



Unified Government of Wyandotte County and Kansas City, Kansas

Kansas City, Kansas Planning Commission

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

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, May 12, 2025

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 REPORTS

2.1 KANSAS CITY DESIGN CENTER PRESENTATION

Synopsis: For information only, Kansas City Design Center presentation of student work on the Central Avenue bridge replacement.

Tracking #: 21427

**2.2 ORDINANCE AMENDING BOARD OF ZONING APPEALS MEMBERSHIP
FROM BOARD OF COMMISSIONERS APPOINTEES TO A LIMITED
NUMBER OF BOARD OF COMMISSION MEMBERS**

Synopsis: An amendment to the Zoning Code Section 27-51 and wholly adding Section 27-54, changing the membership of the Board of Zoning Appeals from appointees to members of the Board of Commissioners.

Tracking #: 21428

3 PLANNING COMMISSION STATEMENT

4 CONSENT AGENDA

4.1 CONSIDERATION OF THE APRIL 14, 2025 MINUTES

4.2 Special Use Permit Application(s)

4.2.1 SP2025-020 - KATHERYN DUMOVICH

Synopsis: Renewal of a Special Use Permit (SP2023-007, expires June 1, 2025) for heavy truck parking at American Motel at 7949 Splitlog Avenue.

Tracking #: 21442

4.3 Plan Review Application(s)

4.3.1 PR2025-010 - DUSTIN BURTON WITH RENAISSANCE INFRASTRUCTURE CONSULTING

Synopsis: Final Development Plan for a multifamily subdivision at 11100 State Avenue.

Tracking #: 21447

5 NON-CONSENT AGENDA

5.1 Change of Zone Application(s)

5.1.1 COZ2025-002 – ORACIO PEREZ

Synopsis: Change of Zone from R-1(B) Single Family District to A-G Agricultural District to keep animals and farm the property at 3505 Sortor Drive.

Tracking #: 21432

5.1.2 COZ2025-004 - MIKE MCCOWN

Synopsis: Change of Zone from CP-2 Planned General Business to CP-3 Planned Commercial District for a contractor warehouse and storage facility at 13100 & 13130 State Avenue (in conjunction with BOZA2025-012).

Tracking #: 21435

5.2 Special Use Permit Application(s)

5.2.1 SP2025-088 - JESUS SANTOYO

Synopsis: Special Use Permit to keep pigeons at 2542 South 12th Terrace (in conjunction with BOZA2024-027).

Tracking #: 21436

5.2.2 SP2024-100 - TINA ALONGE WITH 913 LLC

Synopsis: Special Use Permit to operate a drinking establishment with live entertainment (SP2022-029 expired 8/4/2024) at 6102 State Avenue.

Tracking #: 21437

5.2.3 SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS

Synopsis: Special Use Permit for a drinking establishment with live entertainment and events at 508 Kansas Avenue.

Tracking #: 21449

5.2.4 SP2025-006 - TIFFANY CLARK WITH ROSEDALE ROADHOUSE LLC

Synopsis: Special Use Permit to operate a short-term rental at 1127 Southwest Boulevard.

Tracking #: 21433

5.2.5 SP2025-014 - DAVE SWANSON WITH SWANSON HOLDINGS

Synopsis: Special Use Permit for a short-term rental at 2629 South 49th Street.

Tracking #: 21434

5.2.6 SP2025-017 - ELI SCHWINN

Synopsis: Renewal of a Special Use Permit (SP2022-048, expired October 3, 2024) for storage of motor vehicles and other recreational vehicles and equipment for auction sales for Copart at 8400, 8410, & 8440 Gibbs Road.

Tracking #: 21439

5.2.7 SP2025-018 - RYAN DENK WITH MCANANY, VAN CLEAVE, & PHILLIPS P.A.

Synopsis: Renewal of a Special Use Permit (SP-2019-54, expired May 30, 2024) for material and clean rubble excavation and stockpiling at 7751 South 73rd Street.

Tracking #: 21440

5.2.8 SP2025-019 - TYLER SHIRK WITH BEAR B&B

Synopsis: Special Use Permit for a non-owner-occupied short-term rental at 2105 West 43rd Avenue.

Tracking #: 21441

5.2.9 SP2025-022 - HASAN ABDULATEEF WITH HM SEMI TRUCK REPAIR

Synopsis: Special Use Permit for a semi and heavy truck repair and maintenance facility for United Truck Repair at 451 South 14th Street.

Tracking #: 21443

5.3 Subdivision Application

5.3.1 PLAT2025-004 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

Synopsis: Preliminary and Final Plat of Crowe Estates for Subdivision into two (2) parcels at 11410 Leavenworth Road (in conjunction with BOZA2025-011).

Tracking #: 21444

5.3.2 PLAT2025-010 - WIL ANDERSON WITH BHC RHODES

Synopsis: Preliminary Plat to create six (6) pad sites for a multi-commercial and residential development at 1300 Stewart Avenue.

Tracking #: 21445

5.4 Plan Review Application(s)

5.4.1 PR2025-014 - KATE LYNCH WITH ATLANTIC-AE LLC

Synopsis: Final Development Plan to construct a new drone pad site at an existing Amazon Facility at 6925 Riverview Avenue.

Tracking #: 21448

6 ADDITIONAL REPORTS

6.1 2024 YEAR END ANNUAL REPORT OF THE PLANNING AND URBAN DESIGN DEPARTMENT

Synopsis: For information only, a presentation of the 2024 year-end annual report of the Planning and Urban Design Department, including updates regarding short-term rentals and complete streets.

Tracking #: 21426

7 Adjourn

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. 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.

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.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/86190643051>

Meeting ID: 861 9064 3051

Phone one-tap: +1 719 359 4580, 853 439 7303 # US, +1 253 205 0468, 853 439 7303 # US

Join via audio:

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/u/kdIKjxwSim>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.