

**CITY PLANNING COMMISSION
SEPTEMBER 8, 2025
MINUTES**

The City Planning Commission met in regular session on Monday, September 8, 2025, at 6:32 p.m. (26:21), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), Mary Beth Schwartz (Zoom), and Aaron Ward (Commission Chamber) (Absent: Armstrong, Easterwood, Jones).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Mari Mongil, Office Manager (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Planning Commission Statement: “welcome 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.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. For those members of the public attending the meeting virtually this evening, please use the “raise your hand” feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
3. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on Wycokck.Org.
4. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may 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, **September 25, 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. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Commission may then address questions to the applicant.
3. Then, Any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Next, those in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Commission.
6. The Chairman will ask for a show of hands of people who are in support or opposition who do not wish to speak.
7. Then, the applicant will then answer questions and make a closing statement. 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. Finally, the Planning Commission will discuss the application and make their recommendation.

If those 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 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, 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.

In respect for the time for those in attendance, it has been approved to move SP2025-043 - Dominico Venezia with Reworld LLC forward in the agenda. The applicants have requested a continuance for 60 days, we will be voting to hold over the application. I will now go to the applicants to hear any further comment.

Hearing starts at 30:41:

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. Detailed Outline of Requested Action: The applicant, Domenico Venezia with Reworld Solutions, LLC, has applied for a Special Use Permit to operate a facility to process and recycle non-hazardous industrial waste material at on 3.41 at 808 South 14th 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:

- Jason Plum, Applicant Representative

Present in Opposition:

- Many appeared in opposition, no official count.

Motion starts at 31:40:

On motion by Commissioner Ward, seconded by Commissioner Straws, the Planning Commission voted as follows to **HOLD OVER SP2025-043 for 60 days until the November 10, 2025 City Planning Commission meeting:**

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

Motion to HOLD OVER Passed: 7 to 0

The Recording Secretary Rose Morris continued “The Planning Commission will also have a consent agenda 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, staff, 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, September 25, 2025, at 7:00 p.m.**

Hearing starts at 34:51:

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

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

SP2025-050 - JOSEPH COLLINS

Synopsis: Special Use Permit Renewal for continuation of a drinking establishment and microbrewery at 601 Central Avenue. Detailed Outline of Requested Action: The applicant, Joseph Collins, is requesting a Special Use Permit (Renewal of SP-2020-71) for continuation of a drinking establishment and microbrewery at 601 Central Avenue.

SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS

Synopsis: Special Use Permit (Renewal) for the continuation of a liquor store at 9801 Parallel Parkway. Detailed Outline of Requested Action: The applicant, Venkateswara Rao Chadawalada, is requesting a renewal of a Special Use Permit to operate a liquor store at 9801 Parallel Parkway. The applicant previously received a Special Use Permit in 2024 (SP2024-041).

PLAT2025-024 - CHRIS DOYLE

Synopsis: Final Plat for two (2) commercial lots at 9338 State Avenue, 1133 North 94th Street, and 9250 State Avenue. Detailed Outline of Requested Action: The applicant, Chris Doyle with Homefield, is requesting a Final Plat (NEC 94th and State Avenue) to replat two (2) commercial lots at 9338 State Avenue, 1133 North 94th Street and 9250 State Avenue.

PLAT2025-027 - DAVID LUTZ

Synopsis: Final Plat for one (1) commercial lot for Arvest Bank at 7908 State Avenue. Detailed Outline of Requested Action: The applicant, David Lutz with Arvest Bank, is requesting a Final Plat to create one (1) commercial lot for the Arvest Bank at 7908 State Avenue.

PR2025-025 - BRIAN HOCHSTEIN

Synopsis: Final Plan Review for a building addition at Sumner Academy High School at 1610 North 8th Street. Detailed Outline of Requested Action: The applicant, Brian Hochstein with MKEC Engineering, Inc, is requesting a Final Plan Review for a 5,300 square foot building addition at Sumner Academy High School located at 1610 North 8th Street, Kansas City, Kansas 66101.

PR2025-026 - GERSOM RIOS

Synopsis: Final Plan Review for church offices at 1007 Minnesota Avenue. Detailed Outline of Requested Action: The applicant, Gersom E. Ibarra Rios, is requesting a Final Plan Review for church offices at 1007 Minnesota Avenue Kansas City, Kansas 66101.

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. Detailed Outline of Requested Action: The applicant, Sharon Villejo, is requesting a Final Plan Review for a 6,000 square foot maintenance building to store equipment to maintain the grounds of Gate of Heaven Cemetery at 12800 Parallel Parkway, Kansas City, Kansas 66109.

The items I have just read are on the Consent Agenda. At this time, does any member
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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;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 8, 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.

