



Unified Government of Wyandotte County and Kansas City, Kansas

**City Planning Commission**

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

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*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.*

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**AGENDA**

**Monday, July 14, 2025**

**6:30 PM**

**1 CALL TO ORDER/ROLL CALL**

**2 PLANNING COMMISSION STATEMENT**

**3 CONSENT AGENDA**

**3.1 CONSIDERATION OF THE JUNE 9TH, 2025 CITY PLANNING COMMISSION MINUTES.**

**3.2 Special Use Permit Application(s)**

**3.2.1 SP2025-035 - JOSEPH AAKER**

Synopsis: Renewal of a Special Use Permit (SP2023-109, which expired on May 16, 2025) for the continuation of a short-term rental at 3063 and 3065 Francis Street.

Tracking #: 21720

**3.2.2 SP2025-037 - RODERICK SIMMONS JR**

Synopsis: Renewal of a Special Use Permit (SP2024-010, which expired on June 13, 2025) for the continuation of a short-term rental at 2614 South 27th Street.

Tracking #: 21721

**3.3 Plan Review Application(s)**

**3.3.1 PR2025-019 - HEATHER HITCHCOCK WITH DAVIDSON A + E**

Synopsis: Final Plan Review for a building addition and laydown yard at 5323 Kansas Avenue.

Tracking #: 21733

### **3.3.2 PR2025-020 - DAVID LUTZ WITH ARVEST BANK**

Synopsis: Final Plan Review for a new drive-through bank at 7908 State Avenue.

Tracking #: 21734

## **4 NON-CONSENT AGENDA**

### **4.1 Change of Zone Application(s)**

#### **4.1.1 COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC**

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with PR2024-038 and MPL2024-013).

Tracking #: 21707

#### **4.1.2 COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District at 11319 Parallel Parkway (in conjunction with PLAT2025-015, MPL2025-007, and BOZA2025- 015).

Tracking #: 21710

#### **4.1.3 COZ2025-012 - GUY TINER**

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for select lots in the Tiner Farms subdivision at 10800 Hollingsworth Road and 4950 Hutton Road (in conjunction with PLAT2025-016 and BOZA2025-016).

Tracking #: 21711

#### **4.1.4 COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT**

Synopsis: Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse District for a duplex residential development at 1216 North 86th Street (in conjunction with PLAT2025-018 and MPL2025-008).

Tracking #: 21712

#### **4.1.5 COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.**

Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for a 297-unit multi-family residential apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-019 and MPL2025-009).

Tracking #: 21713

#### **4.1.6 COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District for self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-022 and BOZA2025-019).

Tracking #: 21714

#### **4.1.7 COZ2025-018 - MICHAEL RHODES**

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a grocery store and fueling pumps at 10702 Donahoo Road.

Tracking #: 21715

### **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 #: 21458

#### **4.2.2 SP2025-023 - DOUG AND CARRIE TREE**

Synopsis: Special Use Permit for a non-owner-occupied short-term rental at 347 North 118th Street.

Tracking #: 21716

#### **4.2.3 SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY**

Synopsis: Special Use Permit for a battery storage facility with an H-Occupancy classification at 1 Kansas Avenue.

Tracking #: 21718

#### **4.2.4 SP2025-033 - ORACIO PEREZ**

Synopsis: Special Use Permit for chicken in excess of six (6) at 3505 Sortor Drive.

Tracking #: 21708

#### **4.2.5 SP2025-034 - MITCHELL BROWN WITH POPULOUS**

Synopsis: Special Use Permit for an event space and live entertainment in the plaza area at 1600 Village West Parkway (in conjunction with PR2025-017).

Tracking #: 21719

#### **4.2.6 SP2025-038 - LESLEE DUMMERMUTH**

Synopsis: Special Use Permit for a short-term rental at 120 South Cherokee Street.

Tracking #: 21722

### **4.3 Vacation Application(s)**

#### **4.3.1 VAC2025-002 - STEVE SOBEK**

Synopsis: Vacation of utility easements for a single-family subdivision at 912 North 86th Street.

