

Unified Government of Wyandotte County and Kansas City, Kansas



## BOARD OF COMMISSIONERS

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

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*Mayor Tyrone Garner*

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –  
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –  
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –  
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –  
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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## ACTION AGENDA

Thursday, August 28, 2025

6:02 PM – 6:49 PM

1. CALL TO ORDER/ROLL CALL

**Present: Burroughs, Townsend, Burns, Ramirez (arrived virtually at 6:08 PM), Hill, Kane, Lopez, Stites, Bynum, Garner.**

**Absent: Davis**

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO AUGUST 28, 2025 AGENDA

4.1 Agenda update changing start time of meeting to 6:00 PM; removing Items from Section 5- Mayors Agenda, Section 9 - Consent Agenda, and Section 12- Administrator's Agenda.

Tracking #: 21987

5. MAYOR'S AGENDA

5.1 PROCLAMATION: CHARLIE YARDBIRD PARKER DAY

Synopsis: A proclamation proclaiming August 4, 2025, as Charlie Yardbird Parker Day.

Tracking #: 21919

**Proclamation read.**

**5.2 PROCLAMATION: BOSTON DANIELS PARK DAY**

Synopsis: A proclamation proclaiming August 20, 2025, as Boston Daniels Park Day.

Tracking #: 21914

**Proclamation read.**

**6. CLERK'S-STATEMENT**

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any “set-asides” on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

**PLANNING & ZONING COMMISSION**

**7. PLANNING AND ZONING CONSENT AGENDA**

**7.1 Change of Zone Application(s)**

**7.1.1 COZ2025-007 - KATHERYN MEYER**

Synopsis: Change of Zone from R-1 Single Family to A-G Agriculture District for personal farmstead and timberstand management at 430 North 86th Street (in conjunction with MPL2025-005), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21709

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**7.1.2 COZ2025-015 - JUAN HARRIGAN**

Synopsis: Change of Zone from C-1 Limited Business District (WYCO) to R-1 Single Family District for a single-family residence at 1135 North 134th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21840

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2 Special Use Permit Application(s)**

**7.2.1 SP2025-026 - CHRIS HANE**

Synopsis: Special Use Permit for maintenance of fleet vehicles at 1625 South 45th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21717

**Motion to approve for 2 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.2 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR TWO (2) YEARS.

Tracking #: 21721

**Motion to approve for 2 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.3 SP2025-039 - JYAN HARRIS**

Synopsis: Special Use Permit for a liquor store at 1863 North 18th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR TWO (2) YEARS.

Tracking #: 21847

**Motion to approve for 2 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.4 SP2025-040 - NOOSHIN AND SIMEON BOWMAN**

Synopsis: Special Use Permit for a short-term rental at 4448 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR ONE (1) YEAR.

Tracking #: 21848

**Motion to approve for 1 year: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.5 SP2025-042 - FARIS FARASSATI**

Synopsis: Renewal of a Special Use Permit (SP2023-043, expires October 5, 2025) for a daycare at 2605 West 39th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21849

**Motion to approve for 5 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.6 SP2025-044 - MITCH LICHTERMAN**

Synopsis: Special Use Permit for a kitchen and event space at 1017 North 9th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21851

**Motion to approve for 2 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.7 SP2025-045 - ARIN WOODSON**

Synopsis: Renewal of a Special Use Permit (SP2024-019, expired July 18, 2025) for a short-term rental at 7917 Tauomee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21852

**Motion to approve for 1 year: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.8 SP2025-046 - WILLIAM HOLT**

Synopsis: Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a shipping container at 1424 South 80th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21853

**Motion to approve for 2 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.9 SP2025-047 - MARIBEL SANTA ANNA**

Synopsis: Renewal of a Special Use Permit for an event space at 6300 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21854

**Motion to approve for 5 years: Kane**

**Second: Bynum**

**Approved 9/0**

**7.2.10 SP2025-048 - KEVIN SCHAMBERGER**

Synopsis: Special Use Permit for a short-term rental at 13143 Nebraska Court, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21855

**Motion to approve for 1 year: Kane**

**Second: Bynum**

**Approved 9/0**

**7.3 Master Plan Review Application(s)**

**7.3.1 MPL2025-005 - KATHERYN MEYER**

Synopsis: Master Plan Amendment from the Low-Density Residential to Agricultural within the PlanKCK Comprehensive Plan for a personal farmstead and timberstand management at 430 North 86th Street (in conjunction with COZ2025-007), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21736

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

## 7.4 Miscellaneous

### 7.4.1 **ORDINANCE AMENDING BOARD OF ZONING APPEALS MEMBERSHIP FROM BOARD OF COMMISSIONERS APPOINTEES TO A LIMITED NUMBER OF BOARD OF COMMISSION MEMBERS**

Synopsis: An amendment to the Zoning Code Section 27-51 and wholly adding Section 27-54, changing the membership of the Board of Zoning Appeals from appointees to members of the Board of Commissioners, RECOMMENDED FOR DENIAL BY A VOTE OF 6 TO 0.

