

CITY PLANNING COMMISSION
JULY 14, 2025
MINUTES

The City Planning Commission met in regular session on Monday, July 14, 2025, at 7:04 p.m. (51:08), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Mark Mohler (Zoom), (Absent: Armstrong, Easterwood, Miller, Schwartz, Straws, Ward).

Rose Morris, Professional Assistant (Commission Chamber), Mari Mongil, Office Manager (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), Jeff Conway, Assistant Counsel (Commission Chamber), Michael Hutton, Redevelopment Coordinator (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Chairman Carson called the meeting to order at 7:04 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 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 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, **July 31, 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, July 31, 2025, at 7:00 p.m.**

Hearing starts at 56:52:

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

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

SP2025-035 - JOSEPH AAKER

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

Detailed Outline of Requested Action: The applicant, Joseph Aaker, is requesting a Renewal Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 3063 – 3065 Francis Avenue Kansas City, Kansas 66103.

SP2025-037 - RODERICK SIMMONS JR

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

Outline of Requested Action: The applicant, Roderick Simmons Jr., is requesting a Renewal for a Special Use Permit to operate a short-term rental at 2614 South 27th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of South 27th Street.

PR2025-019 - HEATHER HITCHCOCK WITH DAVIDSON A + E

Synopsis: Final Plan Review for a building addition and laydown yard at 5323 Kansas Avenue. **Detailed Outline of Requested Action:** The applicant, Heather Hitchcock, is

requesting a Final Plan Review for a building addition and a laydown yard on 7.34 acres at 5323 Kansas Avenue, Kansas City, Kansas 66106.

PR2025-020 - DAVID LUTZ WITH ARVEST BANK

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

Detailed Outline of Requested Action: The applicant, David Lutz, is requesting a Final Plan Review for a new drive-through bank at 7908 State Avenue Kansas City, Kansas 66112.

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 Items on the Agenda tonight:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;

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3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 14, 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 Permit, Change of Zones, and Master Plan Amendments; 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. No one responded in the affirmative. Louis Cline, 2610 South 27th Street, Kansas City, Kansas 66106, requested SP2025-037 be removed from the Consent Agenda.

Motion starts at 59:48:

On motion by Commissioner Jones, seconded by Commissioner Ernst, 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	Not Present
Beth	Aye
Easterwood	Not Present
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Schwartz	Not Present

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

SP2025-035:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);

9. 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;
10. 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;
11. 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;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. 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;
14. 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;
15. 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;
16. 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;
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;
 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; and
 19. 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.

PR2025-019:

1. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
2. 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;
3. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
4. 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;
5. 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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;
6. All electrical meter banks, typically on the side of the building shall be screened from public view;

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. 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;
9. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;
10. 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;
11. 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;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards. Existing paved areas are in rough shape.
13. 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;
14. 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;

15. 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;
16. 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; and,
17. 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.

PR2025-020:

1. Compliance with previous conditions of approval from the Preliminary Development Plan, PR2024-006;
2. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
3. 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;
4. 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;
5. 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;
6. 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;
 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, 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;
 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. 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;
11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
12. 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,
13. 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 **July 31, 2025**, at 7:00 p.m.

Hearing starts at 1:00:35:

SP2025-037 - RODERICK SIMMONS JR

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

Outline of Requested Action: The applicant, Roderick Simmons Jr., is requesting a Renewal for a Special Use Permit to operate a short-term rental at 2614 South 27th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of South 27th Street.

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

Present in Support:

- Roderick Simmons Jr., Applicant, 4845 Horton Street, Mission, Kansas 66202

Present in Opposition:

- Louis Cline, 2610 South 27th Street, Kansas City, Kansas 66106

Staff Recommendation starts at 1:12:09: Long Range Planner Alyssa Marcy stated

that this request is for a renewal for a Special Use Permit. There are no active zoning, building, or code enforcement cases on the property. Staff is amenable to holding over the application for 30 days to look into noise and disturbance complaints.

The Planning Commission directed their questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:14:37:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2025-037 for 30 days until the August 11, 2025 City Planning Commission meeting:**

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

Motion to HOLD OVER passed: 5 to 0

Motion starts at 1:17:06:

The Planning Commission voted as follows to **add a presentation about Narrow Lot Design Guidelines to the agenda after Item 5.2:**

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

Motion to APPROVE passed: 5 to 0

Recording Secretary Morris stated that the Consent Agenda is complete, and the Commission will consider the Non-Consent Agenda.

