



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 Dr. 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, May 1, 2025

7:06 PM-11:56 PM

1. CALL TO ORDER/ROLL CALL

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO MAY 1, 2025 AGENDA

4.1 AGENDA UPDATE: ADD ITEM 5.1, ITEM 5.2 PRESENTATIONS AND ITEM 5.4 PROCLAMATION TO MAYOR'S AGENDA, CHANGING ORDER OF ITEMS TO THE MAYOR'S AGENDA, AND MOVE FROM ADMINISTRATOR'S AGENDA TO MAYOR'S AGENDA ITEM 12.2 PRESENTATION.

Tracking #: 21409

5. MAYOR'S AGENDA

5.1 PRESENTATION: DOTTETALK (ADDED PER AGENDA UPDATE)

Synopsis: Presentation of the DotteTalks budget snapshot.

For Information Only

Tracking #: 21425

Presentation completed.

5.2 PRESENTATION: RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR'S AGENDA AND ADDED PER AGENDA UPDATE)

Synopsis: Presentation by ETC Institute to present findings of the 2025 community survey.

For information only.

Tracking #: 21397

Presentation completed.

5.3 PRESENTATION: DOTTE PROUD RECOGNITION

Synopsis: Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. Commissioner Townsend will honor the Presidents of Active Neighborhood groups in District 1 with Dotte Proud recognition: Elnora Jefferson, Oak Grove Neighborhood Association; Vanessa Robinson, Caring Neighborhood Association; Candie Leonard-Caldwell, Organization for Community Preservation; Marlene Bouray, Neighbors Who Care; Marcia Rupp, Forty Sixers Neighborhood Watch Group; Lou Braswell, Leavenworth Road Association; John Cantwell, Leavenworth Road Association; Deniese Davis, North Welborn; Sandy Ziolo, Black Hawks; and Dorthy McField, Parkwood Colony, Inc.

For Information Only

Tracking #: 21377

Presentation completed.

5.4 PROCLAMATION: DRINKING WATER WEEK (ADDED PER AGENDA UPDATE)

Synopsis: A Proclamation proclaiming May 4th-10th, 2025 as Drinking Water Week.

Tracking #: 21410

Proclamation read.

5.5 PROCLAMATION: GLOBAL LOVE DAY

Synopsis: A Proclamation proclaiming May 1, 2025, as Global Love Day.

Tracking #: 21378

Proclamation read.

5.6 PROCLAMATION: KANSAS CITY KANSAS POLICE DEPARTMENT WEEK

Synopsis: A Proclamation proclaiming May 11 through 17, 2025, as Kansas City, Kansas Police Department Week.

Tracking #: 21396

Proclamation read.

5.7 COMMUNITY INPUT AND RECOMMENDATIONS

Synopsis: Public forum to allow citizens to express concerns and present solutions relating specifically and solely to the Unified Government's span of interest and control. Participants will be limited to three minutes in duration. Citizens appearing in the Municipal Office Building lobby will be given priority, followed by a limited number of participants who have registered online through the Unified Government Clerk's Office. Those who have registered online may not be given an immediate opportunity to participate due to time constraints to be determined by the Mayor/CEO. If time allows, persons listening online who wish to make comments will be recognized. All interested participants should know that Mayor/CEO Garner has also placed a maximum time limit of 45 minutes to host & conclude these discussions. In the interest of time, there should be no expectation for requested participants' guaranteed inclusion to be recognized for comment and participation.

For information only

Tracking #: 21267

Public comments were heard.

Commission was in recess from 9:20 PM-9:40 PM and reconvened with all members present.

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

7.1 Change of Zone Application(s)

7.1.1 COZ2024-033 - LYNNE BEAVER

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a one (1) lot subdivision at 2951 South 34th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21344

Motion to approve: Kane

Second: Bynum

Approved 10/0

7.2 Special Use Permit Application(s)

7.2.1 SP2025-004 - ADAM AND LAURA JOHNSON

Synopsis: Special Use Permit to keep animals at 3030 South 63rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21351

Motion to approve for 5 years: Kane

Second: Bynum

Approved 10/0

7.2.2 SP2025-008 - TIM GIEFER WITH KANSAS HEAVY CONSTRUCTION

Synopsis: Renewal of a Special Use Permit for stockpiling and movement of materials for a rock crushing and gravel operation at 7241 Kaw Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR ONE (1) YEAR.

