

# THE Volker News

November-December 2017 -- Volker Neighborhood Association

## Neighborhood Meetings

November 9 - Thanksgiving Potluck and Meeting

January 11 - Chili Night and Meeting

6:30 pm  
Immanuel Lutheran Church  
1700 Westport Road

**There is  
NO Neighborhood Meeting  
In December**

*Happy Holidays!*

*Please consider Donating to the Charity of your Choice  
this Holiday Season!*

## NEIGHBORHOOD CALENDAR

**November 7 - Vote on New Airport Terminal Plan** See page 2. for more information.

**November 9 - Volker Thanksgiving Potluck and Meeting** 6:30 pm.  
Good food and good neighbors - this annual event attracts a good crowd. Don't miss it!

VNA provides the turkeys, gravy, and paperware. *Please bring a side dish or dessert to share.* Bring your contributions between 6:00 and 6:30 pm.

Join us for a discussion of housing and development in residential Volker....



*Happy Thanksgiving*

**December - No meeting.** Enjoy the holidays! We'll see you in January!

**January 11** - 6:30 pm Chili Night and Safety Meeting with KCPD. Join us to fight the cold with a hot bowl of chili! If you feel inspired to bring a pot of your own chili, corn bread or dessert, it would be welcome!

## Zoning Overlay in Residential Volker?

Help us explore the idea of a zoning overlay in residential Volker. We start by asking what you like best about the housing in Volker. *After the Thanksgiving Potluck dinner on November 9th.*

*Southeast Area Rep Nathan Jurey will lead the discussion.*

**The Next Dumpster Day** is not until next spring, but there will be some changes. Dumpsters filled very early in October, so in the future, no oversize items like sofas or other large furniture will be allowed. These items should be disposed through Bulky Item Pick Up (call 311 to request). Like other neighborhoods already do, Volker may require proof of Volker residence and/or VNA membership on future Dumpster Days .

## Traffic Study Update

Public Works has reviewed trouble spot locations identified by Volker residents and provided a response to address them. For some locations, solutions may be implemented based on city recommendations relatively quickly while others will require study. The traffic study portion will go through a bid process for contracting with private contractors, a process that could take several months. Realistically, traffic improvements will be a multi-year project. VNA has applied for another PIAC grant anticipating additional costs to implement improvements. *Please contact Patrick Faltico if you have questions about this project.*

## Short-Term Rental Ordinance

City Council has been listening for the last two years and continues to provide opportunities for resident input on an ordinance to legalize short-term rentals (Air BnB). The ordinance seeks to balance the concerns of residents with those running Air BnBs. Contrary to a story that has made the rounds, *this ordinance does not change zoning for any other kinds of businesses allowed in residential zoned areas.*

To read the text of the proposed ordinance go to <http://cityclerk.kcmo.org/LiveWeb/Common/default.aspx> and search for ordinance 170771. Click on the ordinance number in the Search Results box. View the “compared version”. Most of what you see is the zoning code that is *already in place*. Scroll way down to the relevant proposed section, Section 88-321.

The next opportunity for citizen input is a hearing at the Planning, Zoning and Economic Development Committee meeting on November 8, 1:30 pm, City Hall, 414 East 12th Street, 26th Floor, Council Chambers.



## New Airport Terminal Up for a Vote

by Lisa Magierowski\*

### *Vote on November 7th!*

*This vote is expected to be close, so your vote matters!*

At the VNA meeting on October 12, 2017, Councilwoman Jolie Justus challenged the opinion of many Kansas City residents that the current airport terminal is convenient and not needing a rebuild.

Justus' response: a new airport will be *more* convenient (separate levels for arrivals and departures), have better restaurants for layovers (driving an increase in flights through KCI), will support the transportation forecast for the next decade (less people taking cars to the airport, more using shared public options) and will meet TSA security requirements (which the airport has not been able to do since it was opened in 1972).

A bad user experience is dating our 45-year-old airport more than its age. So much so, some airlines are using other airports like St. Louis as a connection port. Travelers caught in long layovers in KC have a cramped waiting area, lacking amenities a 2017 traveler expects.