Hearing starts at 1:18:29:

COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with PR2024-038 and MPL2024-013). Detailed Outline of
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Requested Action: The applicant, Curtis Holland with Polsinelli PC, filed a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Planned Mixed Business Park/Office District to Commercial, and Final Plan Review for a 4,650 square foot convenience store and gas station on 1.29 acres at 9611 State Avenue.

PR2024-038 - CURTIS HOLLAND WITH POLSINELLI PC

Synopsis: Final Development Plan to construct a convenience store and fueling station at 9611 State Avenue.

MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC

Synopsis: Master Plan Amendment from Business Park to Commercial (Prairie-Delaware Piper Area Plan) to construct a c-store and fueling station at 9611 State Avenue.

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

Present in Support:

- James McClure, Applicant Representative, 900 West 48th Place, Kansas City, Missouri 64112, requested removal of condition #5 to allow for necessary grading work.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:20:57: Long Range Planner Alyssa Marcy stated that this request is for a Change of Zone from A-G to CP-2 Planned General Business District, a Final Plan Review, and a Master Plan Amendment. Staff has no major issues with this plan, although there is a slight concern about traffic that is expected to be addressed when realignment occurs with 98th Street.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:28:28:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2024-013, striking condition #5:**

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

Schwartz Not Present

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

1. Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.
 - a. The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the ordinance;
2. 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 facade. This can be achieved through combinations of at least three of the following techniques:
 - a. Divisions or breaks in materials;
 - b. Building offsets (projections, recesses, niches);
 - c. Window bays;
 - d. Separate entrances and entry treatment; or
 - e. Variation in rooflines.

Faux windows, masonry recesses, on the east, south and west facades can break up the elevation;

3. Downspouts shall be internalized;
4. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;
5. ~~Keep existing full growth trees behind the building.~~
 - a. ~~Record an Open Space Easement for all of the trees in the rear of the property;~~ (Removed by City Planning Commission)
6. Enhance landscaping along the north, west and east property lines;
7. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
8. 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 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
9. 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;
10. 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.
11. 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:

- a. 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.
 - b. 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;
- 12. 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;
- 13. All privacy fencing along the side and rear shall have masonry columns every 32 feet running;
- 14. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
- 15. All landscaping shall be irrigated within an in-ground irrigation system;
- 16. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
 - a. 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;
- 17. Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;
- 18. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;
- 19. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;

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;
- 20. All privacy fencing along the side and rear shall have masonry columns every 32 feet running;
- 21. 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;
- 22. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet 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 slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take account of 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 account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
23. 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.
- a. Pole and pylon signs are prohibited.
24. 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;
25. All existing and future driveways must feature curb cuts that are constructed to UG standards;
26. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
27. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning

Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;

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. 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.

Motion starts at 1:29:37:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-040:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 1:30:24:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PR2024-038:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Not Present

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

Hearing starts at 1:31:06:

COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District at 11319 Parallel Parkway (in conjunction with PLAT2025-015, MPL2025-007, and BOZA2025- 015). Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District, Preliminary Plat to plat one (1) commercial lot and a Master Plan Amendment from Commercial/Business Park to Commercial to build two (2) self-storage buildings totaling 118,489 square feet at 11319 Parallel Parkway.

PLAT2025-015 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Preliminary Plat for Village West, Legends Self-Storage at 11319 Parallel Parkway.

MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Master Plan Amendment from Business Park / Commercial (Prairie Delaware Piper Area Plan) to Commercial (Prairie Delaware Piper Area Plan) at 11319 Parallel Parkway.

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

Present in Support:

- Tye Zehner, Applicant, 7616 Washington Street, Kansas City, Missouri 64114

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109, not in support or in opposition, comments on staff report, storm water concerns

Staff Recommendation starts at 1:38:46: Long Range Planner Alyssa Marcy that this project has very heavy landscaping and screening requirements, as noted on the staff report, it includes planting 33 trees and screening to separate the business from the residential area. It also includes planting trees within the parking lot islands as well. Staff recommends approval with conditions.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:40:01:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-007:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

1. This City Planning Commission case is being heard in conjunction with BOZA2025-015 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 BOZA2025-015 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. Section 27-576(e)(2) Exterior building materials shall not include the following:
 - i. Split shakes, rough sawn, or board and batten wood;
 - ii. Vinyl siding;
 - iii. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - iv. Field painted or prefinished corrugated metal siding;
 - v. Standard single-tee or double-tee concrete systems; or
 - vi. EIFS at the ground level or comprising more than 15 percent of any facade.

