

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, March 27, 2025

7:00 PM-7:23 PM

1. CALL TO ORDER/ROLL CALL

Present: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns

Absent: Townsend, Ramirez, Hill, Garner

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO MARCH 27, 2025, AGENDA

4.1. Remove item 5.1 under Mayor's Agenda, Add item 5.4 to Mayor's Agenda, and item updates to item 8.2 Planning and Zoning Non-Consent Agenda, Special Use Permit Applications

5. MAYOR'S AGENDA

5.1 RECOGNITION: HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (REMOVED PER AGENDA UPDATE)

Item removed from agenda.

5.2 PROCLAMATION: SEVENDAYS OF KINDNESS

Synopsis: A Proclamation proclaiming March 31 through April 8, 2025, as SevenDays of Kindness.

Tracking #: 21253

Proclamation read.

5.3 PROCLAMATION: YOUTH ART MONTH

Synopsis: A Proclamation proclaiming the month of March, 2025 as Youth Art Month.

Tracking #: 21254

Proclamation read.

5.4 PROCLAMATION: NATIONAL TUSKEGEE AIRMEN DAY (ADDED PER AGENDA UPDATE

Synopsis: A Proclamation proclaiming March 27, 2025 as National Tuskegee Airmen Day.

Tracking #: 21263

Proclamation read.

6. 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

7. PLANNING AND ZONING CONSENT AGENDA

Change of Zone Applications

7.1 COZ2024-042 - AUTUMN KING

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct an indoor go-kart facility at 9700 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking: 21233

Motion to approve: Kane

Second: Davis

Approved 6/0

7.2 COZ2025-003 - ICHIEN LEE

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a legal non-conforming duplex at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking: 21234

Motion to approve: Kane

Second: Davis

Approved 6/0

Special Use Permit Applications

7.1 SP2024-111 - TATUM PHILLIP

Synopsis: Special Use Permit (SP2023-061, expired 12/14/2024) for continuation of a short-term rental at 809 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR SIX (6) MONTHS

Tracking: 21236

Motion to approve for 6 months: Kane

Second: Davis

Approved 6/0

7.2 SP2025-005 - DONNA BARNETT WITH DSB MANAGEMENT

Synopsis: Special Use Permit (SP2023-116, which expires 04/18/2025) for continuation of a short-term rental at 2311 North 104th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR TWO (2) YEARS.

Tracking: 21238

Motion to approve for 2 years: Kane

Second: Davis

Approved 6/0

7.3 SP2025-007 - ICHIEN LEE

Synopsis: Special Use Permit to operate a short-term rental at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR ONE (1) YEAR.

Tracking #: 21239

Motion to approve for one year: Kane

Second: Davis

Approved 6/0

7.4 SP2025-016 - SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM

Synopsis: Special Use Permit to operate an 18-unit hotel at 4325 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR INDEFINITE YEARS.

Tracking #: 21242

Motion to approve for indefinite years: Kane

Second: Davis

Approved 6/0

Vacation Applications

7.1 VAC2025-001 - KRYSTAL VOTH

Synopsis: Vacation of an unused utility easement in the front yard at 4555 North 97th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21240

Motion to approve: Kane

Second: Davis

Approved 6/0

Master Plan Amendment Applications

7.1 MPL2024-015 - KALIN CALLEWAERT

Synopsis: Master Plan Amendment from Single-Family to General Urban (Rosedale Area Plan) to bring a non-conforming duplex into conformance at 4000 Adams Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21241

Motion to approve: Kane

Second: Davis

Approved 6/0

Miscellaneous

7.1 ORDINANCE: REZONING PROPERTY AT 7301 STATE AVENUE (COZ2024-036)

Synopsis: AN ORDINANCE rezoning property at 7301 State Avenue (COZ2024-036) from CP-2 Planned General Business District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking: 21243

Motion to approve: Kane

Second: Davis

Approved 6/0

O-46-25 approved.

7.2 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-074)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-074) for a Short-Term Rental at 111 South 16th Street, RECOMMENDED FOR APPROVAL.

Tracking: 21244

Motion to approve: Kane

Second: Davis

Approved 6/0

O-47-25 approved.

7.3 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-101)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-101) for the continuation of a youth nature center with a campground at 2640 Woodend Lane, RECOMMENDED FOR APPROVAL.

