



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 29, 2025

7:19 PM – 10:06 PM

1. CALL TO ORDER/ROLL CALL

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

Absent: Ramirez

2. INVOCATION GIVEN BY COMMISSIONER HILL.

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO MAY 29, 2025 AGENDA

Agenda Update Removing Item No. 9.1, Updating Item 10.2 and Adding Items 14.3.

5. 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.)

6. MAYOR’S AGENDA

6.1 PRESENTATION: FUTURE LEADER OUTREACH NETWORK

Synopsis: Dr. Diana Clemons, Future Leader Outreach Network (FLON) founder and Executive Director, will provide an update of the Mayor’s Youth Leadership Council’s year-end activities, current recruitment efforts, summer plans and future.

For Information Only

Tracking #: 21533

PowerPoint Presentation complete.

6.2 PRESENTATION: YOUTH LEADERSHIP COUNCIL

Synopsis: Mayor Garner will present each of the graduates of his Youth Leadership Council: Chau Tran, Torrance Portley, Makayla Clark, Caleb Harris, and Anjel Robinson, with a Certificate of Participation to thank them for all their work.

For Information Only

Tracking #: 21534

Presentation complete.

6.3 PROCLAMATION: NATIONAL CORRECTIONAL OFFICERS AND EMPLOYEES WEEK

Synopsis: Proclamation proclaiming May 4-10, 2025, as National Correctional Officers and Employees Week.

Tracking #: 21529

Proclamation read.

6.4 PROCLAMATION: PROVIDER APPRECIATION DAY

Synopsis: Proclamation proclaiming May 9, 2025, as Provider Appreciation Day.

Tracking #: 21530

Proclamation read.

6.5 PROCLAMATION: OLDER AMERICANS DAY

Synopsis: Proclamation proclaiming May 22, 2025, as Older Americans Day.

Tracking #: 21531

Proclamation read.

6.6 PROCLAMATION: RUTH BENIEN DAY

Synopsis: Proclamation proclaiming May 25, 2025, as Ruth Benien Day.

Tracking #: 21532

Proclamation read.

6.7 PROCLAMATION: NATIONAL SALVATION ARMY WEEK

Synopsis: Proclamation proclaiming the week of May 12-18, 2025, as National Salvation Army Week.

Tracking #: 21544

Proclamation read.

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Application(s)

7.1.1 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21466

Motion to approve: Kane

Second: Davis

Approved 9/0

7.2 Special Use Permit Application(s)

7.2.1 SP2025-006 - TIFFANY CLARK WITH ROSEDALE ROADHOUSE LLC

Synopsis: Special Use Permit to operate a short-term rental at 1127 Southwest Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 6 MONTHS.

Tracking #: 21460

Motion to approve for 6 months: Kane

Second: Davis

Approved 9/0

7.2.2 SP2025-014 - DAVID SWANSON WITH SWANSON HOLDINGS

Synopsis: Special Use Permit for a short-term rental at 2629 South 49th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 1 YEAR.

Tracking #: 21461

Motion to approve for 1 year: Kane

Second: Davis

Approved 9/0

7.2.3 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 1 YEAR.

Tracking #: 21462

Motion to approve for 1 year: Kane

Second: Davis

Approved 9/0

7.2.4 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 5 YEARS.

Tracking #: 21463

Motion to approve for 5 years: Kane

Second: Davis

Approved 9/0

7.2.5 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 1 YEAR.

Tracking #: 21464

Motion to approve for 1 year: Kane

Second: Davis

Approved 9/0

7.2.6 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21458

Motion to send back to planning commission: Lopez

Second: Stites

Approved 9/0

7.2.7 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 2 YEARS.

Tracking #: 21465

Motion to approve for 2 years: Kane

Second: Davis

Approved 9/0

7.2.8 SP2025-033 - ORACIO PEREZ

Synopsis: Special Use Permit for chickens in excess of six (6) at 3505 Sortor Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 1 YEAR

Tracking #: 21486

Motion to send back to planning commission: Townsend

Second: Davis

Approved 9/0

7.3 Miscellaneous

7.3.1 **ORDINANCE: REZONING PROPERTY (COZ2024-033)**

Synopsis: AN ORDINANCE rezoning property at 2951 South 34th Street (COZ2024-033) from A-G Agriculture District to R-1 Single Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21502

Motion to approve: Kane

Second: Davis

Approved 9/0

O-63-25 approved

7.3.2 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-057)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-057) for continuation of a volleyball training facility at 7120 Gibbs Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21503

Motion to approve: Kane

Second: Davis

Approved 8/1 (Lopez voting no)

O-64-25 approved

7.3.3 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-111)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-111) for continuation of a short-term rental at 809 Central Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21504

Motion to approve: Kane

Second: Davis

Approved 9/0

O-65-25 approved

7.3.4 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-008)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-008) for continuation of stockpiling and movement of materials for a rock crushing and gravel operation at 7241 Kaw Drive, RECOMMENDED FOR APPROVAL.

