

CITY PLANNING COMMISSION
MAY 12 2025
MINUTES

The City Planning Commission met in regular session on Monday, May 12, 2025, at 6:44 p.m. (39:39), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Mr. Jeff Carson, Chairman Presiding (Commission Chamber), Ms. Brandie Armstrong (Zoom), Mr. Duane Beth (Commission Chamber), Ms. Beverly Easterwood (Zoom), Mr. Jim Ernst (Zoom), Mr. Mark Mohler (Zoom), Ms. Mary Beth Schwartz (Zoom), and Mr. Aaron Ward (Commission Chamber) (Absent: Straws, Jones, and Miller).

Mr. Rodney Lucas, Executive Assistant to the County Administrator, Ms. Rose Morris, Professional Assistant (Commission Chamber), Mr. Byron Toy, AICP, Lead Planner (Commission Chamber), Ms. Mari Mongil, Office Manager (Commission Chamber), Ms. Kallie McLaughlin, Planner (Zoom), Mr. Lavert Murray, Chief Economic Development Advisor (Commission Chamber), Ms. Alyssa Marcy, Long Range Planner (Commission Chamber), and Mr. Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Chairman Carson called the meeting to order at 6:44 p.m.

Secretary Morris read the Planning Commission Statement: "We would like to welcome those participating to the meeting of the City Planning Commission. The members are participating remotely by Zoom Webinar or in-person in the Commission Chamber. Mr. Jeff Carson is serving as chairman this evening.

Please note the following instructions for the meeting:

1. Planning Commission Members attending by Zoom please make sure you are visible during the meeting and use the raise your hand feature to speak. After Chairman Carson recognizes you, unmute your microphone and please state your name when you begin to speak. If you are in-person in the Commission Chamber, when Chairman Carson recognizes you, please state your name before speaking.
2. For those members of the public in attendance via Zoom or telephone, use the "raise your hand" feature when you want to speak on an issue. The Chairman will recognize you when it is your time to speak, unmute your microphone and state your name and address before giving your comments. If you are attending in person, please come to the microphone at the front of the room as the application is being called, and the Chairman will recognize you when it is your time to speak.
3. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly will be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business."

The Kansas City Design Center presentation was removed from the agenda.

Report starts at 39:39:

**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.

Present in Support:

- Lavert Murray, Presenter, Chief Economic Development Advisor

The board directed their questions to Mr. Murray.

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, in favor of a hold over.

Motion starts at 1:07:46:

On motion by Ms. Armstrong, seconded by Mr. Ernst, the Planning Commission voted as follows to **HOLD OVER the ordinance for 90 days until the August 11, 2025 City Planning Commission meeting:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	No
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to HOLD OVER Passed: 6 to 1

Recording Secretary Morris continued with the Planning Commission Statement, “The Planning Commission is a voluntary body of citizens, which will review each zoning proposal. For all change of zones, special use permits, vacations, and preliminary plan reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on **Thursday, May 29, 2025**. For final plats and final plan reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing.

The format for this evening’s meeting is as follows:

1. The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants, and other members of the applicant’s team.

2. Members of the Planning Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will be called upon and allowed to do so at that time.
3. Then those persons in opposition will be called upon and allowed to make their statements and ask questions. Please note that each member of the public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers.
4. A speaker may request to extend their time, and the Planning Commission may by two-thirds (2/3) majority vote extend any speaker's time in five (5) minute increments.
5. The Chairman will ask for a show of hands of those persons in support and in opposition that do not wish to speak.
6. The applicant will then answer questions and make a closing statement.
7. The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
8. The Planning Commission will discuss the application and make their recommendation.

If persons in opposition want to formally protest a change of zone or special use permit, a means is available by a legal protest petition which can be obtained along with the necessary instructions, by emailing the Planning + Urban Design Department at planninginfo@wycokck.org tomorrow morning. Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, a member of the Unified Government Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda is heard at the beginning of the meeting at 7:00 p.m.

The Planning Commission will also have a consent agenda as part of their meeting this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda by the applicant, a member of the staff, a member of the Planning Commission or other interested parties, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items. This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff's recommendation. If you are in the Commission Chamber, please come to the microphone, state your name and address and the item you want to remove from the Consent Agenda.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, May 29, 2025, at 7:00 p.m.**

I will now read the items on the **Consent Agenda**:

CONSIDERATION OF THE APRIL 14, 2025, PLANNING COMMISSION MINUTES.

SPECIAL USE PERMIT 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. *Detailed Outline of Requested Action:* The applicant, Kathryn Dumovich with McVanany, Van Cleave & Phillips, P.A., on behalf of the American Motel applied for the renewal of a Special Use Permit (expires on June 1, 2025) to continue to park tractor trailer trucks at the American Motel at 7949 Splitlog Avenue. The continuation of the use includes parking for 7 tractor trucks and trailers in the southeast corner of the parking lot.