Tracking: 21245

Motion to approve: Kane

Second: Davis

Approved 6/0

O-48-25 approved.

7.4 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-105)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-105) for a Short-Term Rental at 6429 Leavenworth Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21246

Motion to approve: Kane

Second: Davis

Approved 6/0

O-49-25 approved.

7.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-108)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-108) for an earthen fill at 732 North 57th Street, RECOMMENDED FOR APPROVAL.

Tracking: 21247

Motion to approve: Kane

Second: Davis

Approved 6/0

O-50-25 approved.

7.6 ORDINANCE: AUTHORIZING SPECIAL USE PERMIT (SP2024-118)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-118) for continuation of the removal of earthen fill at 10702 Donahoo Road, RECOMMENDED FOR APPROVAL.

Tracking: 21248

Motion to approve: Kane

Second: Davis

Approved 6/0

O-51-25 approved.

8. PLANNING AND ZONING NON-CONSENT AGENDA

Change of Zone Application

8.1 COZ2024-016 - STEVE SOBEK

Synopsis: Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to RP-1 Planned Single Family and RP-1(B) Single Family Districts or a 237-lot subdivision at 12024 Leavenworth Road and 3351 North 123rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 2.

Tracking: 21232

Motion to hold over until next month's Planning & Zoning meeting: Kane

Second: Bynum

Approved 6/0

Special Use Permit Application

8.1 SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS

Synopsis: Special Use Permit (SP-2016-30, expired 07/02/2024) for continuation of a volleyball training facility at 7120 Gibbs Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR TWO (2) YEARS.

Tracking #: 21235

Motion to hold over until next month's Planning & Zoning meeting: Lopez

Second: Davis

Approved 6/0

8.2 SP2025-003 - HENRY CALHOUN (CORRECTION AND DOCUMENT UPDATED PER AGENDA UPDATE)

Synopsis: Home Occupation Special Use Permit to operate a landscaping business at 11525 Parkview Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR TWO (2) YEARS.

Tracking: 21237

Motion to hold over until next month's Planning & Zoning meeting: Kane

Second: Bynum

Approved 6/0

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE

Synopsis: A resolution to authorize the County Administrator to calculate certain new revenue for the purposes of recommending budgetary options to retire existing debt to the Board of Commissioners.

On March 3, 2025, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Tracking #: 2193

Motion to approve: Kane

Second: Lopez

Approved 6/0

R-17-25 adopted

9.2 PLAT: STONY POINT MEADOWS

Synopsis: Plat of Stony Point Meadows located at State Avenue and N 86th Street and being developed by SOBEK LLC.

Tracking #: 21249

Motion to approve: Kane

Second: Lopez

Approved 6/0

9.3 PLAT: BECHLER FARMS

Synopsis: Plat of Bechler Farms located at 68TH Street and Woodend Avenue and being developed by Tabor Bechler.

Tracking: 21250

Motion to approve: Kane

Second: Lopez

Approved 6/0

9.4 PLAT: SPLITLOG ESTATES

Synopsis: Plat of Splitlog Estates located at N 10th Street and Splitlog Avenue and being developed by RA Engineering.

Tracking #: 21251

Motion to approve: Kane

Second: Lopez

Approved 6/0

9.5 PLAT: HOME2 SUITES - FIRST PLAT

Synopsis: Plat of HOME2 SUITES - First Plat located at N 98TH Street and Parallel Parkway and being developed by HFS KCK LLC.

Tracking #: 21252

Motion to approve: Kane

Second: Lopez

Approved 6/0

9.6 MINUTES

Synopsis: Minutes from Regular Session of December 7, 2023, and special session of February 27, 2025.

Tracking: MINUTES

Motion to approve: Kane

Second: Lopez

Approved 6/0

9.7 WEEKLY BUSINESS

Synopsis: Weekly business materials dated February 6, 2025, February 20, 2025, and March 6, 2025.

Tracking #: WEEKLY BUSINESS

Motion to approve: Kane

Second: Lopez

Approved 6/0

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

13. COMMISSIONERS' AGENDA

14. ADJOURN

Motion to adjourn: Davis

Second: Burns

Approved 6/0

The meeting adjourned at 7:23 PM

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Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

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