Tracking #: 21505

Motion to approve: Kane

Second: Davis

Approved 9/0

O-66-25 approved

7.3.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-010)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-010) for the continuation of a Chiropractic Office at 5331 Miami Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21507

Motion to approve: Kane

Second: Davis

Approved 9/0

O-67-25 approved

7.3.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-012)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-012) for a short-term rental at 3030 North 64th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21508

Motion to approve: Kane

Second: Davis

Approved 9/0

O-68-25 approved

7.3.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-015)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-015) for a short-term rental at 616 Elizabeth Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21509

Motion to approve: Kane

Second: Davis

Approved 9/0

O-69-25 approved

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Special Use Permit Application(s)

8.1.1 SP2024-088 - JESUS SANTOYO

Synopsis: Special Use Permit to keep pigeons at 2542 South 12th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 1 FOR 2 YEARS.

Tracking #: 21459

Bynum made a motion to approve with added conditions. (withdrawn)

Motion to approve as submitted: Kane

Second: Stites

Approved 7/2 (Hill and Lopez voting no)

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 RESOLUTION: TWO-YEAR EXTENSION OF COUNTY ADMINISTRATOR CONTRACT

REMOVED PER AGENDA UPDATE

Tracking #: 21535

9.2 RESOLUTION: ADOPTING FOURTH AMENDMENT TO KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT

Synopsis: A resolution approving the Fourth Amendment to the Kaw River Bridge Cooperative and Development Agreement.

On April 28, 2025, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Tracking #: 21296

Motion to approve: Bynum

Second: Davis

Approved 8/1 (Lopez voting no)

R-39-25 adopted

9.3 NOMINATIONS: BOARDS & COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Angela Martinez to the Advisory Committee on Human Relations and Disability Issues (ACHRDI), 5.29.25 to 12/15/27, submitted by Commissioner Bynum

Tracking #: 21528

Motion to approve: Bynum

Second: Davis

Approved 8/1 (Lopez voting no)

9.4 MINUTES

Synopsis: Minutes from the Special Session meeting on April 10, 16, and 24, 2025.

Tracking #: MINUTES

Motion to approve: Bynum

Second: Davis

Approved 8/1 (Lopez voting no)

9.5 WEEKLY BUSINESS

Synopsis: Weekly business materials dated April 24 and May 1, 2025.

Tracking #: WEEKLY BUSINESS

Motion to approve: Bynum

Second: Davis

Approved 8/1 (Lopez voting no)

Mayor left the meeting at 8:53 PM returning at 8:55. Burroughs acted as Mayor Pro Tem.

10. PUBLIC HEARING AGENDA

10.1 PUBLIC HEARING/ORDINANCE: CREATION OF AMERICAN ROYAL COMMUNITY IMPROVEMENT DISTRICT

Synopsis: Commission action related to the American Royal project:

1. Conduct a public hearing to receive comments regarding the creation of the American Royal Community Improvement District and levy a sales tax within the district;

2. Approve an Ordinance authorizing the creation of the American Royal Community Improvement District and levy a CID sales tax within the district.

*On April 24, 2025, the **Board of Commissioners** voted 8/1 to adopt Resolution R-31-25 to set the public hearing. (PER AGENDAUPDATE)*

Tracking #: 21488

Public hearing was held.

Motion to approve: Kane

Second: Bynum

Approved 9/0

O-70-25 approved

11. STANDING COMMITTEES' AGENDA

11.1 RESOLUTION: AUTHORIZING SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR LEGENDS WEST LAWN

Synopsis: A resolution extending the completion date of the paving and striping improvements required at Legends West Lawn or alternatively establishes certain deadlines for the redevelopment of the parcel located at 1824 Village West Parkway. Additionally, the Sixth Amendment contemplates repairs and improvements to the common areas of the project prior to April 1, 2026.

