

Unified Government of Wyandotte County and Kansas City, Kansas



Planning & Zoning / Board of Commissioners

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns – Commissioner Dist. 3 Christian
Ramirez – Commissioner Dist. 4 Evelyn Hill – Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil
Lopez – Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

ACTION AGENDA

Thursday, January 9, 2025

7:00 PM-11:09 PM

1. CALL TO ORDER

2. ROLL CALL

**Present: Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Townsend,
Garner**

Absent: Burns

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. REVISIONS

6. MAYOR'S AGENDA

**6.1 PRESENTATION: MAYORS OF BONNER SPRINGS, EDWARDSVILLE AND
LAKE QUIVIRA**

Synopsis: Presentations from the Mayor of Bonner Springs, Edwardsville, and Lake
Quivira regarding updates on activities and needs of each entity.

Tracking #: 2110

Presentations completed.

6.2 PROCLAMATION: PROVIDER APPRECIATION DAY

Synopsis: A Proclamation proclaiming January 16, 2025, as Provider Appreciation
Day.

Tracking #: 2119

Proclamation read.

6.3 PROCLAMATION: GOLDEN ROYALTIES CHAPTER DAY

Synopsis: A Proclamation proclaiming January 18, 2025, as Golden Royalties Chapter Day.

Tracking #: 2120

Proclamation read.

7. CLERK'S-STATEMENT

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

PLANNING & ZONING COMMISSION

8. PLANNING AND ZONING CONSENT AGENDA

A. Change of Zone Application(s)

A.1. **COZ2024-031 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING**

Synopsis: Change of Zone from R-1(B) Single Family District to RP-2(B) Planned Two Family District to construct duplexes at 810 North 10th Street, 1007 Armstrong Avenue, and 1013 Armstrong Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21672

Motion to approve: Davis

Second: Ramirez

Approved 9/0

A.2. **COZ2024-032 - LADENA WASHINGTON WITH ALTAR SUPPORT**

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a five (5) lot subdivision at 13303 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21675

Motion to approve: Kane

Second: Davis

Approved 8/1 (Lopez voting no)

A.3. COZ2024-034 - AMY GRANT WITH POLSINELLI PC

Synopsis: Change of Zone from No Zoning to RP-5 Planned Apartment District to construct an apartment complex at 6909 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21674

Motion to approve: Davis

Second: Ramirez

Approved 9/0

A.4. COZ2024-035 - DONNA AGEE

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Planned Two Family District for a legal non-conforming duplex at 621 North 17th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21673

Motion to approve: Davis

Second: Ramirez

Approved 9/0

B. Special Use Permit Application(s)

B.1. SP2024-089 - DANIEL PARKER WITH ABOGADOS KC LLC

Synopsis: Special Use Permit for continuation of a Short-Term Rental at 535 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21667

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 9/0

B.2. SP2024-102 - NEAL PALMER

Synopsis: Special Use Permit for continuation of a Short-Term Rental at 2520 North 131st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21668

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 9/0

B.3. SP2024-103 - JAMES SULLIVAN

Synopsis: Special Use Permit for continuation of a used automotive dealership at 1401 Merriam Lane, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21669

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 9/0

B.4. SP2024-104 - DENISE TOMASIC

Synopsis: Special Use Permit for continuation of a Short-Term Rental at 419 North 6th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21670

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 9/0

B.5. SP2024-106 - TRAVIS GUNTER WITH VERITAS ARCHITECTURE

Synopsis: Special Use Permit for an emergency group home and event space for Foster Adopt Connect at 901 North 8th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21671

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 9/0

C. Master Plan Amendment Application

C.1. MPL2024-012 - AMY GRANT WITH POLSINELLI PC

Synopsis: Master Plan Amendment from No Designation to High-Density Residential (PlanKCK Comprehensive Plan) for construction of an apartment complex at 6909 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 215

Motion to approve: Davis

Second: Ramirez

Approved 9/0

D. Miscellaneous

D.1. AN ORDINANCE rezoning property at 601 Village West Parkway (COZ2024-014) from A-G Agriculture District to CP-3 Planned Commercial District,

RECOMMENDED FOR APPROVAL.

Tracking #: 21652

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-04-25 approved.

D.2. AN ORDINANCE rezoning property at 9711 State Avenue (COZ2024-025) from A-G Agriculture District to MP-2 Planned General Industrial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21666

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-05-25 approved.

D.3. AN ORDINANCE rezoning property at 313 North 10th Street (COZ2024-026) from R-1(B) Single-Family District to RP-5 Planned Apartment District, RECOMMENDED FOR APPROVAL.

Tracking #: 21651

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-06-25 approved.

D.4. AN ORDINANCE rezoning property at 7957 State Avenue (COZ2024-030) from C-1 Limited Business District and R-1 Single Family District to CP-1 Planned Limited Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 219

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-07-25 approved.

D.5. AN ORDINANCE authorizing a Special Use Permit (SP2024-005) for operation of an automotive repair business at 1101 Minnesota Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21664

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-08-25 approved.

D.6. AN ORDINANCE authorizing a Special Use Permit (SP2024-054) for continuation of the temporary use of land for a community garden and greenhouse at 1810 North 1st Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21665

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-09-25 approved.

D.7. AN ORDINANCE authorizing a Special Use Permit (SP2024-055) for continuation of community garden, storage containers, coolers, and farm market training at 1900 North 1st Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21663

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-10-25 approved.

D.8. AN ORDINANCE authorizing a Special Use Permit (SP2024-063) for continuation of live entertainment at a drinking establishment at 322 North 6th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21662

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-11-25 approved.