Additionally, metal paneling cannot exceed 15 percent of any façade;

3. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
4. 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;

5. 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 3.07 acres, 33 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;
6. All parking lot islands must have trees installed in them;
7. 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;
8. 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;
9. 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:
 - a. 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.
 - b. 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;
10. 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;
11. All landscaping shall be with an in-ground irrigation system;
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. 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;
14. 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. 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;
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. 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;
19. 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;
20. 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,

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.

Motion starts at 1:40:38:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-011:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 1:41:24:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PLAT2025-015:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Hearing starts at 1:42:03:

COZ2025-012 - GUY TINER

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

July 14, 2025

District for select lots in the Tiner Farms subdivision at 10800 Hollingsworth Road and 4950 Hutton Road (in conjunction with PLAT2025-016 and BOZA2025-016).
Detailed Outline of Requested Action: The applicant, Guy Tiner, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District and a Preliminary and Final Plat to create 10 single-family residential lots to build a subdivision at 4950 Hutton Road and 10800 Hollingsworth Road on 58.82 acres.

PLAT2025-016 - GUY TINER

Synopsis: Preliminary and Final Plat for a residential subdivision, Tiner Farms, at 10800 Hollingsworth Road and 4950 Hutton Road.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson stated he has spoken with neighboring property owners.

Present in Support:

- Krystal Voth, Applicant Representative, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:43:53: Long Range Planner Alyssa Marcy stated that the related variance, BOZA2025-016, was approved earlier in the evening. Staff recommends approval with conditions.

Motion starts at 1:44:11:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-012:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

- 1. The proposed variance, BOZA2025-016, associated with COZ2025-012 and PLAT2025-016 is not necessary if the “concept plan” is preliminary platted, and the proposed final plat of 10 lots proceeds as desired;**
- 2. 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 need 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;
3. Section 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;
 4. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Hutton Road without variance from the Board of Zoning Appeals;
 5. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;
 6. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;
 7. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;
 8. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;
 9. Include single-story elements such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes;
 10. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;
 11. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
 - a. Incorporate upper-level dormers above the garage, or,
 - b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
 - c. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;
 12. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the west property line on Hutton Road;
 13. Per the Subdivision Code, build a five (5) foot sidewalk on the private street;
 14. 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);
 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. 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;
 17. 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;
 18. 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;
 19. 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;
 20. 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;
 21. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 22. 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;
 23. 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;

24. 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;
25. 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;
26. 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,
27. 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.

Motion starts at 1:44:51:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE** of PLAT2025-016:

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Easterwood	Not Present

Ernst Aye
Jones Aye
Miller Not Present
Mohler Aye
Schwartz Not Present
Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

Hearing starts at 1:45:28:

COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT

Synopsis: Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse District for a duplex residential development at 1216 North 86th Street (in conjunction with PLAT2025-018 and MPL2025-008). Detailed Outline of Requested Action: The applicant, Jenny Nielson with Lone Tree Land & Development, is requesting a Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse, Preliminary Plat to plat 60 duplex lots and a Master Plan Amendment from Corridor Mixed Use and Low-Density Residential to Medium-Density Residential (PlanKCK Comprehensive Plan) to build 120 duplexes on 21.80 acres at 1216 North 86th Street.

PLAT2025-018 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT

Synopsis: Lone Tree Townhomes Preliminary Plat for a 60-lot duplex residential subdivision at 1216 North 86th Street.

MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT

Synopsis: Master Plan Amendment from Low-Density Residential and Corridor Mixed use to Medium-Density Residential within the PlanKCK Comprehensive Plan for a duplex residential development at 1216 North 86th Street.

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

Present in Support:

- Rob Richardson, Applicant Representative, CEO of Richardson Brothers Development
- Jenny Nielson, Applicant, Lone Tree Land & Development
- Matt Schlicht, Applicant Representative, Engineering Solutions

The Commission directed their question to the Applicants.