PR2025-010 - DUSTIN BURTON WITH RENAISSANCE INFRASTRUCTURE CONSULTING

Synopsis: Final Development Plan for a multifamily subdivision at 11100 State Avenue. *Detailed Outline of Requested Action:* The applicant, Pretlow Riddick with CPC Land Acquisition Company LLC, is requesting a Final Development Plan to renew a previously approved Final Development Plan (PR2023-006) to extend the 18-month approval period for a building permit by the City Planning Commission. The Final Development is to build a for-rent multi-family development of cottage-style, single-family homes and duplexes totaling 232 units, a clubhouse, and other on-site amenities on 32.19 acres.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? No one responded in the affirmative.

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permits; and,
7. The Notices to property owners;

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda.

On motion by Mr. Ward, seconded by Mr. Beth, the Planning Commission voted as follows to **recommend APPROVAL** of the remaining Items on the Consent Agenda:

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye

May 12, 2025

Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

SP2025-020:

1. Tractor trailer trucks are to be parked only in the 7 designated parking spaces in the southeast corner of the parking lot;
2. All parking lot lighting shall have 90-degree cutoff fixtures on them, as not to exceed one (1) footcandle at the property line;
3. Subject to approval, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
4. No outside storage on site;
5. No inoperable vehicles kept on site;
6. All waste on the site must be cleaned and waste must be managed properly on site;
7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
8. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
11. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
12. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially

and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;

13. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
14. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior

- to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

PR2025-010:

1. Add a crosswalk across all surface off-street lots, connecting sidewalks. The crosswalk hatched path or integrally-colored concrete is to ensure a clear route for residents and guests to walk in of these curb cuts;
2. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;
3. Greater emphasis needs to be put on the pedestrian entrance rather than garage/vehicle entrance in the detached single-family residences and duplex units. A sidewalk from the street should lead directly to the front door of each unit rather than garage serving as the primary pedestrian access;
4. Pedestrian entrances must be the most prominent entrances on site and not garages, especially public rights-of-way and/or private trees;
5. Add sidewalks for enhanced pedestrian connectivity to the rear, ground floor units to the sidewalk network within the development for Units A1 and B1;
6. Residential amenities need to be spread throughout the development so the burden of residents who live in the southwest corner of the site should not have to drive in their vehicle to enjoy the amenity in the northeast corner of the site;
7. Sec. 27-461(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line;
8. Sec. 27-281(a) arrangement of major streets shall conform as nearly as possible to the major street plan. Except for courts and cul-de-sacs, streets normally shall connect with street already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts;
9. The final development plan will include FEMA compliant storm shelters either in the individual living units or in communal safe rooms located at the Clubhouse and/or Maintenance Building;
10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
11. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in

- subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided;
12. Install a five (5) foot sidewalk along the length of the property line adjacent to Delaware Parkway;
 13. Per the goDotte Mobility Plan, a 10-foot concrete sidewalk/trail shall be constructed on State Avenue, along the entire southern property line at the right-of-way;
 14. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings;
 15. Per Business Licensing Department: All occupying businesses will need to file and maintain the occupation tax application with our office for their business activity;
 16. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside;
 17. Utility easements shall connect with easements established in adjoining properties;
 18. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
 19. Per the PlanKCK Comprehensive Plan (formerly the City-Wide Master Plan) Multi-Family Residential Design Guidelines, all sides of a multi-family building shall display a similar level of quality and architectural interest. A building's architectural features and treatments shall not be restricted to a single façade;
 20. Per the PlanKCK Comprehensive Plan (formerly the City-Wide Master Plan) Multi-Family Residential Design Guidelines, all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to 40 percent of the total net exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco. Hardie board (cementitious siding) is considered a masonry material, in addition to brick and stone;
 21. Downspouts shall be painted to architecturally blend into the building and recessed into the corners of building as not to be in plain view of the public;
 22. Staff wants to see preservation buffering of stream and existing trees stands along the north and west sides of the site. Note on the Final Plat;
 23. Provide a site line cross-sections and perspective drawings of the development along Delaware Parkway, State Avenue, from the east and west property lines, and within the development itself;

24. Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;
25. Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 32.19 acres, which requires 312 trees, 29 additional evergreen or shade trees and 232 shrubs for buffering per the zoning district;

26. One (1) street tree shall be provided per 30 feet of frontage along a major street. State Avenue is classified as a Class A Thoroughfare and Delaware Parkway is classified as a Parkway; therefore 36 trees are required to be planted along State Avenue and 14 trees are required along the Delaware Parkway frontage;
27. All shade trees shall be at least two (2) inch caliper when planted. Ornamental deciduous trees shall be between five (5) and 8 feet in height when planted. Evergreens shall be between five (5) and six (6) feet in height when planted. Shrubs size varies determined by function. Throughout the development, there may be a variety of native grasses and plants (wildflowers);
28. All landscaping shall be irrigated;
29. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
30. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
31. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed;
32. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
33. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
34. All electrical meter banks, typically on the side of the building shall be screened from public view;
35. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;
36. Regarding BPU transformer screening, the following applies:
- a. Gate doors are required for all types of screening that are placed in front of the transformers.
 - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

- d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
37. All trash and recycling receptacles shall be enclosed on all sides with an opaque wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times;
38. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
39. Subject to approval, the applicant must file and maintain a current business occupation tax application. Renew annually with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or buisnesslicense@wycokck.org;
40. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
41. All existing and future driveways must feature curb cuts that are constructed to UG standards;
42. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
43. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department,

701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

44. The Department of Planning + Urban Design shall not give approval for any Final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;
45. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
46. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
47. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Chairman Carson stated that the Special Use Permit application will be heard by the Unified Government Board of Commissioners on **May 29, 2025**, at 7:00 p.m.