Tracking #: 21723

### **4.4 Subdivision Application**

#### **4.4.1 PLAT2025-015 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Preliminary Plat for Village West, Legends Self-Storage at 11319 Parallel Parkway (in conjunction with COZ2025-011, BOZA2025-015, and MPL2025-007).

Tracking #: 21724

#### **4.4.2 PLAT2025-016 - GUY TINER**

Synopsis: Preliminary and Final Plat for a residential subdivision, Tiner Farms, at 10800 Hollingsworth Road and 4950 Hutton Road (in conjunction with COZ2025-012 and BOZA2025-016).

Tracking #: 21725

#### **4.4.3 PLAT2025-018 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT**

Synopsis: : Lone Tree Townhomes Preliminary Plat for a 60-lot duplex residential subdivision at 1216 North 86th Street (in conjunction with COZ2025-014 and MPL2025-008).

Tracking #: 21726

#### **4.4.4 PLAT2025-019 - JUSTIN DIXON WITH CASE VENTURES, INC.**

Synopsis: Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with COZ2025-016 and MPL2025-009).

Tracking #: 21727

#### **4.4.5 PLAT2025-020 - BRANDON CLAPP WITH ENCELADUS INVESTMENTS LLC**

Synopsis: Prosper Park Preliminary and Final Plat for three (3) multi-family residential lots at 849, 851, and 855 Sandusky Avenue (in conjunction with BOZA2025-020).

Tracking #: 21728

#### **4.4.6 PLAT2025-021 - FRED LATSKO WITH L.I. DEVELOPMENT KANSAS CITY, LLC**

Synopsis: Preliminary and Final Plat for two (2) industrial lots at 3601 Fairbanks Avenue.

Tracking #: 21729

#### **4.4.7 PLAT2025-022 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Legends Storage Garage Preliminary and Final Plat for one (1) commercial lot at 2712 and 2740 North 103rd Terrace (in conjunction with COZ2025-017 and BOZA2025-019).

Tracking #: 21730

### **4.5 Plan Review Application(s)**

#### **4.5.1 PR2024-038 - CURTIS HOLLAND WITH POLSINELLI PC**

Synopsis: Final Development Plan to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with MPL2024-013 and COZ2024-040).

Tracking #: 21731

#### **4.5.2 PR2025-017 - MITCHELL BROWN WITH POPULOUS**

Synopsis: Final Plan Review for remodeling the entry plaza at Children's Mercy Park at 1600 Village West Parkway (in conjunction with SP2025-034).

Tracking #: 21732

### **4.6 Master Plan Amendment(s)**

#### **4.6.1 MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC**

Synopsis: Master Plan Amendment from Business Park to Commercial (Prairie-DelawarePiper Area Plan) to construct a c-store and fueling station at 9611 State Avenue (in conjunction with PR2024-038 and COZ2024-040).

Tracking #: 21735

#### **4.6.2 MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Master Plan Amendment from Business Park / Commercial (Prairie Delaware Piper Area Plan) to Commercial (Prairie Delaware Piper Area Plan) at 11319 Parallel Parkway (in conjunction with COZ2025-011, PLAT2025-015, and BOZA2025-015).

Tracking #: 21737

#### **4.6.3 MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT**

Synopsis: Master Plan Amendment from Low-Density Residential and Corridor Mixed use to Medium-Density Residential within the PlanKCK Comprehensive Plan for a duplex residential development at 1216 North 86th Street (in conjunction with COZ2025-014 and PLAT2025-018).

Tracking #: 21738

#### **4.6.4 MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.**

Synopsis: Master Plan Amendment from Commercial (Prairie Delaware Piper Area Plan) to Medium-Density Residential (PlanKCK Comprehensive Plan) for a 297-unit multi-family residential development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with COZ2025-016 and PLAT2025-019).

Tracking #: 21739

## **5 REPORTS**

### **5.1 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

## **5.2 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**

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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](mailto: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.

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