Present in Opposition:

- Norma Helliker, 1201 North 86th Street, Kansas City, Kansas 66112
- Anna Langer, 8801 State Avenue, Kansas City, Kansas 66112
- Mark Stumple, 8811 State Avenue, Kansas City, Kansas 66112

Staff Recommendation starts at 1:59:15: Long Range Planner Alyssa Marcy stated

that in the conditions of approval it is required to build a 5-foot sidewalk on the west side of North 86th and 89th Street. The conditions also include adding crosswalks and bike racks. The developers are also including visitor parking lots as well to lessen congestion on the street. Staff recommends this case for approval.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 2:01:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-008:**

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

Motion to recommend APPROVAL passed: 4 to 1

Subject to:

- 1. 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. Section 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. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 - 40 cannot have direct access to North 86th Street;**
- 4. Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue;**
- 5. Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision;**
- 6. Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue;**
- 7. Install crosswalks across the drive aisles on the visitor parking lots;**
- 8. Install bike racks at high trafficked nodes (clubhouse and site amenities);**

9. 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). Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue;
10. 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;
11. All landscaping shall be with an in-ground irrigation system.
 - a. Landscaping around the amenities shall be irrigated;
12. 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);
13. 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;
14. 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;
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, 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;
17. 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;
18. All existing and future driveways must feature curb cuts that are constructed to UG standards;
19. 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;
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. 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;
 22. Following the Final Development Plan and Final Plat: 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; and,
 23. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.

Motion starts at 2:02:17:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-014:**

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

Motion to recommend APPROVAL passed: 4 to 1

Subject to the above conditions.

Motion starts at 2:03:04:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-018:**

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

Motion to APPROVE passed: 4 to 1
Subject to the above conditions.

Hearing starts at 2:03:44:

COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.

Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for a 297-unit multi-family residential apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-019 and MPL2025-009). *Detailed Outline of Requested Action:* The applicant, Justin Dixon with Case Ventures, Inc., wants to rezone 1498 North 98th Terrace and 1501 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the Master Plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park.

PLAT2025-019 - JUSTIN DIXON WITH CASE VENTURES, INC.

Synopsis: Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development at 1498 North 98th Terrace and 1501 North 98th Street.

MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.

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

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

Present in Support:

- Aaron March, Applicant Representative, Attorney, Rouse Frets White Goss Gentile Rhodes PC

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:11:49: Long Range Planner Alyssa Marcy stated that Staff has no issues amending conditions #11, #12, and #13.

Motion starts at 2:13:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-009, amending conditions #11, #12, and #13:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

- 1. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
- 2. 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);**
- 3. 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;**
- 4. Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
- 5. Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**
- 6. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
- 7. Install bike racks at high trafficked nodes (clubhouse and site amenities);**
- 8. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**

9. Section 27-460(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;
10. Side and rear elevations must mimic the front façade;
11. ~~The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;~~ The proposed garages need more brick, masonry, and stone masonry. The amount and location will be further defined with the Final Development Plan. (Amended by the City Planning Commission)
12. ~~Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;~~ Downspouts shall be painted to match the building, including the trim, and be located in the least conspicuous locations as possible. (Amended by the City Planning Commission)
13. ~~The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;~~ (Removed by the City Planning Commission)
13. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;
14. 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;
15. Section 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;
16. Section 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. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;
17. All landscaping shall be with an in-ground irrigation system.
 - a. Landscaping around the amenities shall be irrigated;
18. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
 - a. 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;
19. 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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;
20. All electrical meter banks, typically on the side of the building shall be screened from public view;
21. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall

- either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;
22. 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;
23. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate door must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.
 - e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open;
24. 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;
25. 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);
26. 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;
27. 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;
28. 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;

29. 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;
30. All existing and future driveways must feature curb cuts that are constructed to UG standards;
31. 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;
32. 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;
33. 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;
34. Following the Final Development Plan and Final Plat: 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; and,
35. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.

Motion starts at 2:13:55:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-016:**

Carson **Chairman**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 2:14:43:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-019:**

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions

Hearing starts at 2:16:12:

COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District for self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-022 and BOZA2025-019). Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District, Preliminary Plat to plat one (1) commercial lot to build five (5) self-storage facility buildings a total of 42 storage units and one (1) office totaling 50,605 square feet at 2712 and 2740 North 103 Terrace.

PLAT2025-022 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Legends Storage Garage Preliminary and Final Plat for one (1) commercial lot at 2712 and 2740 North 103rd Terrace.

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

Present in Support:

- Tye Zehner, Applicant, 7616 Washington Street, Kansas City, Missouri 64114

Present in Opposition:

- Patty Hildebrand, 19315 South Raffurty Road, Pleasant Hill, Missouri 64080

Staff Recommendation starts at 2:20:23: Long Range Planner Alyssa Marcy stated that there are heavy screening and landscaping requirements for this project. Staff recommends approval with conditions.

