



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, August 11, 2025

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE JULY 14, 2025 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.1 SP2025-042 - FARIS FARASSATI

Synopsis: Renewal of a Special Use Permit (SP2023-043, expires October 5, 2025) for a daycare at 2605 West 39th Avenue.

Tracking #: 21849

3.2.2 SP2025-045 - ARIN WOODSON

Synopsis: Renewal of a Special Use Permit (SP2024-019, expired July 18, 2025) for a short-term rental at 7917 Tauromee Avenue.

Tracking #: 21852

3.2.3 SP2025-047 - MARIBEL SANTA ANNA

Synopsis: Renewal of a Special Use Permit for an event space at 6300 Parallel Parkway.

Tracking #: 21854

3.3 Subdivision Application

3.3.1 PLAT2025-023 - TIM AKINS

Synopsis: Final Plat to consolidate two (2) lots into one (1) single-family lot at 2314 South 71st Street.

Tracking #: 21841

3.4 Plan Review Application(s)

3.4.1 PR2025-015 - KHALID BANDAY

Synopsis: Final Plan Review for a convenience store and gas pumps at 4701 Parallel Parkway.

Tracking #: 21843

3.4.2 PR2025-021 - KEITH DAVIS

Synopsis: Final Development Plan for three (3) building modifications for Owens Corning at 300 Sunshine Road.

Tracking #: 21844

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-007 - KATHERYN MEYER

Synopsis: Change of Zone from R-1 Single Family to A-G Agriculture District for personal farmstead and timberstand management at 430 North 86th Street (in conjunction with MPL2025-005).

Tracking #: 21709

4.1.2 COZ2025-015 - JUAN HARRIGAN

Synopsis: Change of Zone from C-1 Limited Business District (WYCO) to R-1 Single Family District for a single-family residence at 1135 North 134th Street.

Tracking #: 21840

4.2 Special Use Permit Application(s)

4.2.1 SP2025-026 - CHRIS HANE

Synopsis: Special Use Permit for maintenance of fleet vehicles at 1625 South 45th Street.

Tracking #: 21717

4.2.2 SP2025-036 - YASWANTH MYLAVARAPU

Synopsis: Special Use Permit for a short-term rental at 4512 Cambridge Street.

Tracking #: 21846

4.2.3 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

4.2.4 SP2025-039 - JYAN HARRIS

Synopsis: Special Use Permit for a liquor store at 1863 North 18th Street (in conjunction with BOZA2025-021).

Tracking #: 21847

4.2.5 SP2025-040 - NOOSHIN AND SIMEON BOWMAN

Synopsis: Special Use Permit for a short-term rental at 4448 Rainbow Boulevard.

Tracking #: 21848

4.2.6 SP2025-043 - DOMENICO VENEZIA WITH REWORLD SOLUTIONS, LLC

Synopsis: Special Use Permit for the processing and recycling of industrial waste material at 808 South 14th Street.

Tracking #: 21850

4.2.7 SP2025-044 - MITCH LICHTERMAN

Synopsis: Special Use Permit for a kitchen and event space at 1017 North 9th Street.

Tracking #: 21851

4.2.8 SP2025-046 - WILLIAM HOLT

Synopsis: Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a shipping container at 1424 South 80th Street.

Tracking #: 21853

4.2.9 SP2025-048 - KEVIN SCHAMBERGER

Synopsis: Special Use Permit for a short-term rental at 13143 Nebraska Court.

Tracking #: 21855

4.3 Plan Review Application(s)

4.3.1 PR2025-001 - LINDSEY GATES WITH GATES DANCE AND GYM STUDIO

Synopsis: Preliminary and Final Plan Review to construct a new dance studio and gym at 6200 State Avenue.

Tracking #: 21842

4.4 Master Plan Amendment(s)

4.4.1 MPL2025-005 - KATHERYN MEYER

Synopsis: Master Plan Amendment from the Low-Density Residential to Agricultural within the PlanKCK Comprehensive Plan for a personal farmstead and timberstand management at 430 North 86th Street (in conjunction with COZ2025-007).

Tracking #: 21736

4.5 Miscellaneous

4.5.1 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

4.5.2 ORDINANCE AMENDING SHORT-TERM RENTAL REGULATIONS INCLUDING PROHIBITING SPECIAL USE PERMITS FOR SHARED DRIVEWAYS

Synopsis: An Ordinance updating short-term rental regulations to exclude properties with a shared driveway from being eligible for a short-term rental special use permit or administrative review.

Tracking #: 21826

5 REPORTS

5.1 UPDATE ON THE WYANDOTTE COUNTY VISION ZERO ACTION PLAN

Synopsis: Presentation to provide an overview of the Vision Zero Action Plan, a shared project between Planning + Urban Design and Public Works to eliminate fatal and serious injury crashes in Kansas City, Kansas.

Tracking #: 21825

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.

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