



Unified Government of Wyandotte County and Kansas City, Kansas

City 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, June 9, 2025

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

**3.1 CONSIDERATION OF THE MAY 12 AND MAY 28TH CITY PLANNING
COMMISSION MINUTES**

3.2 Special Use Permit Application(s)

3.2.1 SP2025-029 - JESSICA MORENO

Synopsis: Renewal of a Special Use Permit (SP2023-121, expired April 18, 2025) for
a short-term rental at 611 Douglas Avenue.

Tracking #: 21575

3.3 Subdivision Application

3.3.1 PLAT2025-012 - WIL ANDERSON

Synopsis: Final Plat (condominium) for one (1) lot for Rock Island Bridge at 0
Kansas Avenue.

Tracking #: 21578

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-009 - MICHAEL HEITMANN

Synopsis: Change of Zone from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District for an event venue and short-term rental, Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with MPL2025-006, SP2025-031, PLAT2025-011, and PR2025-016).

Tracking #: 21566

4.1.2 COZ2025-010 - BOB LAYTON

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for a residential subdivision at 2623 South 69th Street (in conjunction with PLAT2025-014).

Tracking #: 21567

4.1.3 COZ2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD

Synopsis: Change of Zone from A-G Agriculture District to R Rural Residential District for a residential subdivision, Hayward Acres, at 9630 Nelson Avenue and 4321 North 97th Street (in conjunction with PLAT2025-013).

Tracking #: 21569

4.2 Special Use Permit Application(s)

4.2.1 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 #: 21570

4.2.2 SP2025-024 - TODD GEARHEART

Synopsis: Special Use Permit for short-term rental at 7832 Kansas Avenue.

Tracking #: 21571

4.2.3 SP2025-025 - DAVID DIAL

Synopsis: Special Use Permit for short-term rental at 4509 Garfield Avenue.

Tracking #: 21572

4.2.4 SP2025-027 - WHITNEY PRESTON

Synopsis: Special Use Permit for keeping three (3) goats at a residential property at 3644 North 59th Street.

Tracking #: 21573

4.2.5 SP2025-028 - KELLY SPENCER WITH CREATIVE TOTS CHILD CARE

Synopsis: Special Use Permit for a daycare at 2515 Haskell Avenue.

Tracking #: 21574

4.2.6 SP2025-031 - MICHAEL HEITMANN

Synopsis: Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with COZ2025-009, MPL2025-006, PLAT2025-011, and PR2025-016).

Tracking #: 21576

4.3 Subdivision Application

4.3.1 PLAT2025-011 - MICHAEL HEITMANN

Synopsis: Preliminary and Final Plat for Sauer Castle for one (1) lot at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with COZ2025-009, PR2025-016, MPL2025-006, and SP2025-031).

Tracking #: 21577

4.3.2 PLAT2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD

Synopsis: Final Plat for three (3) residential lots at 9630 Nelson Avenue and 4321 North 97th Street (in conjunction with COZ2025-013).

Tracking #: 21579

4.3.3 PLAT2025-014 - BOB LAYTON

Synopsis: Preliminary and Final Plat for a residential subdivision, Sotolar, at 2623 South 69th Street (in conjunction with COZ2025-010).

Tracking #: 21580

4.3.4 PLAT2025-017 - KEITH CHISM

Synopsis: Preliminary Plat to create one (1) lot for Lakeside Church at 2600 and 2618 North 91st Street.

Tracking #: 21584

4.4 Plan Review Application(s)

4.5 PR2025-016 - MICHAEL HEITMANN

Synopsis: Final Plan Review for an event venue at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with COZ2025-009, PLAT2025-011, MPL2025-006, and SP2025-031).

Tracking #: 21581

4.6 Master Plan Amendment(s)

4.6.1 MPL2025-006 - MICHAEL HEITMANN

Synopsis: Master Plan Amendment from Low-Density Residential to Low-Density Mixed-Use within the Rosedale Area Plan for an event venue and short-term rental at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

Tracking #: 21585

5 REPORTS

5.1 RESOLUTION FOR MORATORIUM ON PARKING REQUIREMENTS EAST OF I-635

Synopsis: A resolution for a moratorium on the minimum parking requirements for commercial properties and residential properties with less than six (6) units in a mixed-use setting for locations east of I-635.

Tracking #: 21499

5.2 ORDINANCE REGARDING THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS

Synopsis: An ordinance to substitute the discretion of the County Administrator or his or her designee for the discretion of the Planning Director in certain matters in Chapter 27 of the Unified Government Code of Ordinances.

Tracking #: 21537

5.3 ORDINANCE ELIMINATING THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE NORTHEAST AREA

Synopsis: An ordinance amending the Northeast Area Master Plan to eliminate the requirement that Lower-Medium Density Residential Areas comply with Narrow Lot Design Guidelines within the Northeast Area.

Tracking #: 21538

6 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>

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