Tracking #: 21352

Motion to approve for 1 year: Kane

Second: Bynum

Approved 10/0

7.2.3 SP2025-010 - SHERRI BAILEY SCOTT

Synopsis: Renewal of a Home Occupation Special Use Permit for a Chiropractic Office at 5331 Miami Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR ONE (1) YEAR.

Tracking #: 21353

Motion to approve for 1 year: Kane

Second: Bynum

Approved 10/0

7.2.4 SP2025-012 - CYNTHIA NIELSEN

Synopsis: Special Use Permit for a short-term rental at 3030 North 64th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21354

Motion to approve for 1 year: Kane

Second: Bynum

Approved 10/0

7.2.5 SP2025-013 - PREMIER RE 1801 LLC

Synopsis: Special Use Permit for a 2,300 square foot building expansion on a used automotive dealership to provide vehicle maintenance and repair services (amending SP-2016-54) at 1801 North 100th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21356

Motion to approve for 5 years: Kane

Second: Bynum

Approved 10/0

7.2.6 SP2025-015 - BRIAN GLASSER

Synopsis: Special Use Permit for a short-term rental at 616 Elizabeth Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21355

Motion to approve for 1 year: Kane

Second: Bynum

Approved 10/0

7.3 Master Plan Amendment Applications

7.3.1 MPL2025-002 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

Synopsis: Master Plan Amendment from Public/Semi-Public to High Density Residential in the Central Area Plan for a school to apartment building conversion at 313 North 10th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21357

Motion to approve: Kane

Second: Bynum

Approved 10/0

7.4 Miscellaneous

7.4.1 ORDINANCE: REZONING PROPERTY (COZ2024-034)

Synopsis: AN ORDINANCE rezoning property at 6909 State Avenue (COZ2024-034) from No Zoning to RP-5 Planned Apartment District, RECOMMENDED FOR APPROVAL.

Tracking #: 21361

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-53-25

7.4.2 ORDINANCE: REZONING PROPERTY (COZ2024-042)

Synopsis: AN ORDINANCE rezoning property at 9700 State Avenue (COZ2024-042) from A-G Agriculture District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21362

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-54-25

7.4.3 ORDINANCE: REZONING PROPERTY (COZ2025-003)

Synopsis: AN ORDINANCE rezoning property at 2506 West 43rd Avenue (COZ2025-003) from R-1(B) Single Family District to R-2(B) Two Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21365

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-55-25

7.4.4 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-113)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-113) for continuation of a short-term rental at 4211 South Thompson Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21363

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-56-25

7.4.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-114)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-114) for continuation of a short-term rental at 508 Ohio Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21364

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-57-25

7.4.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-115)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-115) for continuation of an automotive body shop at 3151 Fiberglass Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21366

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-58-25

7.4.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-005)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-005) for continuation of a short-term rental at 2311 North 104th Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21367

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-59-25

7.4.8 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-007)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-007) for operation of a short-term rental at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21368

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-60-25

7.4.9 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-016)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-016) for operation of an 18-unit hotel at 4325 Rainbow Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 21369

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-61-25

7.4.10 ORDINANCE: VACATING PROPERTY (VAC2025-001)

Synopsis: AN ORDINANCE vacating property (VAC2025-001) at 4555 North 97th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21370

Motion to approve: Kane

Second: Bynum

Approved 10/0

O-62-25

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Special Use Permit Application(s)

8.1.1 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 #: 21346

Motion to deny: Lopez

Motion failed due to lack of a second.

Motion to approve for 2 years: Townsend

Second: Davis

Approved 9/1 (Lopez voting no)

8.2.2 SP2025-003 – HENRY CALHOUN

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 YEARS.

