in place for the number of short-term rentals in a designated area. Planner Toy stated that Staff does not have an ordinance in place limiting the number of short-term rentals in an area, perimeter, or geographic boundary.

**Motions starts at 1:48:15:**

On motion by Mrs. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application SP2022-068 for one (1) year:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>No</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 6 to 1

**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) **The following repairs shall be made prior to occupancy as a result of the home inspection:**
  - a) **Covering any open wire splices in the attic with a junction box.**
  - b) **Replacing missing outlet covers on the exterior GFCI outlets.**
  - c) **Repair gas line to oven.**
  - d) **Install handrails on any open side of a stairwell including stairs to basement;**
- 3) **Maximum number of guests shall be six (6);**
- 4) **All parking must be off-street, maximum number of vehicles is two (2);**
- 5) **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 6) **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;
- 7) Applicant is to maintain liability insurance;
  - 8) The property must remain in proper main entrance and free of hazards, pests, or infestations;
  - 9) The granting of this Special Use Permit does not transfer with a change of ownership of the property;
  - 10) 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](http://www.hostcompliance.com/tips) (website);
  - 11) Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
  - 12) 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;
  - 13) 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 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;
  - 14) 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; and,  
15) 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.

**Hearing starts at 1:49:12:**

**SPECIAL USE PERMIT APPLICATION SP2022-069 – G + J ENTERTAINMENT - SYNOPSIS:** Special Use Permit for live entertainment in conjunction with an existing drinking establishment at 4929 State Avenue.

*Detailed Outline of Requested Action:* The applicant, Jesus Gerado-Gonzalez, is requesting a Special Use Permit for live entertainment at an existing restaurant/drinking establishment at 4929 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Jesus Gerado-Gonzalez, applicant, 4929 State Avenue, Kansas City, Kansas 66102
- Romero Gonzalez, 1405 Massachusetts Street, Lawrence, Kansas

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:52:25:** Planner Toy stated that live entertainment must cease by 1:00 a.m. Staff has included the standard conditions of approval in the staff report. This property is located along a commercial corridor and is surrounded by commercial properties. Staff would recommend earlier closing hours during the week if the property was surrounded by residential properties. Staff recommends approval for two (2) years subject to the conditions in the staff report.

**Motions starts at 1:54:30:**

On motion by Mr. Connelly, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application SP2022-069 for two (2) years:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

**Subject to:**

1. A pedestrian pathway shall be constructed from the sidewalk to the parking lot of their establishment. The applicant will also need to paint crosswalk marking in their parking lot that connects the new pathway and front door;
2. The applicant will be required to construct screening for their trash receptacle and grease trap;
3. The applicant shall repair the roof equipment screening on the rear (south) elevation of the structure. The repairs must be consistent with the remainder of the screening;
4. A bollard and landscape screening are required to be installed to screen and protect the gas line on the east side of the building;
5. All entertainment must cease by at least 1:00AM;
6. Doors and windows must stay closed during any entertainment performance;
7. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
  - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
  - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
  - c. An I.D. scanner will be used at all times;
  - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
8. No amplified speakers or entertainment is allowed in outdoor spaces;
9. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
10. 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](mailto:signpermits@wycokck.org) to begin this process;

- 11. 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;**
- 12. The applicant has filed and maintained a current business occupation tax application and entertainment license;**
- 13. 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;**
- 14. Section 27-467(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 36,669 square feet, requiring six (6) trees be provided on the site plan;**
- 15. Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
- 16. Section 27-696(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;**
- 17. 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;**
- 18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 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 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;

21. 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.

**Hearing starts at 1:55:31:**

**SPECIAL USE PERMIT APPLICATION SP2022-072 – JAMES SULLIVAN - SYNOPSIS:**

Special Use Permit for a used car dealership at 1401 Merriam Lane.

*Detailed Outline of Requested Action:* The applicant, James Sullivan, is requesting a Special Use Permit for a used car-dealership with light auto-repair at 1401 Merriam Lane. In addition to the car dealership, the business will also engage in auto detailing and light-repair.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 8, 2022;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Jim Sullivan, applicant, Sullivan + Palmer Architects, 8621 Johnson Drive, Merriam, Kansas 66202
- Habib Alani, general contractor
- Dave Kauffman, 5830 Melrose, Shawnee, Kansas

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 2:02:25:** Planner Toy stated that there is split zoning on this property (C-3 and M-2) and the applicant will need to submit a Change of Zone application to remedy the split zoning. There will be a trail along Turkey Creek to comply with the Sidewalks and Trails Master Plan. Staff recommends approval subject to the conditions in the staff report.

Planning Commissioner Ernst asked if the brick is painted. Planner Toy stated yes. Typically, in the code it says if there is masonry on the façade, the paint is removed. The applicant has asked for a deviation to that requirement.

Mr. Sullivan stated that they know very little about the trail and are not in agreement with providing the trail.

**Motions starts at 2:06:57:**

On motion by Mr. Connelly, seconded by Mr. Ernst, the Planning Commission voted as follows to **HOLD OVER Special Use Permit Application SP2022-072 for the Staff and applicant to discuss the trail system and the exterior brick of the building to the September 12, 2022 meeting:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to **HOLD OVER** Passed: 7 to 0

Recording Secretary Parker introduced Long-Range Planner Alyssa Marcy, who was recently hired.

**Consideration of Plans Starts at 2:09:10 (presentations/plans are part of the audio and video):**

**Northeast Kansas City, Kansas Heritage Trail Plan** - Together with our partners at Groundworks NRG and MARC seeks to define a new heritage trail route from Kaw Point to the Quindaro Townsite. The Plan process has collected stories from across the Northeast community for future wayfinding and historical markers, aligns strategic multi-benefit trail and stormwater infrastructure investments, and promotes the equitable development of the many underutilized parcels along the proposed route.

**Merriam Connected Corridor Plan** - Together with our partners at KDOT, MARC, KCATA and the Cities of Overland Park, Mission and Merriam seeks to expand multi-modal connectivity across the inter-jurisdictional corridor, and identifies key locations for targeted redevelopment and reinvestment. The Plan identifies gaps in the Turkey Creek Trail network, key intersection improvements, gateway opportunities, and other strategies to create a more walkable, dense and mixed-use corridor.

**goDotte Countywide Strategic Mobility Plan** - Together with our partners at KDOT, MARC, KCATA and the Cities of Bonner Springs, Edwardsville and Lake Quivira seeks to implement the County's Complete Streets Ordinance and balance the transportation network for all users, modes and abilities. The Plan identifies key trends that together with public input informs its strategies and action plan.

Mr. Anthony Gallo, Kimley-Horn, presented all three (3) plans.

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of the resolution adopting the Northeast Kansas City, Kansas Heritage Trail Plan:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of the resolution adopting the Merriam Connected Corridor Plan:**

<b>Carson</b>	<b>Chairman</b>
<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

On motion by Mrs. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of the resolution adopting the goDotte Countywide Strategic Mobility Plan:**

<b>Carson</b>	<b>Chairman</b>
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<b>Jones</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Not Present</b>
<b>Pauley</b>	<b>Aye</b>
<b>Straws</b>	<b>Not Present</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not Present</b>
<b>Beth</b>	<b>Aye</b>
<b>Connelly</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Motion to recommend **APPROVAL** Passed: 7 to 0

There being no further business, the meeting adjourned 8:35 p.m.