Justus asserted that a common misconception among voters is that airports are financed with tax dollars; that is, however, illegal under federal law. A new KCI would be paid for by the airlines and with airport revenue: parking, concessions, and more flights.

Possible fees an airport user would pay include a ticket increase that would not be greater than \$2.60 per, a daily parking fee increase of \$1, and larger bills at the proposed new restaurants. Justus affirmed that the airlines have agreed to pay back the estimated \$1 billion needed to build a new terminal, regardless of the actual amount earned by these increases.

Many business leaders feel a new *Continued on page 3.*

## September Yard of the Month

The VNA September Yard of the Month award goes to Michelle Shea and her husband Jack at 3523 Bell St. Michelle's mother, Shirley Shea, also lives with them. Michelle gives most of the credit to her mother. They are renting but have been at this address for six years. The yard is a huge corner lot with areas of sun and shade. It is highlighted by hydrangeas, hostas, ferns, mums and yarrow along with a variety of annuals and even a protected enclosure for vegetables! It still looks great this late in the season. Michelle has lived in West Plaza or Volker most of her adult life. She likes Volker for the good neighbors and being close to everything.

-Wayne Copple

## 🌸🌸 Vintage Volker 🌸🌸

Recently, a former VNA president, Kathleen Brock, handed me a treasure trove of Kansas City history publications. The most interesting (and oldest) of them is called *The West Side*. When it was written, Union Station, opened in 1914, was quite new. References to 1910 are common in the publication. So I'm assuming it was published in the mid to late nineteen-teens.

There are a number of references to businesses with Volker addresses--although this was prior to our neighborhood being re-named Volker. We were part of "The West Side" back then.

Before Prosperos Books moved into the northwest corner of 39th and Bell, many of us longtime residents remember the spot being occupied for many years by Johnson's Hardware. But back in the nineteen-teens another Johnson, Albert Johnson, operated a grocery store there. Following is a quote from *The West Side*.

*"Among the merchants who are now in business on West 39th street, Albert Johnson is the pioneer, having located at the northwest corner of 39th and Bell streets about eight years ago (roughly 1900?), and continuing at this point ever since...his store has grown with the growth of the district until today (1920?) it is one of the very finest groceries in the city, requiring nine employees to take charge of the ever increasing trade."* A photo shows the building looking pretty much like it does today. More "gems" from this publication will appear in future newsletters.

--Diane Capps

*Continued from page 2.*

terminal is essential to attract international business to KC and sustain the air travel needs of current large businesses. If residents vote "no" to a new airport, KCI will still be required to undergo renovation to meet TSA requirements, costing an estimated \$500 million.

In September, the Council selected Maryland-based Edgemoor Infrastructure & Real Estate LLC to design and build the new KCI. Edgemoor promised to hire local workers, including minority and women-owned businesses, and to secure private financing for the project.

More information on the proposed design, including renderings, can be found at [kcmo.gov/newkci](http://kcmo.gov/newkci).

*\*Thanks to new Volker volunteer Lisa Magierowski for this article.*



### Other news from October's Meeting...

Jeff Hinkle, owner of Nature's Own Market, gave an update on the preparation of his new location in the Old Westport Shopping Center at the Northwest corner of 43<sup>rd</sup> Street and Southwest Trafficway (formerly occupied by the Record Bar). Opening expected in January.

### Did you know?

Some residents have expressed concern over new applications for liquor licenses in Volker. The following information may be helpful.

New liquor licenses and changes to the terms of a license require the consent signatures of a majority of nearby property owners (designated by the city). You receive a letter if you are one of them. In the Volker Neighborhood, that usually includes residents. So you have a say! You can consent, require certain conditions, or refuse your consent. For example, you could require that all doors be closed if there is a DJ or live music after 10 pm. It is called a conditional license. Property owners on the consent list can discuss and work together.

The same type of license (restaurant/bar) covers restaurants serving alcohol and many establishments commonly thought of as bars (requiring only 51% sales in food).

Once a liquor license is established for a certain property, it can be transferred to subsequent businesses. So a license established for a quiet restaurant that closes at 10 pm might be used by the next business on that property with only 51% of sales as food and open to 1:30 am.