Hearing starts at 1:16:56:

CHANGE OF ZONE APPLICATION COZ2025-002 – ORACIO PEREZ

Synopsis: Change of Zone from R-1(B) Single Family District to A-G Agriculture

District to keep animals and farm the property at 3505 Sortor Drive. Detailed Outline of Requested Action: The applicant, Oracio Perez, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District to pursue agricultural activities. The applicant wishes to keep a garden and maintain a number of roosters and fowl. The applicant also wishes to construct a large barn for keeping horses and cattle.

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Oracio Perez, Applicant, 3505 Sortor Drive, Kansas City, Kansas 66104

The Commission directed their questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:21:07: Mr. Lucas stated that Staff recommends that the Change of Zone be denied and converted into a Special Use Permit for keeping up to twenty chickens for a period of one (1) year.

The Commission directed their questions to Staff.

Motion starts at 1:24:51:

On motion by Mr. Ward, seconded by Ms. Easterwood, the Planning Commission voted as follows to **DENY COZ2025-002 and RECOMMEND APPROVAL of the application as a Special Use Permit for one (1) year:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

- 1. In lieu of a Change of Zone, staff recommends a Special Use Permit for one (1) year for twenty (20) chickens and no roosters be granted to the applicant while the property is improved and environmental damage mitigated. This aligns with Factor to be Considered #8, as these conditions of approval include steps to mitigate environmental damage, thus providing some degree of enhancement;**
- 2. The applicant must submit a Conservation Plan. Work with the Wyandotte County Conservation District or Planning Department Staff to develop a conservation plan for the property. The conservation district can be contacted at wycoco.conservations@gmail.com or (913) 334-6329. This application will not be published until an approved Conservation Plan is submitted;**
- 3. All animals on the property must be registered with Animal Services;**
- 4. All inoperable vehicles, recreational vehicles, salvage vehicles, food trucks, etc. must be removed from the property;**
- 5. The right-of-way approach must be improved to UG standards;**
- 6. A Variance must be applied for to maintain the accessory structure left standing after the residential demolition as there is no longer a primary structure;**
- 7. All produce and animal keeping, processing, culling, harvesting, sales, or similar activity, either direct to consumer or otherwise sold or provided to a third-party off-site must follow Kansas Department of Agriculture guidelines and regulations;**
- 8. The right-of-way must be restored to native grasses;**
- 9. Gravel, asphalt, or other unimproved parking surface must be removed except by areas approved by staff;**
- 10. The property is not to be leased to third parties and shall be for private use of the owner;**
- 11. The property must no longer be informally accessed by the adjacent property owner to reach their barn without incorporating this access agreement into the staff-approved Conservation Plan, as it incorporates significant unimproved surface for access;**
- 12. This Special Use Permit is limited to twenty (20) chickens and zero (0) roosters;**
- 13. All trash and other debris must be removed from the subject property;**
- 14. All other existing code violations must be corrected. This petition will not be published until the violations are shown to be corrected;**
- 15. All cars and other vehicles must be parked on a paved, improved surface;**
- 16. The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;**
- 17. Lighting shall be installed to have a 90-degree cutoff;**
- 18. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this**

division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

19. All existing and future driveways must feature curb cuts that are constructed to UG standards;
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
21. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
22. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
23. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
24. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
25. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or

constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

26. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
27. Subject to approval, the Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
28. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
29. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 1:26:38:

CHANGE OF ZONE APPLICATION 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 (in conjunction with BOZA2025-012). Detailed Outline of Requested Action: The applicant, Mike McCown with AP KCK, LLC, is requesting a Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District to build a multi-building, 99,800 square foot climate controlled and contractor flex use storage facility at 13100 and 13130 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Dan Finn, on behalf of the Applicant, Civil Engineer at Phelps Engineering, 1270 North Winchester, Olathe, Kansas 66061
- Mike McCown, Scott Jones, Judd Clausen, Phelps Engineering
- Stan Hernley, Hernley Architecture

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:31:58: Mr. Lucas stated that Staff recommends approval this application.