Tracking #: 21428

**Motion to approve denial: Ramirez**

**Second: Gardner**

**Approved 9/0**

### 7.4.2 **ORDINANCE: REZONING PROPERTY (COZ2024-040)**

Synopsis: AN ORDINANCE rezoning property at 9611 State Avenue (COZ2024-040) from A-G Agriculture District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21890

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-100-25 approved**

### 7.4.3 **ORDINANCE: REZONING PROPERTY (COZ2025-011)**

Synopsis: AN ORDINANCE rezoning property at 11319 Parallel Parkway (COZ2025-011) from A-G Agriculture District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21891

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-101-25 approved**

### 7.4.4 **ORDINANCE: REZONING PROPERTY (COZ2025-012)**

Synopsis: AN ORDINANCE rezoning property at 10800 Hollingsworth Road and 4950 Hutton Road (COZ2025-012) from A-G Agriculture District to R-1 Single-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21892

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-102-25 approved**

**7.4.5 ORDINANCE: REZONING PROPERTY (COZ2025-014)**

Synopsis: AN ORDINANCE rezoning property at 1216 North 86th Street (COZ2025-014) from of R-1 Single Family District to RP-3 Planned Townhouse District, RECOMMENDED FOR APPROVAL.

Tracking #: 21893

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-103-25 approved**

**7.4.6 ORDINANCE: REZONING PROPERTY (COZ2025-016)**

Synopsis: AN ORDINANCE rezoning property at 1698 North 98<sup>th</sup> Terrace and 1501 North 98<sup>th</sup> Street (COZ2025-016) from A-G Agriculture District to RP-5 Planned Apartment District, RECOMMENDED FOR APPROVAL.

Tracking #: 21894

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-104-25 approved**

**7.4.7 ORDINANCE: REZONING PROPERTY (COZ2025-017)**

Synopsis: AN ORDINANCE rezoning property at 2712 and 2740 North 103rd Terrace (COZ2025-017) from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21895

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-105-25 approved**

**7.4.8 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-020)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-020) for continuation of heavy truck parking at 7949 Splitlog Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21896

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-106-25 approved**

- 7.4.9 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-023)**  
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-023) for a Short-Term Rental at 347 North 118<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21904  
**Motion to approve: Kane**  
**Second: Bynum**  
**Approved 9/0**  
**O-107-25 approved**
- 7.4.10 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-030)**  
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-030) for a battery storage facility at 1 Kansas Avenue, RECOMMENDED FOR APPROVAL.  
Tracking #: 21897  
**Motion to approve: Kane**  
**Second: Bynum**  
**Approved 9/0**  
**O-108-25 approved**
- 7.4.11 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-034)**  
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-034) for an event space with live entertainment at 1600 Village West Parkway, RECOMMENDED FOR APPROVAL.  
Tracking #: 21905  
**Motion to approve: Kane**  
**Second: Bynum**  
**Approved 9/0**  
**O-109-25 approved**
- 7.4.12 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-035)**  
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-035) for continuation of a Short-Term Rental at 3063 and 3065 Francis Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21898  
**Motion to approve: Kane**  
**Second: Bynum**  
**Approved 9/0**  
**O-110-25 approved**
- 7.4.13 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-038)**  
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-038) for a Short-Term Rental at 120 South Cherokee Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21899  
**Motion to approve: Kane**  
**Second: Bynum**  
**Approved 9/0**  
**O-111-25 approved**

**7.4.14 ORDINANCE: VACATING PROPERTY (VAC2025-002)**

Synopsis: AN ORDINANCE vacating property (VAC2025-002) at 912 North 86th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21900

**Motion to approve: Kane**

**Second: Bynum**

**Approved 9/0**

**O-112-25 approved**

**8. PLANNING AND ZONING NON-CONSENT AGENDA**

**8.1 Special Use Permit Application(s)**

**8.1.1 SP2025-036 - YASWANTH MYLAVARAPU**

Synopsis: Special Use Permit for a short-term rental at 4512 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 1 FOR ONE (1) YEAR.

Tracking #: 21846

**Motion to approve for 1 year: Kane**

**Second: Gardner**

**Approved 9/0**

**8.2 Miscellaneous**

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

Synopsis: An Ordinance updating short-term rental regulations to exclude properties with a shared driveway from being eligible for a short-term rental special use permit or administrative review, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 1.

Tracking #: 21826

**Motion to approve: Bynum**

**Second: Burns**

**Approved 9/0**

**O-113-25 approved**

**8.2.2 ORDINANCE: REZONING PROPERTY (COZ2025-005)**

Synopsis: AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL.

*This item was previously heard before the Board of Commissioners on July 31, 2025.*

Tracking #: 21779

**Motion to approve the request to continue the item at the next Planning and Zoning meeting: Bynum**

**Second: Townsend**

**Approved 9/0**

## REGULAR COMMISSION

9. REGULAR CONSENT AGENDA
10. PUBLIC HEARING AGENDA
11. STANDING COMMITTEES' AGENDA
12. ADMINISTRATOR'S AGENDA
13. COMMISSIONERS' AGENDA
14. PUBLIC ANNOUNCEMENTS
15. ADJOURN

**Motion to adjourn: Bynum**

**Second: Townsend**

**Approved 9/0**

**The meeting was adjourned at 6:49 PM.**

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Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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