Currently, there are at least 21 liquor licenses on 39th Street between State Line and Southwest Trafficway: 3 package liquor (stores), 3 tavern licenses (no food sales required), and the rest restaurant/bar licenses. Some are inactive at this time. The city does not designate density limits except for package and tavern licenses.

For more info see: <http://kcmo.gov/neighborhoods/regulated-industries-%20liquor-licenses-faq/>

*This is an occasional column responding to resident concerns.*

**Please turn the page for more news!**

## New Destinations for Volker Residents

Nomads, 1804 West 39th St. Full service coffee and bar. Breakfast, grab and go lunch, and bar snacks. Opening soon.

*Get out and enjoy your neighborhood!*

## Now is a Great Time to Join!

VNA memberships received now are good to the end of 2018, so new members get an extra two months free! The Volker Neighborhood Association's all-volunteer board organizes programs and projects contributing to quality of life in Volker and keeping you informed. Please join or renew online, at a meeting, or mail the membership application on the back of this newsletter.

*We appreciate your support!*

## Be Informed!

There's a lot going on that impacts your life in Volker Neighborhood. Between bi-monthly newsletters, things happen. For timely updates:

- Join Nextdoor at <http://Nextdoor.com> OR
- Like us on Facebook: VOLKER NEIGHBORHOOD ASSOCIATION (You'll get the most information and most timely updates this way.)
- Sign Up at the VNA website for email Shoutouts: [www.VolkerKCMO.org](http://www.VolkerKCMO.org) (Occasional updates between newsletters.)

*Volker Neighborhood Association  
meets the SECOND THURSDAY  
of the month  
except in July, August and December  
when we don't meet.*

If you have questions about real estate or personal property taxes, or an issue related to Jackson County gov't, call:

**Scott Burnett**

1st District Jackson County Legislator

**816-365-6664 (cell)**

[burnett.scott@gmail.com](mailto:burnett.scott@gmail.com)

## VNA Membership Application

⇒ Membership is based on the calendar year ⇐

We encourage residents and businesses in Volker to join in shaping Volker's future.

NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

I AM INTERESTED IN WORKING ON VOLKER PROJECTS

MAIL TO:

DIANE CAPPS, 3535 GENESSEE ST., KC MO 64111

Or join online > [www.VolkerKCMO.org](http://www.VolkerKCMO.org)

PLEASE SELECT  
MEMBERSHIP TYPE

- INDIVIDUAL \$15  
 SENIOR 60+ \$10  
 HOUSEHOLD \$20  
 BUSINESS \$25

AMOUNT ENCLOSED:  
\$ \_\_\_\_\_

PLEASE MAKE  
CHECKS PAYABLE  
TO V. N. A.

## VNA Board

### President

Susan Kysela  
816 809-2557  
[president@volkerna.org](mailto:president@volkerna.org)

### Vice President

Patrick Faltico  
816 379-6119  
vice-  
[president@volkerna.org](mailto:president@volkerna.org)

### Treasurer

Steve Davis  
816 753-6559  
[treasurer@volkerna.org](mailto:treasurer@volkerna.org)

### Secretary

M.J. Poehler  
816 231-8322  
[secretary@volkerna.org](mailto:secretary@volkerna.org)

### Membership

Diane Capps  
816 753-0909  
[rep2-N@volkerna.org](mailto:rep2-N@volkerna.org)

### North Area Reps

Jim Peters  
816 561-1492  
[rep1-N@volkerna.org](mailto:rep1-N@volkerna.org)

Diane Capps  
816 753-0909  
[rep2-N@volkerna.org](mailto:rep2-N@volkerna.org)

### Southeast Area Reps

Nathan Jurey  
785-672-7887  
[Rep2-SE@volkerna.org](mailto:Rep2-SE@volkerna.org)

John (Coach) Comstock  
816 674-5646  
[rep1-SE@volkerna.org](mailto:rep1-SE@volkerna.org)

### Southwest Area Reps

John Meetz  
316 655-3624  
[rep1-SW@volkerna.org](mailto:rep1-SW@volkerna.org)

Brian Jackson  
913 775-1706  
[rep2-SW@volkerna.org](mailto:rep2-SW@volkerna.org)

*All volunteers!*