



Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

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

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, September 8, 2025

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE AUGUST 11, 2025 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.1 SP2025-050 - JOSEPH COLLINS

Synopsis: Special Use Permit Renewal for continuation of a drinking establishment and microbrewery at 601 Central Avenue.

Tracking #: 21936

3.2.2 SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS

Synopsis: Special Use Permit (Renewal) for the continuation of a liquor store at 9801 Parallel Parkway.

Tracking #: 21939

3.3 Subdivision Application

3.3.1 PLAT2025-024 - CHRIS DOYLE

Synopsis: Final Plat for two (2) commercial lots at 9338 State Avenue, 1133 North 94th Street, and 9250 State Avenue.

Tracking #: 21928

3.3.2 PLAT2025-027 - DAVID LUTZ

Synopsis: Final Plat for one (1) commercial lot for Arvest Bank at 7908 State Avenue.
Tracking #: 21930

3.4 Plan Review Application(s)

3.4.1 PR2025-025 - BRIAN HOCHSTEIN

Synopsis: Final Plan Review for a building addition at Sumner Academy High School at 1610 North 8th Street.
Tracking #: 21932

3.4.2 PR2025-026 - GERSOM RIOS

Synopsis: Final Plan Review for church offices at 1007 Minnesota Avenue.
Tracking #: 21933

3.4.3 PR2025-027 - SHARON VILLEJO

Synopsis: Final Plan Review for the addition of a new maintenance facility at the Gate of Heaven Cemetery at 12800 Parallel Parkway.
Tracking #: 21934

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-019 - LINDA HOUSTON FOUNDATION

Synopsis: Change of Zone from A-G Agriculture & R-1 Single Family Districts to CP-1 Planned Limited Business District at 1133 North 94th Street and 9250 State Avenue (in conjunction with BOZA2025-022).
Tracking #: 21925

4.1.2 COZ2025-020 - KATRINA GERBER

Synopsis: Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District at 1300 North 59th Street (in conjunction with BOZA2025-024).
Tracking #: 21926

4.1.3 COZ2025-021 - PMG ASSET SERVICES LLC

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for Hollywood Casino Hotel at 501 Speedway Boulevard (in conjunction with PLAT2025-026).
Tracking #: 21927

4.2 Special Use Permit Application(s)

4.2.1 SP2025-041 - BHAVESH PATEL

Synopsis: Special Use Permit Temporary Use of Land for Commercial Purposes for a storage container at 1805 North 110th Street.
Tracking #: 21935

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

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

Tracking #: 21850

4.2.3 SP2025-052 - TANECE TYLER

Synopsis: Special Use Permit for a short-term rental at 6327 Rowland Avenue.

Tracking #: 21938

4.3 Subdivision Application

4.3.1 PLAT2025-026 - PMG ASSET SERVICES LLC

Synopsis: Preliminary Plat for one (1) commercial lot at 501 Speedway Boulevard (in conjunction with COZ2025-021).

Tracking #: 21929

4.4 Plan Review Application(s)

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

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

Tracking #: 21842

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/86190643051>

Meeting ID: 861 9064 3051

Phone one-tap: +1 719 359 4580, 853 439 73031# US, +1 253 205 0468, 853 439 73031# US

Join via audio:

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll

Free 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/j/kdIKjxwSim>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.