D.9. AN ORDINANCE authorizing a Special Use Permit (SP2024-065) for a daycare center at 3424 North 99th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 213

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-12-25 approved.

D.10. AN ORDINANCE authorizing a Special Use Permit (SP2024-070) for continuation of a Short-Term Rental at 408 Sandusky Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 212

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-13-25 approved.

D.11. AN ORDINANCE authorizing a Special Use Permit (SP2024-071) for continuation of a Short-Term Rental at 2706 Espenlaub Lane, RECOMMENDED FOR APPROVAL.

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-14-25 approved.

D.12. AN ORDINANCE authorizing a Special Use Permit (SP2024-072) for continuation of a Short-Term Rental at 4138 Lloyd Street, RECOMMENDED FOR APPROVAL.

Tracking #: 217

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-15-25 approved.

D.13. AN ORDINANCE authorizing a Special Use Permit (SP2024-079) for continuation of a Short-Term Rental at 3925 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21661

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-16-25 approved.

D.14. AN ORDINANCE authorizing a Special Use Permit (SP2024-080) for continuation of a Short-Term Rental at 4028 Booth Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21660

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-01-25 approved.

D.15. AN ORDINANCE authorizing a Special Use Permit (SP2024-081) for continuation of a Short-Term Rental at 4456 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21659

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-02-25 approved.

D.16. AN ORDINANCE authorizing a Special Use Permit (SP2024-085) for used automotive sales at 49 South 7th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21658

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-03-25 approved.

D.17. AN ORDINANCE authorizing a Special Use Permit (SP2024-090) for continuation of a Short-Term Rental at 4110 South Minnie Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21657

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-17-25 approved.

D.18. AN ORDINANCE authorizing a Special Use Permit (SP2024-091) for operation of a Short-Term Rental at 4516 Eaton Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21656

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-18-25 approved.

D.19. AN ORDINANCE authorizing a Special Use Permit (SP2024-092) for operation of a Short-Term Rental at 2918 West 46th Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21655

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-19-25 approved.

D.20. AN ORDINANCE authorizing a Special Use Permit (SP2024-093) for operation of a Short-Term Rental at 7146 Parallel Parkway, RECOMMENDED FOR APPROVAL.

Tracking #: 21654

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-20-25 approved.

D.21. AN ORDINANCE authorizing a Special Use Permit (SP2024-096) for operation of a used automotive sales lot with light repair at 7521 Nebraska Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21653

Motion to approve: Davis

Second: Ramirez

Approved 9/0

O-21-25 approved.

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 PLAT: AMOURDALE BUSINESS PARK

Synopsis: Plat of Amourdale Business Park, located at Osage and Amourdale Parkway, and being developed by SLP Properties, LLC.

Tracking #: 2114

Motion to approve: Ramirez

Second: Bynum

Approved 9/0

9.2 MINUTES

Synopsis: Minutes from the Regular Session meeting on September 28, 2023.

Tracking #: 2115

Motion to approve: Ramirez

Second: Bynum

Approved 9/0

9.3 WEEKLY BUSINESS

Synopsis: Weekly business materials dated December 12 and 27, 2024.

Tracking #: 2116

Motion to approve: Ramirez

Second: Bynum

Approved 9/0

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

11.1 RESOLUTION: APPROVING THE WAIVING OF CERTAIN APPLICATION AND PERMIT FEES FOR RESIDENTIAL DEVELOPMENT EAST OF 55TH STREET IN KANSAS CITY, KANSAS

Synopsis: Approval of a resolution requiring the County Administrator to waive certain enumerated application and permit fees for residential development east of 55th Street in Kansas City, Kansas, and repealing a previous resolution regarding the waiver of fees east of 78th Street.

*On December 9, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted 5/1 to approve and forward to Board of Commissioners.*

Tracking #: 21308

Motion to approve with one change, to add single-family homes and duplexes:

Davis

Second: Townsend

Approved 9/0

R-01-25 adopted.

11.2 RESOLUTION: AUTHORIZING THE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW GROWTH REVENUES FOR THE PURPOSE OF RECOMMENDING BUDGETARY OPTIONS

Synopsis: A resolution authorizing the County Administrator to calculate, for a period of ten years, 25% of new growth revenues and to recommend to the Board of Commissioners corresponding additional debt payments or reductions in the mill levy as part of the annual budget. process.

*On December 9, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to Board of Commissioners with no recommendation.*

Tracking #: 21406

Motion to approve and amend to raise to 50% and add and/or: Ramirez

Second: Stites

Approved 8/1 (Townsend voting no)

R-02-25 adopted.

12. ADMINISTRATOR'S AGENDA

12.1 ORDINANCE: AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS FOR DEBT FINANCING

Synopsis: An ordinance authorizing various public improvements and authorizing the issuance of general obligation bonds to finance a portion of the costs of such improvements.

Tracking #: 21637

Motion to approve: Townsend

Second: Davis

Approved 7/2 (Stites and Burroughs voting no)

O-22-25 approved.

12.2 RESOLUTION: SALE OF GO BONDS

Synopsis: A resolution authorizing the offering for sale general obligation bonds of the Unified Government of Wyandotte County/Kansas City, KS. This item relates directly to the Authorization Ordinance/Resolution on the agenda.

Tracking #: 21638

Motion to adjourn: Davis

Second: Ramirez

Approved 7/2 (Stites and Burroughs voting no)

R-03-25 adopted.

13. COMMISSIONERS' AGENDA

14. ADJOURN

Motion to adjourn: Davis

Second: Ramirez

Approved 9/0

The meeting adjourned at 11:09 PM.

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government.

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