Motion starts at 2:20:42:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-017:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

1. This City Planning Commission case is being heard in conjunction with BOZA2025-019 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 BOZA2025-019 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law.
2. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;
3. Build a five (5) foot sidewalk along the west side of North 103rd Terrace in connection to the south sidewalk from Georgia Street in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property;
4. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;
5. Section 57-577(b)(1) states that 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;
6. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at

maturity. The applicant will need to revise the plan to include the screening shrubs;

7. Sec. 27-577(d)(1) 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;
8. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians;
 - a. Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage;
 - b. Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;
9. Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;
10. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
11. Section 27-577(f)(1) states that all new development landscaping must be irrigated with an automatic system approved by the planning department. Rehabilitation development must either have an irrigation system or a watering plan;
12. Section 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;
13. 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;
14. 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;
15. 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; and,
16. 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.

Motion starts at 2:21:26:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **APPROVE PLAT2025-022:**

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

Hearing starts at 2:22:01:

COZ2025-018 - MICHAEL RHODES

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a grocery store and fueling pumps at 10702 Donahoo Road. Detailed Outline of Requested Action: The applicant, Michael Rhodes, wants to rezone 10702 Donahoo Road from CP-1 Limited Business District to CP-2 Planned General Business District to build a 12,000 square foot grocery store and 8 pump gas station on 5.28 acres.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Beth stated they were contacted by numerous citizens

Present in Support:

- Ryan Denk, Applicant Representative, McAnany Van Cleave & Phillips, 10 East Cambridge Circle Drive, Kansas City, Kansas 66103
- Michael Rhodes, Applicant
- Monica Brede, Wyandotte Economic Development Council, 11419 Webster Avenue, Kansas City, Kansas 66109
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

The Commission directed their question to the Applicants.

Present in Opposition:

- Donald and Nancy Bradbury, 5211 North 108th Street, Kansas City, Kansas 66109
- Cynthia Shepard, 3929 North 108th Street, Kansas City, Kansas 66109
- Ivana Lopez, 12341 Hurrelbrink road, Kansas City, Kansas 66109
- Derek Fike, 7921 McGurk Road, Kansas City, Kansas 66109
- Scott Holt, 4033 Independence Boulevard, Kansas City, Kansas 66109
- Jerry Pentz, 4022 108th Terrace, Kansas City, Kansas 66109
- Tony Burks, 4066 North 107th Terrace, Kansas City, Kansas 66109
- Phil Wiser, 1401 North 108th Street, Kansas City, Kansas 66109
- Angela Cunningham, 4003 North 107th Terrace, Kansas City, Kansas 66109
- Anna Lang, 3941 North 108th Court, Kansas City, Kansas 66109
- Dana Bye, 10708 Augusta Drive, Kansas City, Kansas 66109
- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109

Staff Recommendation starts at 3:09:49: Long Range Planner Alyssa Marcy stated that staff did receive letters in opposition. The hours of the grocery and convenience store are 6:00 a.m. to 10:00 p.m. and the gas pumps are 24/7. Based on the code review in the staff report, Staff recommends approval with conditions.

Motion starts at 3:10:36:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend DENIAL of COZ2025-018:**

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

Motion to recommend DENIAL passed: 4 to 2

Hearing starts at 3:12:33:

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.

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

Present in Support:

- Kathryn Dumovich, Applicant, McAnany Van Cleave & Phillips, 10 East Cambridge Circle Drive, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:14:08: Long Range Planner Alyssa Marcy stated that this Special Use Permit would be for a period of two (2) years. Staff is recommending approval with conditions.

The Commission directed their question to the Long Range Planner Alyssa Marcy and Legal.

Motion starts at 3:17:48:

On motion by Commissioner Ernst, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-020, amending the conditions for five (5) years:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

- 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)~~ 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; and, (Amended by the City Planning Commission)
 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.

Hearing starts at 3:18:40:

SP2025-023 - DOUG AND CARRIE TREE

Synopsis: Special Use Permit for a non-owner-occupied short-term rental at 347 North 118th Street. Detailed Outline of Requested Action: The applicants, Doug and Carrie Tree, are requesting a Special Use Permit to operate a short-term rental at 347 North
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118th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 300 block of North 118th Street in the Kansas City, Kansas boundary. There are no other non-permitted short-term rental on this block that would have to cease operation if this petition is approved. This property has been in operation without a Special Use Permit since April 2022.