Motion starts at 1:32:26:

On motion by Mr. Ward, seconded by Mr. Beth, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-004:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. This City Planning Commission case is being heard in conjunction with **BOZA2025-012**. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of **BOZA2025-012** by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
2. The following requirements of the Commercial Development Guidelines Overlay District *have not* been met, and from which Applicant is requesting a deviation for approval:

- a. Per Section 27-575(e)(4) All building facades shall be at least 50 percent masonry. Cementitious siding may be used to meet 50 percent of the total masonry requirement.
3. Build an 8-foot sidewalk along the north side of State Avenue in compliance with the goDotte Countywide Strategic Mobility Plan and connect to the sidewalk the northwest corner of 130th Street and State Avenue intersection;
4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
5. Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;
6. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
 - a. Divisions or breaks in materials;
 - a. Building offsets (projections, recesses, niches);
 - b. Window bays;
 - c. Separate entrances and entry treatment; or,
 - d. Variation in rooflines.
7. Section 27-576(d)(5) A single, large dominant building mass shall be avoided. Changes in mass should be related to entrances, the integral structure, and/or the organization of spaces and activities;
8. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
 - e. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls;
 - f. Highly tinted glass or glass tinted in unnatural colors should be avoided;
9. Section 27-576(e)(2) Exterior building materials shall not include the following:
 - g. Split shakes, rough sawn, or board and batten wood;
 - h. Vinyl siding;
 - i. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - j. Field painted or prefinished corrugated metal siding;
 - k. Standard single-tee or double-tee concrete systems; or

- I. EIFS at the ground level or comprising more than 15 percent of any façade;
10. Section 27-576(g)(2) Three-dimensional rooftops are encouraged. Variation in roofline is suggested to reduce the scale of large buildings;
11. Downspouts shall be internalized;
12. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
13. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 5.39 acres, 59 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
14. All parking lot islands must have trees installed in them;
15. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;
16. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
17. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - m. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage;
 - n. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
18. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
19. All landscaping shall be with an in-ground irrigation system;
20. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure
 - o. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
21. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;
22. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;

23. All privacy fencing along the north and west shall have masonry columns every 32 feet running;
24. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lamb's tongues) shall discharge a maximum of 9 inches above grade;
25. Mini split units need to be screened from public view if mounted on the building;
26. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
27. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
28. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
29. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
30. Regarding BPU transformer screening, the following applies:
 - p. Gate doors are required for all types of screening that are placed in front of the transformers.
 - q. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - r. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - s. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - t. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - u. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
31. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their

- office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
32. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 33. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 34. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 35. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 36. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
 37. For the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
 38. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape

- bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
39. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Hearing starts at 1:33:20:

SPECIAL USE PERMIT APPLICATION SP2024-088 - JESUS SANTOYO

Synopsis: Special Use Permit to keep pigeons at 2542 South 12th Terrace (in conjunction with BOZA2024-027). *Detailed Outline of Requested Action:* The applicant, Jesus Santoyo, wants to keep pigeons in coops/lofts in the side and rear yard on the property at 2542 South 12th Terrace.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Jesus Santoyo, Applicant, 2542 South 12th Terrace, 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:36:01: Mr. Lucas stated that the related application BOZA2025-027 was approved earlier this evening, so Staff recommends approval of this application as well.

Motion starts at 1:36:45:

On motion by Mr. Ward, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2024-088 for two (2) years:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye

Easterwood	No
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

1. This City Planning Commission case is being heard in conjunction with BOZA2024-027. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-027 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
2. Per Section 27-609(2), the exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;
3. Contact Animal Control to see if there any additional measures needed to keep pigeons on the property;
4. Submit a plot plan with the building permit application for the coops and shed to the Building Inspection Division;
5. Relocate the pigeon coops wholly onto 2542 South 12th Terrace and off 2532 South 12th Terrace, which is owned by the Wyandotte County Landbank;
6. Section 7-175(c) Except where fowl or animals are kept for sale within a bona fide produce market, commission house or store for the purposes of trade and while so kept are confined in small coops, boxes or cages, or where such animals or fowl are kept for purposes of research in a laboratory, or less than five birds are kept in a home as pets, such as canaries, parakeets, parrots, finches, and doves, it shall be unlawful for any person to keep or maintain any chicken coop, dove cote, rabbit hutch or other yard establishment for the housing of fowl or small animals closer than 25 feet to the nearest portion of any building occupied by or in anywise used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than ten feet to the property line of the lot. Animals and fowl so kept or maintained shall be enclosed on all sides and shall not be allowed to run or fly at large, except for homing pigeons;
7. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from

- roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
8. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 9. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 11. A Special Use Permit cannot be transferred to the new property owner or operator;
 12. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
 13. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
 14. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges

that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

16. Subject to approval, the Special Use Permit shall be valid for (2) year(s) from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
18. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 1:38:52:

SPECIAL USE PERMIT SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS

Synopsis: Special Use Permit for a drinking establishment with live entertainment and events at 508 Kansas Avenue. Detailed Outline of Requested Action: The applicant, Nadia Griffitt, is requesting a Special Use Permit to operate a drinking establishment with live entertainment and events at 508 Kansas Avenue. The applicant has operated at the location since approximately 2016 under various business names, now Latin Quarters. The building owner, Israel Mendez, has operated at the location as early as 2008, but joined the Applicant as a business officer with the formation of Latin Quarters in 2016.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Israel Mendez and Nadia Griffitt, Applicants, 508 Kansas Avenue, Kansas City, Kansas 66105
- Lavert Murray, Chief Economic Development Advisor

The commission directed their questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:46:16: Mr. Lucas stated Staff recommends a 60 day hold over until the July 14, 2025 City Planning Commission meeting.

The commission directed their questions to Staff.