Tracking #: 21347

Motion to approve for 2 years: Townsend

Second: Kane

Approved 10/0

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 RESOLUTION: FISCAL YEAR 2026-2027 KANSAS DEPARTMENT OF CORRECTIONS JUVENILE EVIDENCE-BASED PROGRAM

Synopsis: Approval of a resolution to apply for and accept a grant award for the FY26-27 Kansas Department of Corrections Juvenile Evidence Based Programs Grant. Grant funds cover a two-year period in the total amount of \$1,689,762.40 with no matching funds required.

*On April 21, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21277

Motion to approve: Bynum

Second: Davis

Approved 10/0

R-35-25

9.2 RESOLUTION: SOLID WASTE MANAGEMENT PLAN ANNUAL REVIEW

Synopsis: Approval of a resolution in support of the Unified Government Solid Waste Management Annual Plan update in accordance with Kansas Department of Health and Environment regulation.

*On April 21, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21260

Motion to approve: Bynum

Second: Davis

Approved 10/0

R-36-25

9.3 RESOLUTION: FEMA HAZARD MITIGATION ASSISTANCE PROGRAM GRANT APPLICATION

Synopsis: A resolution authorizing the Unified Government to apply for a grant from the FEMA Hazard Mitigation Assistance Program. No matching funds required.

*On April 21, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21282

Motion to approve: Bynum

Second: Davis

Approved 10/0

R-37-25

9.4 APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: **UG Park Board:** Appointment of Andrea Generaux, 5/1/25 to 12/15/27, submitted by Commissioner Bynum.

Landmarks Commission: Appointment of William Hutton, 5/1/25 to 12/15/25, submitted by Commissioner Burroughs.

Tracking #: 21379

Motion to approve: Bynum

Second: Davis

Approved 10/0

9.5 PLAT: MT. CARMEL CIRCLE

Synopsis: Plat of MT. Carmel Circle plat, located at N. Valley Street and Troup Avenue, and being developed by MT. Carmel Redevelopment.

Tracking #: 21380

Motion to approve: Bynum

Second: Davis

Approved 10/0

9.6 PLAT: PREMIER FARMS

Synopsis: Plat of Premier Farms plat, located at Kansas Highway 5 and 107th Street (Sam Clark Lane), and being developed by Brent A. Doane.

Tracking #: 21381

Motion to approve: Bynum

Second: Davis

Approved 10/0

9.7 MINUTES

Synopsis: Minutes from the Regular Session meeting on November 30, 2023, and from the Special Session meeting on March 27, 2025, and April 3, 2025.

Tracking #: MINUTES

Motion to approve: Bynum

Second: Davis

Approved 10/0

9.8 WEEKLY BUSINESS

Synopsis: Weekly business materials dated April 3, 10 and 17, 2025.

Tracking #: WEEKLY BUSINESS

Motion to approve: Bynum

Second: Davis

Approved 10/0

10. PUBLIC HEARING AGENDA

Motion to suspend meeting time beyond 12 AM: Garner

Second: Bynum

Motion fails 3/7 (Stites, Davis, Burroughs, Ramirez, Hill, Kane, Lopez voting no)

11. STANDING COMMITTEES' AGENDA

11.1 RESOLUTION: APPROVAL OF OPTION/PURCHASE FOR QUINDARO PLANT SITE

Synopsis: Approval of a resolution approving an option purchase agreement for the Quindaro Plant Site.

This item was scheduled to appear before the Economic Development & Finance Committee, chaired by Commissioner Burroughs, on April 28, 2025. It was requested, and approved unanimously by the committee, to fast track this item to the April 24, 2025, Board of Commissioners meeting.

Tracking #: 21287

Motion to approve: Bynum

Second: Stites

Approved 10/0

R-38-25

12. ADMINISTRATOR'S AGENDA

5.2 PRESENTATION: RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR'S AGENDA AND ADDED TO MAYOR'S AGENDA PER AGENDA UPDATE)

Item moved to mayor's agenda.

13. COMMISSIONERS' AGENDA

14. PUBLIC ANNOUNCEMENTS

15. ADJOURN

Motion to adjourn: Davis

Second: Ramirez

Approved 10/0

The meeting adjourned at 11:56 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 Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

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. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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