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

Present in Support:

- Doug Tree, Applicant, 347 North 118th Street, Bonner Springs, Kansas 66012.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:20:10: Long Range Planner Alyssa Marcy stated that this is a non-owner occupied short-term rental and because of the size and number of guests allowed a state lodging license will also be required. Staff is recommending approval for one (1) year with conditions.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 3:23:22:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2024-023 for one (1) year, amending the conditions to a maximum of 14 guests:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

1. **Maximum number of guests shall be 16-14 (Amended by the City Planning Commission);**
2. **All parking must be off-street, maximum number of vehicles is six (6);**
3. **No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **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;
6. Applicant is to maintain liability insurance;
 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;
 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
 9. 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;
 10. 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;
 11. 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;
 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. 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;
 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. 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;
 18. 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;
 19. 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,
 20. 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 3:24:22:

SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY

Synopsis: Special Use Permit for a battery storage facility with an H-Occupancy classification at 1 Kansas Avenue. Detailed Outline of Requested Action: The applicant, Gregg Forys, is requesting a Special Use Permit to operate a Battery Storage Warehouse at 1 Kansas Avenue.

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

Present in Support:

- Aaron March, Applicant Representative, Rouse Frets White Goss Gentile Rhodes, 4510 Bellevue Avenue #300, Kansas City, MO 64111
- Kallie McLaughlin, 8th And Tauomee Avenue, Kansas City, Kansas 66101

- Monica Brede, Wyandotte Economic Development Council, 11419 Webster Avenue, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:38:16: Long Range Planner Alyssa Marcy stated that Staff recommends this application for approval and is amenable to changing the conditions to 10 years instead of two (2) years.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 3:39:38:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-030, amending the conditions to 10 years:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

- 1. Barbed wire brackets on top of the chain link perimeter fence along Kansas Avenue must be upgraded to be in compliance with UG ordinance Sec. 8-250(2), by replacing brackets so that the barbed wire is carried on the inside of the fence, to match the design of the brackets atop the west fence line**
- 2. The exterior roll-off dumpster along the north wall of the building, and facing Kansas Avenue, is required to be enclosed within a trash enclosure that will screen the dumpster from public view. In a M-3 Heavy Industrial District, a trash enclosure is required unless the trash dumpster can be placed out of public view.**
- 3. All materials classified in Group H shall be stored only inside the main warehouse building within the coverage of the fire suppression sprinkler system. There should be no overnight or prolonged storage in loading bay stalls or inside semi-truck trailers parked outside on the property. This special use permit shall adopt the maximum limits of 4000 Battery units and 168,325 gallons of electrolyte.**
- 4. The exterior vent hoods and ventilation louvers on the west, east, and south walls shall be painted to match the building wall.**
- 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 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.

6. 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.
7. 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.
8. The Special Use Permit shall be valid for ~~two (2)~~ 10 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. (Amended by the City Planning Commission)
9. 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.
10. 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.

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 this office.
13. All existing and future driveways must feature curb cuts that are constructed to UG standards.
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;

Hearing starts at 3:40:32:

SP2025-033 - ORACIO PEREZ

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

Detailed Outline of Requested Action: The applicant, Oracio Perez, is requesting a Special Use Permit for the keeping of fowl in excess of six (6) on an R-1 Single-Family zoned property. The applicant had previously applied for 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. At staff recommendation, the Change of Zone was converted to a Special Use Permit for keeping 20 chicken or ducks and no roosters for the period of one (1) year.

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

Present in Opposition:

- No one appeared

Action starts at 3:55:20:

Oracio Perez, Applicant, withdrew his application.

Hearing starts at 3:55:32:

SP2025-034 - MITCHELL BROWN WITH POPULOUS

Synopsis: Special Use Permit for an event space and live entertainment in the plaza area at 1600 Village West Parkway (in conjunction with PR2025-017). Detailed Outline of Requested Action: The applicant, Mitchell Brown with Populous, is requesting a Special Use Permit to host events and live entertainment in the plaza area and Final Development Plan to build a stage and screen for live events, and renovate the ticket entry areas on 11.00 acres at 1600 Village West Parkway.

PR2025-017 - MITCHELL BROWN WITH POPULOUS

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

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

Present in Support:

- Curt Petersen, Applicant Representative, Polsinelli PC, 900 West 48th Place, Kansas City, Missouri 64112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:00:38: Long Range Planner Alyssa Marcy stated that Staff recommends approval for two (2) years with conditions.

