



Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

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*

AGENDA

Thursday, October 30, 2025

7:00 PM

1. CALL TO ORDER/ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO OCTOBER 30, 2025 AGENDA

5. MAYOR'S AGENDA

5.1 PRESENTATION: DOTTE PROUD RECOGNITION

Synopsis: Mayor Garner will recognize exceptional healthcare organizations whose contributions have helped shape and enrich the fabric of our county. Honorees include Mercy & Truth Healthcare Ministry, Providence Medical Center, Swope Health, The University of Kansas Health System, and Vibrant Health.

For Information Only

Tracking #: 211197

5.2 PRESENTATION: AWARDS FROM THE NATIONAL ASSOCIATION OF CLEAN WATER AGENCIES

Synopsis: Mayor Garner will recognize the Environmental Services team for their outstanding achievements.

For Information Only

Tracking #: 211146

5.3 PRESENTATION: COUNTY-WIDE CLEAN UP ACTIVITIES

Synopsis: A presentation from the Beautification & Blight Cleanup Team consisting of Buildings and Logistics, Parks and Recreation and Public Works Street Department identifying areas of activity and amount of waste collected.

For Information Only

Tracking #: 211157

5.4 UPDATE: WARMING SHELTER

Synopsis: An update regarding the progress for a warming shelter in Wyandotte County.

For information only

Tracking #: 211218

5.5 PROCLAMATION: NATIONAL FIRST RESPONDERS DAY

Synopsis: Proclamation proclaiming October 28, 2025, as National First Responders Day.

Tracking #: 211219

5.6 PROCLAMATION: WYANDOTTE COUNTY PARKS AND RECREATION DAY

Synopsis: Proclamation proclaiming October 30, 2025, as Wyandotte County Parks and Recreation Day.

Tracking #: 211198

5.7 PROCLAMATION: BREAST CANCER AWARENESS MONTH

Synopsis: Proclamation proclaiming the month of October 2025 as Breast Cancer Awareness Month.

Tracking #: 211205

5.8 PROCLAMATION: DOMESTIC VIOLENCE AWARENESS MONTH

Synopsis: Proclamation proclaiming the month of October 2025 as Domestic Violence Awareness Month.

Tracking #: 211206

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 COZ2025-024 - RICHARD HAWKINS

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from Unzoned to MP-3 Heavy Planned Industrial District at 14 South 59th Lane, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211114

7.2 Special Use Permit Application(s)

7.2.1 SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2024-062, expires December 13, 2025) for the continuation of a short-term rental at 9990 Hollingsworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211119

7.2.2 SP2025-057 - LARRY AND KRISTI PRIDY

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2023-40, expires December 14, 2025) for the continuation of keeping chickens, ducks, and goats at 3425 North 87th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211120

7.2.3 SP2025-058 - ADAM REYNOLDS

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2024-029, expired August 8, 2025) for the continuation of a short-term rental at 4443 Eaton Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211121

7.2.4 SP2025-059 - TITA LAGRIMAS

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2020-64, expired October 8, 2025) for the continuation of a 10-day transfer facility for non-regulated, DOT hazardous materials, and hazardous waste at 1620 South 45th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 10 YEARS.

Tracking #: 211122

7.2.5 SP2025-061 - JESSICA BETTS

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2022-117, expired August 3, 2025) for a Short-Term Rental at 749 Locust Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 5 YEARS.

Tracking #: 211123

7.3 Miscellaneous

7.3.1 RESOLUTION: VISION, MISSION AND GOALS OF THE VISION ZERO ACTION PLAN

Synopsis: Adoption of the identified Vision, Mission, and Goals of the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan in order for the Unified Government to be eligible for additional funding opportunities, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211093

7.3.2 ORDINANCE AMENDING THE SIGN CODE

Synopsis: AN ORDINANCE amending portions of the Unified Government Sign Code by expanding the number and types of signs that are permitted in commercial, industrial, and mixed-use zoning districts, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211094

7.3.3 ORDINANCE AMENDING HOME OCCUPATIONS AS ACCESSORY AND SPECIAL USES

Synopsis: AN ORDINANCE amending the definition and requirements of a home occupation to operate as an accessory use and designating additional home occupation uses as requiring a Special Use Permit, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211095

7.3.4 ORDINANCE: REZONING PROPERTY (COZ2025-015)

Synopsis: AN ORDINANCE rezoning property at 1135 North 134th Street (COZ2025-015) from of C-1 Local Business District (WYCO) to R-1 Single Family District, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211167

7.3.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-036)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-036) for a short-term rental at 4512 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211165

7.3.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-042)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-042) for the continuation of a daycare at 2605 West 39th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211166

7.3.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-046)

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-046) Temporary Use of Land to keep a shipping container at 1424 South 80th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211199

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Change of Zone Application(s)

8.1.1 COZ2025-022 - DARYL RAKOSKI

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-3.

Tracking #: 211112

8.2 Special Use Permit Application(s)

8.2.1 SP2025-041 - BHAVESH PATEL

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Temporary Use of Land for a storage container at 1805 North 110th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-2 FOR 5 MONTHS.

Tracking #: 21935

8.3 Plan Review Application(s)

8.3.1 PR2025-028 - MICHAEL RHODES

Synopsis: A RECOMMENDATION for a Preliminary Development Plan for a grocery store with three (3) fuel dispensers at 10702 Donahoo Road, RECOMMENDED FOR DENIAL BY A VOTE OF 7-1.

Tracking #: 211117

8.4 Miscellaneous

8.4.1 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, August 28, and September 25, 2025.

Tracking #: 21779

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 MINUTES

Synopsis: Minutes from the Regular Session meeting on October 30, 2024.

Tracking #: MINUTES

9.2 WEEKLY BUSINESS

Synopsis: Weekly business materials dated September 4 and 25, 2025 and October 2, 2025.

Tracking #: WEEKLY BUSINESS

10. PUBLIC HEARING AGENDA

10.1 PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT

Synopsis: Commission action related to the BUC-EE's project:

1. Conduct a public hearing to receive comments regarding the establishment of a redevelopment district;
2. Approving an ordinance establishing a TIF District;

Resolution R-81-25 was adopted by the Board of Commissioners on October 2, 2025, setting this public hearing.

Tracking #: 211152

10.2 PUBLIC HEARING AND ORDINANCE: THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT FOR THE BUC-EE'S PROJECT

Synopsis: Commission action related to the BUC-EE's project:

1. Conduct a public hearing to receive comments regarding the establishment of a community improvement district;
2. Approving an ordinance establishing a CID District

Resolution R-81-25 was adopted by the Board of Commissioners on October 2, 2025, setting this public hearing.

Tracking #: 211154

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

12.1 RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR BUC-EE'S PROJECT

Synopsis: Adopting a resolution authorizing the Unified Government to issue taxable Industrial Revenue Bonds in a principal amount not to exceed \$43,000,000 for the purposes of acquiring, constructing, and equipping a commercial project for BUC-EE's located in Kansas City, Kansas.

Tracking #: 211153

13. COMMISSIONERS' AGENDA

14. PUBLIC ANNOUNCEMENTS

15. 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. 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 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 o al 913-573-5260 al menos 48 horas antes de la reunión.

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