Motion starts at 37:17:

On motion by Commissioner Miller, seconded by Commissioner Straws, the Planning Commission voted as follows to **APPROVE the consent agenda:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Armstrong	Not present
Easterwood	Not present
Jones	Not present
Motion to APPROVE Passed: 7 to 0	
Subject to:	

SP2025-050:

1. Continue to adhere to the previous conditions of SP-2020-71;
 - Hours of operation shall not exceed 11:00 AM – 2:00 AM Monday - Friday and 9:00 AM – 2:00 AM Saturday and Sunday;
 - The security plan must always be followed. Security issues, noise complaints, or safety related incidents could be cause for revocation of the Special Use Permit;
 - The business must use an ID card reader starting at 10:00 PM. After 10:00 PM the business operates primarily as a night club with live entertainment;
 - Must comply with City Codes related to security;

- If live entertainment (karaoke, comedy, bands) is ever added, a Special Use Permit for live entertainment must be obtained prior to events;
- 2. 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;
- 3. 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;
- 4. 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;
- 5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
- 6. 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;
- 7. 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;
- 8. 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;
- 9. 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;
10. The Special Use Permit shall be valid for 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;
 11. 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,
 12. 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.

SP2025-053:

1. Adhere to previous conditions of approval from SP2024-041:
2. 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;
3. If approved, the occupying business must continue to 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;
4. 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;
5. All existing and future driveways must feature curb cuts that are constructed to UG standards;

- 6. 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;**
- 7. 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;**
- 8. 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.**
- 9. 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;**
- 10. 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;**
- 11. 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,**
- 12. 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.

PLAT2025-024:

1. Subject to approval, upon submitting the mylars for signatures, provide the following payment:
 - a. \$32.00 per page payable to the Register of Deeds;
 - b. \$14.00 (total for two (2) lots) payable to the Unified Treasurer;
2. Section 27-283(a) 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;
3. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;
4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided; and,
5. 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.

PLAT2025-027:

1. Subject to approval, 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. \$7.00 (for one (1) lot) payable to the Unified Treasurer;
2. Prior to submitting the mylars to Staff, amend the text on the plat to address GeoSpatial Services Division and the County Surveyor comments;
3. Section 27-283(a) 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. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;
5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; and,
6. 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.

PR2025-025:

1. Adhere to Historic Review comments from Randy Greeves, Historic Preservation Planner;
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. Lighting shall be installed to have a 90-degree cutoff;
4. 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;

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. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
6. Rooftop equipment shall be screened via a parapet from all public rights-of-way;
7. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
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 at 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.
 - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
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. 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;

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;
13. 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 Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
14. 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;
15. 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.

PR2025-026:

1. Adhere to Conservation District comments;
2. Section 27-575(d)(9) states that there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all

- pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems.
3. Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;
 4. Section 27-575(d)(8) states that internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users;
 5. Section 27-575(d)(11) Internal pedestrian walkways within parking lot or drive area must be distinguished from other surfaces;
 6. 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;
 7. Section 27-575(d)(3) A sense of entry or arrival shall be created at primary entryways into the development;
 8. Section 27-575(e)(2) states exterior building materials shall not include the following:
 - a) Split shakes;
 - b) Vinyl siding;
 - c) Smooth-faced grey concrete block;
 - d) Field painted or prefinished metal siding;
 - e) Standard single-tee or double-tee concrete systems;
 - f) EIFS at the ground level or comprising more than 15 percent of any façade.
 9. Section 27-575(e)(4) states all building facades shall be at least 50 percent masonry. Cementitious siding may be used to meet 50 percent of the total masonry requirement;
 10. Section 27-573-578 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06;
 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. 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;

16. 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.

PR2025-027:

1. The parking stalls on the east side of the building shall be ADA compliant and striped accordingly;
2. Trees along the north fence line shall be at least two (2) inch caliper and/or six (6) feet in height when planted;
3. 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;
4. All existing and future driveways must feature curb cuts that are constructed to UG standards;
5. 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;
6. 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;
7. 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.

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

Hearing starts at 1:08:54:

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). *Detailed Outline of Requested Action:* The applicant, Aaron March with Rouse Frets White Goss, on behalf of the Linda Houston Foundation, Inc. wants to rezone the property from A-G Agriculture and R-1 Single Family Districts to CP-1 Planned Limited Business District to build a 40,000 square foot quilt museum, classrooms, office space, gift shop and operate an event space (four (4) events annually) on 3.51 acres at 1133 North 94th 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 at Rouse Frets White Goss Gentile Rhodes P.C.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 42:38: Lead Planner Byron Toy stated that towards the south, the development's sidewalk will stop along 94th Street. In the future development of lot one (1), which is located on the northeast corner of the parcel, the sidewalk will continue south and connect to State Avenue.