Motion starts at 4:01:46:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-034 for two (2) years:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

- 1. All entertainment must cease by at least 1:00 AM;**
- 2. No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**

3. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
4. Crosswalks shall be added across driveways aprons, where sidewalks are connected along the perimeter of the site where patrons and employees walk to the building;
5. Repair the sidewalk and any trees that are damaged as a result of the ticket entry/gate renovations and/or hardscape enhancements.
6. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
7. All light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to near zero (0) at the property lines with a maximum of one (1) footcandle at the property line;
8. If applicable in the future, 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;
9. Downspouts shall be recessed in corners and painted to match the building;
10. 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;
11. Section 27-721(b)(1) Signs that are not visible from a public street, highway or road, unless the sign is visible from the property line of an adjoining lot or parcel within an A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M zoning district. A sign is considered not visible where it is fully obstructed by natural changes in grade, buildings, or landscaping that provides a complete year-round visual barrier. "Fully obstructed" means that the signs are not visible at ground level from the edge of the public right-of-way or residential property line, or from the upper level of a residential building on an adjoining property. However, these signs must comply with any applicable requirements of the building codes (Unified Government Code, Chapter 8);
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;
13. 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;

- 14. 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;**
- 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 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. 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;**
- 18. 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;**
- 19. 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,**
- 20. 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.

Motion starts at 4:02:32:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2025-017:**

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

Hearing starts at 4:03:18:

SP2025-038 - LESLEE DUMMERMUTH

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

Detailed Outline of Requested Action: The applicant, Leslee Dummermuth, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 120 South Cherokee Street, Kansas City, Kansas 66103.

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

Present in Support:

- Leslee Dummermuth, applicant, 8301 Johnson Drive, Merriam, Kansas 66202.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:04:44: Long Range Planner Alyssa Marcy stated that this request is for a non-owner occupied short-term rental. Staff recommends approval for one (1) year.

Motion starts at 4:05:05:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-038 for one (1) year:**

Carson	Chairman
Straws	Not Present

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

- 1. Maximum number of guests shall be five (5);**
- 2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 4. 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;**
- 5. Applicant is to maintain liability insurance;**
- 6. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 8. 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);**
- 9. 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;**
- 10. 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;**
- 11. 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;**

12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. 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;
14. 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;
15. 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;
16. 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;
17. 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;
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; and,
19. 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 4:05:47:

VAC2025-002 - STEVE SOBEK

Synopsis: Vacation of utility easements for a single-family subdivision at 912 North 86th Street. Detailed Outline of Requested Action: The applicant, Steve Sobek, is requesting to vacate two (2) utility easements for a Stony Point Meadows subdivision at 912 North 86th Street.

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, Applicant Representative, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:07:02: Long Range Planner Alyssa Marcy stated that this property was already platted several months ago through the Planning process, but the vacation of the utility easements were overlooked. This application is to correct that. Staff recommends approval with conditions.

Motion starts at 4:07:20:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-002:**

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

Motion to recommend APPROVAL passed: 5 to 0

Subject to:

- 1. 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;**
- 2. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to**

reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,

3. 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 4:07:58:

PLAT2025-020 - BRANDON CLAPP WITH ENCELADUS INVESTMENTS LLC

Synopsis: Prosper Park Preliminary and Final Plat for three (3) multi-family residential lots at 849, 851, and 855 Sandusky Avenue (in conjunction with BOZA2025-020). *Detailed Outline of Requested Action:* The applicant, Brandon Clapp, Enceladus Investments LLC, is requesting a Preliminary and Final Plat for Prosper Park to plat three (3) lots subdivide three (3) apartment buildings on their own, individual parcel at 849, 851, and 855 Sandusky Avenue.

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

Present in Support:

- Brandon Clapp, Applicant, 4756 South Acoma Street, Englewood, Colorado 80110
- Kallie McLaughlin, 734 Tauromee Avenue, Kansas City, Kansas 66101, generally supportive with a few concerns

The Planning Commission directed questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:16:15: Long Range Planner Alyssa Marcy stated that Staff recommends approval with conditions.

