

Unified Government of Wyandotte County and Kansas City, Kansas



**Planning & Zoning / Board of Commissioners**

Commission Chambers

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

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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 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, September 25, 2025**

**7:02 PM – 8:49 PM**

**1. CALL TO ORDER/ROLL CALL**

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

**Absent: Ramirez**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. REVISIONS TO SEPTEMBER 25, 2025 AGENDA**

**5. MAYOR'S AGENDA**

**5.1 PRESENTATION: DOTTE PROUD RECOGNITION**

Synopsis: In honor of Hispanic Heritage Month, Mayor Garner will recognize exceptional individuals whose talents, leadership, and cultural contributions have helped shape and enrich the fabric of our county. Honorees include Gilbert Chacon, Maximilian Mendoza, Brenda Mortell, Gabe Munoz, Sandra Olivas, Daniel Silva, and Roger Villanueva.

*For Information Only*

Tracking #: 211026

**Presentation complete.**

- 5.2 **PROCLAMATION: PROSTATE CANCER AWARENESS MONTH**  
 Synopsis: Proclamation proclaiming the month of September 2025 as Prostate Cancer Awareness Month.  
 Tracking #: 211037  
**Proclamation read.**
- 5.3 **PROCLAMATION: SUICIDE PREVENTION MONTH**  
 Synopsis: Proclamation proclaiming the month of September 2025 as Suicide Prevention Month.  
 Tracking #: 211052  
**Proclamation read.**
- 5.4 **PROCLAMATION: 913 WEEK**  
 Synopsis: Proclamation proclaiming September 8th-14th, 2025, as 913 Week.  
 Tracking #: 211054  
**Proclamation read.**
- 5.5 **PROCLAMATION: ERNESTINE B. SMITH'S 100TH BIRTHDAY**  
 Synopsis: Proclamation proclaiming September 22, 2025, as Ernestine B. Smith's 100th Birthday.  
 Tracking #: 211053  
**Proclamation read.**

**Mayor recessed the meeting at 7:32 PM. Meeting reconvened at 7:35 PM.**

- 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 COZ2025-019 - LINDA HOUSTON FOUNDATION**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture & R-1 Single-Family Districts to CP-1 Planned Limited Business District to construct a quilt museum at 1133 North 94th Street and 9250 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21925

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-118-25 approved**

**7.1.2 COZ2025-020 - KATRINA GERBER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District to develop a mobile home park at 1300 North 59th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21926

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-119-25 approved**

**7.1.3 COZ2025-021 - PMG ASSET SERVICES LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for Hollywood Casino Hotel at 501 Speedway Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21927

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-120-25 approved**

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

**7.2.1 SP2025-050 - JOSEPH COLLINS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal) for the continuation of a drinking establishment and microbrewery at 601 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR FIVE (5) YEARS.

Tracking #: 21936

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

**Second: Burns**

**Approved 9/0**

**O-121-25 approved**

**7.2.2 SP2025-052 - RXR HOUSING SOLUTIONS LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a short-term rental at 6327 Rowland Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR ONE (1) YEAR.

Tracking #: 21938

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

**Second: Burns**

**Approved 9/0**

**O-122-25 approved**

**7.2.3 SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS**

Synopsis: A RECOMMENDATION and ORDINANCE for Special Use Permit (Renewal) for the continuation of a liquor store at 9801 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR TWO (2) YEARS.

Tracking #: 21939

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

**Second: Burns**

**Approved 9/0**

**O-123-25 approved**

**7.3 Miscellaneous**

**7.3.1 ORDINANCE: REZONING PROPERTY (COZ2025-007)**

Synopsis: AN ORDINANCE rezoning property at 430 North 86<sup>th</sup> Street (COZ2025-007) from R-1 Single Family to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 211031

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-124-25 approved**

**7.3.2 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-013)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-013) for a building expansion on a used automotive dealership to provide vehicle maintenance and repair services at 1801 North 100<sup>th</sup> Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 211032

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-125-25 approved**

**7.3.3 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-026)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-026) for maintenance of fleet vehicles at 1625 South 45<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211040