Motion starts at 2:03:31:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **HOLD OVER SP2024-116 for 30 days until the June 9, 2025 City Planning Commission Meeting:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to HOLD OVER Passed: 7 to 0

Hearing starts at 2:05:30:

SPECIAL USE PERMIT SP2025-006 - TIFFANY CLARK WITH ROSEDALE ROADHOUSE LLC

Synopsis: Special Use Permit to operate a short-term rental at 1127 Southwest Boulevard. Detailed Outline of Requested Action: The applicant, Tiffany Clark dba Rosedale Roadhouse LLC, is requesting a Special Use Permit to operate a short-term rental at 1127 Southwest Boulevard. This is not the owner's primary residence. This property had formerly been utilized as a short-term rental under previous ownership and the applicant would like short-term rental activity.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;

2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Tiffany Clark, Applicant, 22618 West 46th Terrace, Shawnee, Kansas 66226

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:10:07: Mr. Lucas stated that staff recommends approval of this application.

Motion starts at 2:10:30:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-006 for six (6) months:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. A DRC Building Permit for a Change of Occupancy shall be obtained prior to leasing the property to address the illegal occupancy conversion;
2. A covered parking space must be provided or the applicant must return within six (6) months from date of approval to apply for a Variance from the R-1 parking requirements or apply for a Change of Zone to R-1(B);
3. The concrete in the front yard that is not part of the sidewalk shall be removed and return to landscaping, including one (1) tree to satisfy the landscaping requirements of the R-1 Zoning District;
4. The following items must be remedied prior to occupancy as part of the DRC Building Permit:

- a) Open junction boxes, splices, electrical outlets, and other electrical work noted in the attic must be repaired (inspection item 3.1 and 3.10)
 - b) Power must be provided to the front bedroom. Rewiring these outlets may require an electrical permit (inspection item 6.2)
 - c) Outlets need to be fully operational, including GFCI outlets (inspection item 7.3)
 - d) Basement electrical work needs repaired to meet code standards (inspection item 7.4)
 - e) The panel shall be re-wired to remedy inspection items (inspection items 9.5 and 9.6)
 - f) The electrical ground conductor and panel bond needs to be included in the electrical permit (inspection items 9.7)
 - g) The furnace flue shall be repaired to meet combustible and other code requirements (inspection item 10.1, 10.2)
 - h) The electrical service mast shall be repaired to meet code requirements (Inspection Item 9.0)
 - i) Gutters and downspouts need to be installed per code requirement
 - j) Fascia, Soffit, siding, hose bibs, and exterior finishes need to be repaired to avoid pest infestation and water intrusion;
5. Maximum number of guests shall be seven (7);
 6. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on the street, only off-street private parking allowed;
 7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
 8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
 9. Applicant is to maintain liability insurance.
 10. The property must remain in proper maintenance and free of hazards, pests, or infestations.
 11. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
 12. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
 13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
 14. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
16. All existing and future driveways must feature curb cuts that are constructed to UG standards.
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
21. The Special Use Permit shall be valid for six (6) months from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
22. ~~Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the~~

~~Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. Staff note: a waiver for this fee is now in effect for this area.~~

23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:11:20:

SPECIAL USE PERMIT SP2025-014 - DAVE SWANSON WITH SWANSON HOLDINGS

Synopsis: Special Use Permit for a short-term rental at 2629 South 49th Street.

Detailed Outline of Requested Action: The applicant, David Swanson with Swanson Holdings, is requesting a Special Use Permit to operate a short-term rental at 2629 South 49th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2600 block of South 49th Street. The owner has been operating the property without a permit since December 2024.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Dave Swanson, Applicant, 10543 West 168th Terrace, Overland Park, Kansas 66221

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:13:51: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:14:18:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-014 for one (1) year:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

- 1. The following items must be repaired or remedied prior to renewal:**
 - a. The fallen retaining wall needs to be removed or repaired;**
 - b. Replace window screens that are damaged and/or have holes;**
 - c. If the red coffee canister is being utilized as an electrical fixture such as a can light or junction box, it needs to be replaced to code requirements;**
 - d. Replace bathroom exhaust ductwork;**
 - e. Repair holes and openings in garage walls and ceiling;**
 - f. The electrical mast and exterior wiring conduit needs repaired or replaced (permit required);**
 - g. Replace the 60-amp breaker with a large gauge distribution wire;**
 - h. Improperly wired outlets listed in 8.7.2 need repaired;**
 - i. Install electrical receptacle cover;**
 - j. Upgrade outlets to GFCI compliance near points of water or moisture intrusion, entry, or exposure (windows, kitchen, bathroom);**
 - k. Repair or replace garage ceiling fans;**
 - l. Repair exterior GFCIs with open grounding;**
 - m. Remove the furnace access panel and replace with a closet door for proper ventilation and access;**
 - n. Gas wall heater in garage shall be removed if inoperable;**
 - o. Gas cap needs added to gas line in garage where former dryer/heater connection formerly was;**
 - p. Repair leaking water pipe in the sink;**
 - q. Water heater was installed in 2023 without a building permit on file. A building permit shall be obtained for this installation;**
 - r. Repair the leaking hose bib on the exterior;**
 - s. Unclog the faucet aerator in hall bathroom;**
 - t. Repair all doors to seal tightly without room for pest intrusion and to be able to open easily by users;**
 - u. Provide and/or repair smoke detectors in every bedroom, common area, utility area, and basement. Provide carbon monoxide detectors in the kitchen, living area, near chimney, and near gas appliances;**