Motion starts at 4:17:50:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-020:**

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Easterwood	Not Present

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

Motion to APPROVE passed: 5 to 0

Subject to:

- 1. This City Planning Commission petition is being heard in conjunction with BOZA2025-020. Any approval by the Board of Zoning Appeals of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition PLAT2025-20 by the City Planning Commission;**
- 2. 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;**
- 3. 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. \$21.00 for three (3) lots payable to the Unified Treasurer.**
- 4. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions;**
- 5. A cross-access easement needs to be illustrated on the plat in the rear of the property for vehicles to maneuver in the parking lot and in between Lots 1 through 3 to access the stairs to the second story apartments units;**
- 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 10-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. Utility easements shall connect with easements established in adjoining properties;**
- 8. The existing 12 parking spaces denoted on the aerial plans are legal, non-conforming as these apartments were constructed in 1961, prior to the 1984 RP-5 parking requirement.**
 - a. Section 27-669(a) Standard parking stall dimensions shall be not less than 9 feet by 18 feet, plus the necessary space for maneuvering into and out of the space.**
 - b. The parking area shall be paved (i.e., asphalt or concrete) and striped accordingly;**
- 9. 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;**
- 10. Three (3) trees are required to be planted, one (1) on each lot;**

11. Restore the sidewalks leading from Sandusky Avenue to the middle of each building;
12. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
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. All existing and future driveways must feature curb cuts that are constructed to UG standards;
15. 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; and,
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.

Hearing starts at 4:18:42:

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

Synopsis: Preliminary and Final Plat for two (2) industrial lots at 3601 Fairbanks Avenue. *Detailed Outline of Requested Action:* The applicant, Fred Latsko, is requesting a Preliminary and Final Plat for two (2) industrial lots at 3601 Fairbanks Avenue, Kansas City, Kansas 66215.

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

Present in Support:

- Craig Cheney, Applicant Representative, Professional Surveyor, McClure Engineering Co., 11031 Strang Line Road, Lenexa, Kansas 66215

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:20:25: Long term Planner Alyssa Marcy stated that this request is for a Preliminary and Final Plat for two (2) industrial lots. Staff is recommending approval with conditions.

Motion starts at 4:20:41:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2025-021:**

Carson	Chairman
Straws	Not Present

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

Motion to APPROVE passed: 5 to 0

Subject to:

1. When the mylars are submitted, please remit the following fees:
 - b. \$32.00 per page payable to the Register of Deeds; and,
 - c. \$14.00 for two (2) lots payable to the Unified Treasurer;
2. 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;
3. 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 10-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;
4. Utility easements shall connect with easements established in adjoining properties;
5. The applicant shall ensure that they have obtained all proper permits from the local, State, and Federal agencies accordingly, as well as the respective drainage districts, as applicable;
6. 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;
7. 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;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. 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.

Hearing starts at 4:21:16:

ORDINANCE REGARDING THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS

Synopsis: An ordinance to substitute the discretion of the County Administrator or his or her designee for the discretion of the Planning Director in certain matters in Chapter 27 of the Unified Government Code of Ordinances.

Present in Support:

- Jeff Conway, Presenter, Assistant Legal Counsel

The Planning Commission directed their questions to Jeff Conway.

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- Kallie McLaughlin, 734 Tauromee Avenue, Kansas City, Kansas 66101
- James Molloy, 3550 Rainbow Boulevard, Kansas City, Kansas 66103

Motion starts at 5:04:11:

On motion by Commissioner Ward, seconded by Commissioner Mohler, the Planning Commission voted as follows to **DENY**:

Carson	Chairman
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Easterwood	Not Present
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Schwartz	Not Present
Motion to DENY passed: 5 to 0	

Hearing starts at 5:05:01:

ORDINANCE ELIMINATING THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE NORTHEAST AREA

Synopsis: An ordinance amending the Northeast Area Master Plan to eliminate the requirement that Lower-Medium Density Residential Areas comply with Narrow Lot Design Guidelines within the Northeast Area.

Present in Support:

- Brian Collins, Planning and Development Consultant for Mt. Carmel Redevelopment Corporation

- Charles Robinson, CGR Construction, Developer and Builder
- Alex, CGR Construction
- Michael Sutton, UG Economic Development Coordinator
- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109

Present in Opposition:

- Elnora Jefferson, resident of Kansas City, Kansas, in favor of more community input
- Kallie McLaughlin, 734 Tauromee Avenue, Kansas City, Kansas 66101

Motion starts at 5:28:11:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL:**

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

Motion to recommend APPROVAL Passed: 4 to 2

Presentation starts at 5:29:02:

Michael Sutton, UG Redevelopment Coordinator, gave a slide presentation on Pros, Cons, and Policy Considerations of the Narrow Lot Design Guidelines (part of the recording of this meeting).

There being no further business, the meeting adjourned at 12:00 a.m.