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-126-25 approved**

**7.3.4 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-037)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-037) for continuation of a Short-Term Rental at 2614 South 27th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211033

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-127-25 approved**

**7.3.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-039)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-039) for a liquor store at 1863 North 18th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211034

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-128-25 approved**

**7.3.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-040)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-040) for a Short-Term Rental at 4448 Rainbow Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 211039

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-129-25 approved**

**7.3.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-044)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-044) for a kitchen and event space at 1017 North 9th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211042

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-130-25 approved**

**7.3.8 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-045)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-045) for continuation of a Short-Term Rental at 7917 Tauromee Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 211038

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-131-25 approved**

**7.3.9 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-047)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-047) for the continuation of an event space at 6300 Parallel Parkway, RECOMMENDED FOR APPROVAL.

Tracking #: 211043

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-132-25 approved**

**7.3.10 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-048)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-048) for a Short-Term Rental at 13143 Nebraska Court, RECOMMENDED FOR APPROVAL.

Tracking #: 211041

**Motion to approve: Davis**

**Second: Burns**

**Approved 9/0**

**O-133-25 approved**

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

**8.1 Miscellaneous**

**8.1.1 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 and August 28, 2025.*

Tracking #: 21779

**Motion to approve: Kane**

**Second: Townsend**

**Motion fails 7/2 (Lopez and Stites voting no)**

## REGULAR COMMISSION

### 9. REGULAR CONSENT AGENDA

#### 9.1 RESOLUTION: AREA AGENCY ON AGING AREA PLAN

Synopsis: A resolution approving the Area Plan on Aging for the federal fiscal years 2026 through 2029.

*On September 22, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211010

**Motion to approve: Davis**

**Second: Bynum**

**Approved 9/0**

#### 9.2 MINUTES

Synopsis: Minutes from the Special Session meeting on August 14, 2025, and Regular Session meeting on April 4, 2024.

Tracking #: MINUTES

**Motion to approve: Davis**

**Second: Bynum**

**Approved 9/0**

#### 9.3 WEEKLY BUSINESS

Synopsis: Weekly business materials dated August 14, 21, and 28, 2025.

Tracking #: WEEKLY BUSINESS

**Motion to approve: Davis**

**Second: Bynum**

**Approved 9/0**

### 10. PUBLIC HEARING AGENDA

### 11. STANDING COMMITTEES' AGENDA

### 12. ADMINISTRATOR'S AGENDA

#### 12.1 ORDINANCE: APPROVING SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT BUDGET

Synopsis: Request adoption of the following ordinance regarding the Self-Supported Municipal Improvement District as follows:

An Ordinance expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas with respect to financing the 2025 annual budget for the **Self-Supported Municipal Improvement District** and approving, adopting, and appropriating the budget of the Self-Supported Municipal Improvement District and levying a tax for the year beginning January 1, 2026.

*This item was heard by the Board of Commissioners on September 15, 2025, and set over to this meeting.*

Tracking #: 21915

**Motion to approve: Burns**

**Second: Davis**

**Approved 8/1 (Stites voting no)**

**O-134-25 approved**

## 12.2. RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET

**Synopsis:** Request adoption of the following resolution regarding the Wyandotte County Library Budget as follows:

A Resolution expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to financing the 2025 annual budget for the **Wyandotte County Library** and approving, adopting, and appropriating the budget of the Wyandotte County Library Board and levying a tax for the year beginning January 1, 2026.

Tracking #: 211051

**Motion to approve: Burns**

**Second: Davis**

**Approved 7/2 (Lopez and Stites voting no)**

**R-76-25 adopted**

## 13. COMMISSIONERS' AGENDA

## 14. PUBLIC ANNOUNCEMENTS

## 15. ADJOURN

**Motion to adjourn: Burroughs**

**Second: Burns**

**Approved 9/0**

**The meeting was adjourned at 8:49 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.

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

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who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al [UGclerkrequest@wycokck.org](mailto:UGclerkrequest@wycokck.org) o al 913-573-5260 al menos 48 horas antes de la reunión.

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