2. All pets of guests must adhere to the local animal ordinances found in Chapter 7, including rabies vaccinations and leash laws;
3. Maximum number of guests shall be 7;
4. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
7. Applicant is to maintain liability insurance;
8. The property must remain in proper maintenance and free of hazards, pests, or infestations;
9. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
10. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
14. Exterior lighting must be 90-degree downward facing cut-off fixtures so as not to project onto adjacent properties or public right-of-way;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
17. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all

- ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
 19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 20. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and
 22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:15:39:

SPECIAL USE PERMIT 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
May 12, 2025

sales for Copart at 8400, 8410, & 8440 Gibbs Road. Detailed Outline of Requested Action: The applicant, Eli Schwinn with George Butler Associates, is requesting the renewal of a Special Use Permit SP2022-048 (which expired October 3, 2024) to operate a wholesale and auction company of operable and inoperable vehicles and equipment. Items for sale include automobiles, watercraft, boats, recreational vehicles, construction equipment, trailers, and items of similar size and use.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Eli Schwinn, Applicant, 9801 Renner Boulevard, Lenexa, Kansas 66219

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:18:08: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:18:48:

On motion by Mr. Ward, seconded by Mr. Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-017 for one (1) year:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. The applicant shall close out and address building permits and call the Building Inspection Department to do so. Should the building permits not

- be completed within six (6) months of the approval of this application by the Board of Commissioners, it shall be considered invalid. The permits noted in the *Outstanding or Related Permit and Cases* section, items 1, 2a, 4, and 9, shall be specifically addressed;
2. As the building permits have yet to be completed and landscaping yet to be fully established/verified, staff recommends an approval for one (1) year to provide a checkpoint for permit verification and completion of or adherence to the conditions of approval;
 3. FEMA documentation is still being reviewed by a third-party consultant for completeness. Additional documentation may be required or requested from the applicant;
 4. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 5. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 8. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 9. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
 10. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the

- Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
11. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 12. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 14. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:19:56:

SPECIAL USE PERMIT 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.

Detailed Outline of Requested Action: The applicant, Ryan Denk with McAnany, Van Cleave & Phillips P.A., on behalf of the property owner, Morris Land Development, LLC wants to continue (previously SP-2019-54) to operate a clean rubble fill site along the Kansas River on 40.39 acres. The proposed rubble being brought to the site will be concrete, dirt and bricks from construction sites.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Katie Dumovich, on behalf of the Applicant, 12711 West 102nd Street, Lenexa, Kansas 66215

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:22:29: Mr. Lucas stated Staff recommends approval of this application.

Motion starts at 2:22:57:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-018 for five (5) years:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. As a note, in 2011, the Applicant submitted a No-Rise Certificate as required for the fill site in the floodway and floodplain;
2. According to the Applicant in response to the initial staff report comments that were issued in April 2011, the proposed truck traffic information is as follows:
 - a. Traffic frequency – It is variable, but probably on average four (4) to six (6) per day;
 - b. Hours of operation – 7:00 AM to 6:00 PM;
 - c. Loaded truck weights – It is variable, but no more than the legal limits for the State of Kansas at 80,000 lbs.;
3. Keep the ingress at public right-of-way clear of any tracking or debris with rumble strips, hosing down trucks entering and leaving the property;

4. Subject to approval, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
7. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
8. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
9. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
10. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
11. Subject to approval, the Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will

- be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:23:53:

SPECIAL USE PERMIT 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. Detailed Outline of Requested Action: The applicant, Tyler Shirk with BearBnB, is requesting a Special Use Permit to operate a short-term rental at 2105 West 43rd Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2100 Block of West 43rd Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Tyler Shirk, 7140 Park St, Shawnee, Kansas 66216

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:25:58: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:26:25:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-019 for one (1) year:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. The applicant must repair the handrail per Property Maintenance Compliance Inspection Violation;
2. The property owner must maintain quarterly pest control including termite management;
3. The active leak in plumbing below the shower must be repaired;
4. The rear deck columns shall be verified by a structural engineer for safety;
5. Exterior GFCI Outlets must be repaired;
6. The bathroom shower valve shall be adjusted to allow for full hot water service;
7. The dryer duct piping shall be replaced with hard piping in place of the “slinky” duct;
8. Maximum number of guests shall be 7;
9. All parking must be off-street, maximum number of vehicles is one (1). No STR renters or guests may park on-street.
10. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
11. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
12. Applicant is to maintain liability insurance;
13. The property must remain in proper maintenance and free of hazards, pests, or infestations;
14. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
15. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
16. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in

this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

17. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
18. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
19. All existing and future driveways must feature curb cuts that are constructed to UG standards;
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
21. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
22. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
23. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
24. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the

Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

25. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
26. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:27:47:

SPECIAL USE PERMIT 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. Detailed Outline of Requested Action: The applicant, Hasan Abdulateef, HM Semi Truck Repair, is requesting a Special Use Permit to operate a light semi-truck repair/mechanic shop. This former applicant and operator, United Truck Repair is closed and Special Use Permit, SP2021-069 expired in 2023.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Hasan Abdulateef, Applicant, 451 South 14th Street, Kansas City, Kansas 66105

The Commission directed their questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:31:30: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:31:45:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-022 for two (2) years:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

- 1. 10 required parking spaces for customers, employees, and the public must be provided on the property. ADA Accessible parking space(s) are required to be provided on the property;**
- 2. Stripe the parking lot for customers, employees, and vehicles;**
- 3. This Special Use Permit applies to maintenance for large trucks. Maintenance, repair, or storage of regular passenger vehicles is not included in this permit and is not allowed on the property. Only passenger vehicles that belong to customers, employees, or the public patronizing this business may be parked on the property and must be parked in designated and striped parking stalls;**
- 4. There may be two (2) trucks will be repaired at a time;**
- 5. Hours of operation shall be Monday through Friday, 9:00 AM to 6:00 PM and Saturday, 9:00 AM to 4:00 PM;**
- 6. Sec 27-593(b)(19-20)(a-f) requires that a five (5) foot wide sidewalk must be installed along the entire frontage of 14th Street from the south property line to the north property line. Install a five (5) foot wide pedestrian access walkway sidewalk that runs from the sidewalk along 14th Street, through the Architectural Screening Fence gate, and east to connect to the main office entrance of the building. Sidewalks shall meet all current design criteria and be ADA compliant. Applicant is responsible for acquiring all required construction and right-of-way permits;**
- 7. Install wheel stops in the customer parking lot and truck parking lot so vehicles do not roll into the grass or damage the fence;**

8. This Special Use Permit will apply only to 451 South 14th Street. There cannot be any shared work, inventory, storage, or property access with another business or another property under this Special Use Permit;
9. No storage of warehousing of salvage or wrecked automobile parts on the property. Storage of salvage requires M-3 Heavy Industrial District zoning and a separate Special Use Permit for salvage;
10. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;
11. Keep the existing, old growth tree;
12. A six (6) foot tall opaque fence shall be installed and continuously maintained along west property lines to screen the property. This fence shall include masonry columns every 32 feet.
13. The following landscaping shall be installed per the Commercial Design Guidelines:
 - a) At least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.
14. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
15. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
16. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
17. All existing and future driveways must feature curb cuts that are constructed to UG standards;
18. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
19. Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the

- business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
20. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
21. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
22. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
23. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

24. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
25. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
26. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 2:32:36:

PLAT APPLICATION PLAT2025-004 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

Synopsis: Preliminary and Final Plat of Crowe Estates for Subdivision into two (2) parcels at 11410 Leavenworth Road (in conjunction with BOZA2025-011).

Detailed Outline of Requested Action: The applicant, Austin Thompson of Atlas Land Consulting, is requesting the Preliminary and Final Plat of Crowe Estates. The subject property is currently part of the Nesting Star subdivision as Lot 1 and is requesting to be split from Nesting Star to create the two (2) lot subdivision of Crowe Estates. The subject property has one single-family residence on the east. This plat is being heard in conjunction with BOZA2025-011 for variances related to minimum required acreage for an A-G Agriculture District.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this

application. No one responded in the affirmative.

Present in Support:

- Krystal Voth, on behalf of the Applicant, Atlas Land Consulting

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:34:34: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:34:59:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **APPROVE of PLAT2025-004:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to APPROVE Passed: 7 to 0

Subject to:

1. This City Planning Commission case is being heard in conjunction with BOZA2025-011. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-011 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
2. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$14.00 for two (2) lots payable to the Unified Treasurer;
3. If/when road improvements occur on Leavenworth Road between North 109th Terrace and 115th Street, a minimum six (6) foot sidewalk is constructed along the Leavenworth Road right-of-way;
4. A 50-foot setback is maintained by ordinance at the north of the property, however to address neighbor concerns to the north, an open space easement of 50 feet shall be recorded on the plat. This should remain a timber stand to visually screen the northern properties from any agricultural uses on the property;
5. Accessory structures are required to meet minimum setbacks from property lines;

6. Earthen fill in excess of 50 cubic yards requires a Special Use Permit under Section 27-593(b)(15)(a) unless otherwise tied to a building permit. The scope of any grading, excavation, or land disturbance must be specifically tied to the scope of the permit, and any grading or excavation outside of the permit scope shall be considered in violation;
7. The Connor Creek Waterway shall not be disturbed, graded, re-routed, redirected, or otherwise altered in any mannerism without review by Floodplain Administrator and Public Works;
8. The site-distance triangle must be maintained for intersection visibility and safety, including any fencing or landscaping that might otherwise be permitted;
9. All existing and future driveways must feature curb cuts that are constructed to UG standards;
10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
11. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street; and,
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Hearing starts at 2:35:58:

PLAT APPLICATION PLAT2025-010 - WIL ANDERSON WITH BHC RHODES

Synopsis: Preliminary Plat to create six (6) pad sites for a multi-commercial and residential development at 1300 Stewart Avenue. Detailed Outline of Requested Action: The applicant, Wil Anderson with BHC, is requesting a Preliminary Plat for 13th & Parallel to consolidate multiple parcels and vacate railroad right-of-way to create six (6) developable parcels on 3.01 acres.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Wil Anderson, Applicant, 712 State Avenue, Kansas City, Kansas 66101
- Eddie Guinn, 3717 Texas Dall Ct, McKinney, Texas 75071, representing NorthEast Development
- Greg Kindle, President of the Wyandotte Economic Development Council

The Commission directed their questions to the Applicants.

