



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, June 26, 2025

7:29 PM – 1:02 AM

1. CALL TO ORDER/ROLL CALL

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO JUNE 26, 2025

5. MAYOR'S AGENDA

5.1 PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER

Synopsis: Michael Abbott, Election Commissioner, will present information on the "I Voted" sticker design contest and introduce Kailey Mortell, Piper High School student's winning design.

For information only.

Tracking #: 21660

Presentation complete.

5.2 PROCLAMATION: CENTRAL SOLUTIONS 100TH ANNIVERSARY DAY

Synopsis: A Proclamation proclaiming June 19, 2025, as Central Solutions 100th Anniversary Day.

Tracking #: 21662

Proclamation read.

5.3 PROCLAMATION: JUNETEENTH FREEDOM DAY

Synopsis: A Proclamation proclaiming June 19, 2025, as Juneteenth Freedom Day.

Tracking #: 21663

Proclamation read.

5.4 PROCLAMATION: PRIDE MONTH

Synopsis: A Proclamation proclaiming June 2025, as Pride Month.

Tracking #: 21664

Proclamation read.

5.5 PROCLAMATION: PARKS AND RECREATION MONTH

Synopsis: A Proclamation proclaiming July 2025 as Parks and Recreation Month.

Tracking #: 21661

Proclamation read.

6. COMMISSIONERS' AGENDA

6.1 RESOLUTION: APPROVING 2025 HOLLYWOOD CASINO GRANT AWARD RECOMMENDATIONS

Synopsis: Approval of a resolution authorizing the 2025 Hollywood Casino Grant Recommendations.

Tracking #: 21553

Motion to approve: Kane

Second: Davis

Approved 10/0

R-51-25 adopted.

7. 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.)

PLANNING & ZONING COMMISSION

8. PLANNING AND ZONING CONSENT AGENDA

8.1 Change of Zone Application(s)

8.1.1 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 and SP2025-031), RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21566

Motion to approve: Kane

Second: Ramirez

Approved 10/0

8.1.2 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21567

Motion to approve: Kane

Second: Ramirez

Approved 10/0

8.1.3 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21569

Motion to approve: Kane

Second: Ramirez

Approved 10/0

8.2 Special Use Permit Application(s)

8.2.1 SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS

Synopsis: Special Use Permit for a drinking establishment with live entertainment and events at 508 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21570

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 10/0

8.2.2 SP2025-024 - TODD GEARHEART

Synopsis: Special Use Permit for short-term rental at 7832 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21571

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 10/0

8.2.3 SP2025-025 - DAVID DIAL

Synopsis: Special Use Permit for short-term rental at 4509 Garfield Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21572

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 10/0

8.2.4 SP2025-027 - WHITNEY PRESTON

Synopsis: Special Use Permit for keeping three (3) goats at a residential property at 3644 North 59th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21573

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 10/0

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

Synopsis: Special Use Permit for a daycare at 2515 Haskell Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21574

Motion to approve for 1 year: Kane

Second: Ramirez

Approved 10/0

8.2.6 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21575

Motion to approve for 2 years: Kane

Second: Ramirez

Approved 10/0

8.2.7 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 and MPL2025-006), RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS FOR THE SHORT TERM RENTAL AND SEVEN (7) YEARS FOR THE EVENT VENUE BY A VOTE OF 9 TO 0.

Tracking #: 21576

Motion to approve for 2 years for the short term rental and 7 years for the event venue: Kane

Second: Ramirez

Approved 10/0

8.3 Master Plan Amendment Application(s)

8.3.1 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 (in conjunction with COZ2025-009 and SP2025-031), RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21585

Motion to approve: Kane

Second: Ramirez

Approved 10/0

8.4 Miscellaneous

8.4.1 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21499

Motion to approve: Stites

Second: Burroughs

Approved 10/0

R-56-25 adopted

8.4.2 ORDINANCE: REZONING PROPERTY (COZ2024-041)

Synopsis: AN ORDINANCE rezoning property at 144 North 61st Street (COZ2024-041) from R-1 Single-Family District to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 21636

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-73-25 approved

8.4.3 ORDINANCE: REZONING PROPERTY (COZ2025-004)

Synopsis: AN ORDINANCE rezoning property at 13100 and 13130 State Avenue (COZ2025-004) from CP-2 Planned General Business to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21639

Motion to approve: Bynum

Second: Davis

Approved 10/0

O-74-25 approved

8.4.4 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-088)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-088) for the keeping of pigeons at 2542 South 12th Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21650

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-75-25 approved

8.4.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-004)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-004) for the keeping of a maximum of 25 fowl at 3030 South 63rd Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21651

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-76-25 approved

8.4.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-006)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-006) for operation of a short-term rental at 1127 Southwest Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 21652

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-77-25 approved

8.4.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-014)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-014) for operation of a short-term rental at 2629 South 49th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21653

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-78-25 approved

8.4.8 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-017)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-017) for storage of motor and recreational vehicles and equipment at 8440 Gibbs Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21657

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-79-25 approved

8.4.9 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-018)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-018) for continuation of material and clean rubble excavation and stockpiling at 1500 South 73rd Drive and 7751 South 73rd Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21654

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-80-25 approved

8.4.10 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-019)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-019) for operation of a short-term rental at 2105 West 43rd Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21655

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-81-25 approved

8.4.11 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-022)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-022) for operation of a semi and heavy truck repair and maintenance facility at 451 South 14th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21656

Motion to approve: Kane

Second: Ramirez

Approved 10/0

O-82-25 approved

9. PLANNING AND ZONING NON-CONSENT AGENDA

9.1 Change of Zone Application(s)

9.1.1 COZ2025-005 - AARON WOLOFSKY

Synopsis: Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District for the development of a data center (Red Wolf North Park), located at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with MPL2025-004), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21480

Mayor Garner left the meeting at 9:50 PM. Commissioner Burroughs took over as Mayor Pro Tem.