*On April 28, 2025, the **Economic Development & Finance Committee**, chaired by Commissioner Burroughs, voted 4 to 2 to approve and forward to full commission.*

Tracking #: 21230

Motion to approve: Burns

Second: Kane

Approved 6/4 (Stites, Davis, Burroughs, and Lopez voting no)(Mayor voting yes)

R-40-25 adopted

12. ADMINISTRATOR'S AGENDA

12.1 RESOLUTION: APPOINTMENT OF COUNTY APPRAISER

Synopsis: Resolution appointing Matthew Willard as the Wyandotte County Appraiser for the period of July 1, 2025, through June 30, 2029.

Tracking #: 21500

Motion to approve: Bynum

Second: Burns

Approved 9/0

R-41-25 adopted

12.2 RESOLUTION: AGREEMENT WITH DOWNTOWN SHAREHOLDERS

Synopsis: Resolution seeking approval for the Unified Government to enter into an Agreement with the Downtown Shareholders, as contracting entity for the SSMID to provide additional KCKPD patrols for public safety purposes.

Tracking #: 21371

Motion to approve: Kane

Second: Burroughs

Approved 9/0

R-42-25 adopted

12.3 ORDINANCE: TERMINATING SPEEDWAY PLAZA REDEVELOPMENT DISTRICT AND TAX INCREMENT FINANCING

Synopsis: Adopt an ordinance to terminate the Speedway Plaza Redevelopment District, to terminate the Redevelopment Project Plan, and to terminate tax increment financing for the Speedway Plaza Redevelopment District pursuant to Home Rule authority.

Tracking #: 21510

Motion to approve: Kane

Second: Davis

Approved 9/0

O-71-25 adopted

12.4 RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL NO. 64

Synopsis: Adoption of a resolution Memorandum of Understanding Between Unified Government of Wyandotte County/Kansas City, Kansas, and International Association of Firefighters Local No. 64 for the period from January 1, 2025 through December 31, 2027.

Tracking #: 21524

Motion to approve: Kane

Second: Davis

Approved 9/0

R-43-25 adopted

12.5 RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH CONSTRUCTION AND GENERAL LABORERS LOCAL NO. 1290

Synopsis: Adoption of a resolution authorizing the County Administrator to execute the following Memorandums of Understanding (MOU) between the UG and the United Brotherhood of Carpenters and Joiners of America, St. Louis – Kansas City Carpenters Regional Council for the period from January 1, 2025, through December 31, 2027.

Tracking #: 2118

Motion to approve: Burns

Second: Davis

Approved 8/0 (Kane recused)

R-44-25 adopted

12.6 RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH TEAMSTERS LOCAL NO. 955

Synopsis: Adoption of a resolution Memorandum of Understanding Between Unified Government of Wyandotte County/Kansas City, Kansas, and Teamsters Local No. 955 for the period January 1, 2025 through December 31, 2027.

Tracking #: 21501

Motion to approve: Kane

Second: Davis

Approved 9/0

R-45-25 adopted

13. COMMISSIONERS' AGENDA

Motion to adjourn and reconvene as Land Bank Board of Trustees: Davis

Second: Bynum

Approved 9/0

LAND BANK BOARD OF TRUSTEE

14. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

14.1 RESOLUTION: ADOPTING REVISION TO THE LAND BANK POLICY

Synopsis: Revisions to Section 8 of the Wyandotte County Land Bank Policy regarding options.

On April 28, 2025, the Neighborhood & Community Development Standing Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Tracking #: 21293

Motion to approve: Townsend

Second: Davis

Approved 9/0

R-46-25 adopted

14.2 RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT

Synopsis: A resolution authorizing the Wyandotte County Land Bank to hold specified properties for the acquisition by USD 500.

On April 28, 2025, the Neighborhood & Community Development Standing Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Tracking #: 21140

Motion to approve: Townsend

Second: Davis

Approved 9/0

R-47-25 adopted

14.3 LAND BANK OPTION APPLICATIONS (ADDED PER AGENDA UPDATE)

Synopsis: The following **option application(s)** were presented at the 04/28/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. 264 Single Family Homes

B. 17 Multi-Family Units

C. 3 Commercial Units

Tracking #: 21550

Motion to approve all, except A.12 VIII: Townsend

Second: Davis

Approved 8/1 (Lopez voting no)

Motion to set over to June 5, 2025 meeting for item A.12 VIII: Townsend

Second: Davis

Approved 9/0

15. PUBLIC ANNOUNCEMENTS

16. ADJOURN

Motion to adjourn: Davis

Second: Burns

Approved 9/0

The meeting was adjourned at 10:06 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.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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