Present in Opposition:

- Candie Leonard-Caldwell, Organization for Community Preservation

Staff Recommendation starts at 2:44:27: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 2:44:47:

On motion by Mr. Ward, seconded by Mr. Ernst the Planning Commission voted as follows to **APPROVE of PLAT2025-010:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to APPROVE Passed: 7 to 0

Subject to:

- 1. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
- 2. For the Final Plat: Sec. 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;**

3. Maintain the natural grade and open space to the greatest extent possible. The open space tracts shall be dedicated as permanent open space in addition to their function as detention basins;
4. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer;
5. Utility easements shall connect with easements established in adjoining properties;
6. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required ten-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
7. Future land use entitlements are required to develop these parcels, as M-2 General Industrial District prohibits residential uses;
8. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
9. Section 27-286 Subdivision proposals shall be designed to assure that all such proposals are consistent with the need to minimize flood damage, that all Public Utilities and facilities, such as sewer, gas, electric electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage and that adequate drainage is provided so as to reduce exposure to flood hazards. Subdivision shall be designed in accordance with the standards established in Article XXII, Division V, Subdivision III of this Chapter;
10. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all trees that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be no less than four (4) feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted right-of-way abutting the property line. Walks shall be installed in pedestrian easements as may be required by the Planning Commission;
11. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at 913-573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;

15. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
17. Following the Final Plat and Final Plan Review, a Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Hearing starts at 2:45:51:

PLAN REVIEW APPLICATION PR2025-014 – KATE LYNCH WITH ATLANTIC A-E LLC

Synopsis: Final Development Plan to construct a new drone pad site at an existing Amazon Facility at 6925 Riverview Avenue. *Detailed Outline of Requested Action:* The applicant, Kate Lynch with Atlantic-AE, is requesting a Final Plan Review for a drone or unmanned aircraft system (UAS) delivery launch pad facility at Amazon MKC6 Distribution Center at 6925 Riverview Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 12, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

➤ Sam Bailey, on behalf of the Applicant, Senior Manager for Economic
May 12, 2025

- Development Policy for Amazon
- Greg Kindle, President of the Wyandotte Economic Development Council

The Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:00:05: Mr. Lucas stated that Staff recommends approval of this application.

Motion starts at 3:02:10:

On motion by Mr. Ward, seconded by Ms. Schwartz, the Planning Commission voted as follows to **APPROVE of PR2025-014:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Jones	Not Present
Miller	Not Present
Mohler	Aye
Schwartz	Aye

Motion to APPROVE Passed: 7 to 0

Subject to:

1. Amazon shall reach out to the directly affected neighbor who has contacted the Department of Planning + Urban Design to assist with the facilitation of the FAA Appeal, and anybody else who contacts either Amazon or an office or other representative of the Unified Government within 60 days of the approval of this petition. To further expand on the intention of the word facilitate, it shall mean to provide contact information to the FAA representatives (including non-electronic means, if requested), provide paperwork or other information, and pay for any expenses incurred. The adjacent neighbor should not face any barriers in filing this appeal to the FAA;
2. All permits outstanding building permits previously mentioned should be rectified prior to drone operation;
3. A media release shall be coordinated between Amazon and the Unified Government, Johnson County Jurisdictions, Platte County, MO and Clay County, MO to ensure the public is aware that drones will not be more present in the airspace, that they are not allowed to be shot down, and that there is a method to opt out including but not limited to Amazon Customer Service and FAA Appeals. This media release shall also include the information about the FAA's environmental impact assessment public comment period, airspace service area, site address of MKC6, frequency of

- the drone operations, characteristics of the drone, and a method of contact at the local MKC6 location should issues arise;
4. Radio frequencies or other technology utilized during this process shall not interfere with other operations, including Emergency Operations or other communication, data or otherwise similar apparatus;
 5. Any consumer data collected either purposefully or inadvertently – video or otherwise – as part of drone operations shall be used for internal training, engineering, and quality assurance purposes only and shall not be sold to a third-party for consumer research or other tracking or data analysis without first notifying the consumer or person depicted in the data;
 6. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 7. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
 8. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
 9. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 11. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 12. Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers;
 - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open;
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front;
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat;
 - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the

required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings);

- f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;

13. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO; and,

14. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Reports at 3:03:03:

Ms. Alyssa Marcy, Long Range Planner, gave a presentation on the 2024 updates of the Planning and Urban Design Department.

There being no further business, the meeting adjourned 9:26 p.m.