Mayor Garner returned at 9:56PM.

Motion to approve: Kane

Second: Ramirez

Approved 8/2 (Lopez and Stites voting no)

A recess was taken at 11:30 PM.

The meeting reconvened at 11:39 PM.

9.1.2 COZ2025-006 - AARON WOLOFSKY

Synopsis: Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, and RP-5 Planned Apartment Districts to B-P Planned Business Park District for the development of a data center (Red Wolf South Park), at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue (in conjunction with MPL2025-003), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21483

Motion to approve: Kane

Second: Burns

Approved 8/2 (Lopez and Stites voting no)

9.2 Master Plan Amendment Application(s)

9.2.1 MPL2025-003 - AARON WOLOFSKY

Synopsis: Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park for the development of a data center), at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue (Red Wolf South Park) (in conjunction with COZ2025-006), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21485

Motion to approve: Kane

Second: Davis

Approved 8/2 (Lopez and Stites voting no)

Motion to suspend rule 5.17 and extend past midnight: Garner

Second: Bynum

Approved 10/0

9.2.2 MPL2025-004 - AARON WOLOFSKY

Synopsis: Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park for the development of a data center (Red Wolf North Park) at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with COZ2025-005), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21481

Motion to approve: Kane

Second: Ramirez

Approved 8/2 (Lopez and Stites voting no)

Commissioner Stites and Kane left the meeting at 12:53 AM.

REGULAR COMMISSION

10. REGULAR CONSENT AGENDA

10.1 RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS

Synopsis: Adopt a resolution of intent to issue Industrial Revenue Bonds for Sauer Castle, LLC in the amount of \$11,500,000 located at 911, 935, and 945 Shawnee Drive in Kansas City, Kansas. This is for sales tax exemption only; no property tax abatement.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21487

Motion to approve: Davis

Second: Bynum

Approved 8/0

R-52-25 adopted

10.2 RESOLUTION: SAUER CASTLE NRA SPECIAL PROJECT

Synopsis: Adopt a resolution approving a special project application on incremental taxes pursuant to the Neighborhood Revitalization Act for Sauer Castle, located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21536

Motion to approve: Davis

Second: Bynum

Approved 8/0

R-53-25 adopted

10.3 RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT

Synopsis: Adopt a resolution approving certain budgetary and financial policies of the Unified Government.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21407

Motion to approve: Davis

Second: Bynum

Approved 8/0

R-54-25 adopted

10.4 **NOMINATIONS: BOARDS & COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

Tom Roberts to the Golf Advisory Board, term 06/26/25 to 12/15/27, submitted by Commissioner Hill.

Bill Edwards to the Golf Advisory Board, term 06/26/25 to 12/31/25, submitted by Mayor Garner.

Tracking #: 21665

Motion to approve: Davis

Second: Bynum

Approved 8/0

10.5 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on January 25, 2024, and Special Session meeting on May 15 and 29, 2025.

Tracking #: MINUTES

Motion to approve: Davis

Second: Bynum

Approved 8/0

10.6 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated May 22 and 29, 2025 and June 5, 2025.

Tracking #: WEEKLY BUSINESS

Motion to approve: Davis

Second: Bynum

Approved 8/0

11. PUBLIC HEARING AGENDA

11.1 PUBLIC HEARING RESOLUTION/ORDINANCE: ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE HOMEFIELD ATLAS 9 PROJECT

Synopsis: Commission action related to the Homefield Atlas 9 project:

1. Conduct a public hearing to receive comments regarding the issuance of industrial revenue bonds not to exceed \$30M;
2. Adopting a resolution amending the previously adopted resolution of intent to issue industrial revenue bonds, to add a 10-year 100% ad valorem property tax abatement for the Atlas 9 project located in the Homefield development in Kansas City, Kansas;
3. Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$30,000,000 for the purposes of acquiring, constructing, and equipping an immersive art museum known as Atlas 9 located in Kansas City, Kansas.

Tracking #: 21635

Motion to adopt amending previous resolution: Davis

Second: Ramirez

Approved 7/1 (Burns voting no)

R-55-25 adopted

Motion to approve ordinance authorizing issuance of Industrial Revenue Bonds:

Davis

Second: Ramirez

Approved 7/1 (Burns voting no)

O-72-25 approved

12. STANDING COMMITTEES' AGENDA

13. ADMINISTRATOR'S AGENDA

13.1 RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)

Synopsis: A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc-ee's). The hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21645

Item removed from agenda.

13.2 RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

Synopsis: A resolution calling and providing for the giving of notice of a public hearing on the advisability of creating a community improvement district to be known as the Buc-ee's Family Travel Center Community Improvement District and intent to levy a sales tax within the district. The hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21644

Item removed from agenda.

14. PUBLIC ANNOUNCEMENTS

15. ADJOURN

Motion to adjourn: Lopez

Second: Ramirez

Approved 8/0

The meeting was adjourned at 1:02 AM.

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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