Motion starts at 43:18:

On motion by Commissioner Ward, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-019 amending condition #4:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye

Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Are
Armstrong	Not present
Easterwood	Not present
Jones	Not present

Motion to APPROVE Passed: 7 to 0

Subject to:

1. Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;
2. A Special Use Permit is required for hosting more than four (4) events annually in the dedicated assembly/event space in the lobby;
3. Continue the sidewalk along the north side of the building and connect to 94th Street;
4. The applicant's representative affirmed that they will extend the sidewalk on the west property line along North 94th Street to their southern property line. **(Amended by the City Planning Commission)**
5. Install a sidewalk from the southeast corner of the building, continue south along the west access drive and connect to the sidewalk on State Avenue;
6. Full sidewalks along North 94th Street and State Avenue. Match the existing width along State Avenue, whereas the North 94th Street sidewalk shall be 8 feet wide with a 7-foot median from back of curb;
7. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;
8. Install a north/south sidewalk median for pedestrian connectivity within the parking lot linking the parking spaces around the perimeter to the front door;
9. For reference, 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. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
12. Downspouts shall be internalized;
13. Keep existing full growth trees;
14. Enhance landscaping along the south property line;
15. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
16. 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 2.88 acres, 18 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-1 Planned Limited Business District adjacent to residentially zoned properties, street

- trees and trees planted within parking lot islands;
17. All parking lot islands must have trees installed in them;
 18. Install shrubs or low-lying vegetation along the west side of the building;
 19. 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;
 20. 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;
 21. Sec. 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;
 22. 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;
 23. 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;
 24. All landscaping shall be with an in-ground irrigation system;
 25. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and 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;
 26. 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;
 27. 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;
 28. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;
 29. All utility connections, this includes green electrical boxes and free-standing

- electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
30. All utilities mounted on the wall must be painted to match the building;
31. All privacy fencing along the north and east shall have masonry columns every 32 feet running;
32. 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 (lambs tongues) shall discharge a maximum of 9 inches above grade;
33. 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.
 - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.
34. 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;

35. 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; and,
36. 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 44:17:

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). *Detailed Outline of Requested Action:* The applicant, Katrina Gerber with Eden Village is requesting a Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District to build a 30-unit mobile home park in a single-family, cottage-like style on 8.94 acres.

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

Present in Support:

- Katrina Gerber, Applicant, Eden Village of Kansas City, 1001 Metropolitan Avenue, Kansas City, Kansas 66103
- Valerie Webb, 1325 North 59th Street, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 46:57: Lead Planner Byron Toy stated that Eden Village at 1001 Metropolitan was the first iteration of this project, now they are making this second development. Staff recommends approval with conditions.

Motion starts at 47:18:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-020:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye

Miller	Aye
Mohler	Aye
Schwartz	Aye
Armstrong	Not present
Easterwood	Not present
Jones	Not present

Motion to APPROVE Passed: 7 to 0

Subject to:

- 1. This City Planning Commission case is being heard in conjunction with BOZA2025-024. 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 BOZA2025-024 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
- 2. Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;**
- 3. All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development;**
- 4. Various transit options need to be provided for residents who do not have access to a personal vehicle;**
- 5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
- 6. Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east;**
- 7. Section 27-462(g) Trees are required to be provided at not less than one (1) tree per 4,500 square feet of site area and buffer plantings are required adjacent to single-family and two-family zoned property;**
- 8. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property;**
- 9. 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;**
- 10. 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;**
- 11. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;**
- 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 at 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.
 - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
13. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
 14. 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;
 15. Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;
 16. 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;
 17. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 18. 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;
 19. 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. 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,
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.

Hearing starts at 48:35:

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 10701 State Avenue and 501 Speedway Boulevard (in conjunction with PLAT2025-026). *Detailed Outline of*

Requested Action: The applicant, PMG Asset Services, LLC, is requesting a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District and Preliminary Plat to create one (1) commercial lot to build a six (6) story, 118,621 square foot, 140 room casino hotel and parking lot at 10701 State Avenue and 501 Speedway Boulevard.

PLAT2025-026 - PMG ASSET SERVICES LLC

Synopsis: Preliminary Plat for one (1) commercial lot at 10701 State Avenue and 501 Speedway Boulevard (in conjunction with COZ2025-021).

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 at Rouse Frets White Goss Gentile Rhodes P.C.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 53:20: Lead Planner Byron Toy stated this petition will come back as a Final Plan Review and Final Plat at a later date, this application is the first step in their entitlement process. Staff recommends approval with conditions.

Motion starts at 54:21:

On motion by Commissioner Straws, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-021:**

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

Motion to APPROVE Passed: 7 to 0

Subject to:

- 1. Section 27-283(a) 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;**
- 2. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;**
- 3. Per 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 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
- 5. Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
- 6. Section 27-575(f)(1) states there should be a designated walkway or clear pathway to the main entrance of the building so that pedestrians are required to walk through parking lots;**
- 7. Install pedestrian lighting through the central concrete sidewalk between the parking lot and casino hotel entrance;**
- 8. The Commercial Design Guidelines allow a maximum of 15 percent EIFS per façade. Stone, brick, veneer, integrally-color textured CMU block and stucco are exterior masonry materials that are permitted. These materials must account for 85 percent of each façade;**
- 9. Section 27-575(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 façade. This can be achieved through combinations of at least three (3) 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;
- 10. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
- 11. Paint the louvers and PTAC grilles to match the building;
- 12. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

The landscape plan does illustrate landscaping around the foundations of the building;

- 13. 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;
- 14. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
- 15. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
- 16. Section 27-575(g)(3) 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. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
- 18. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
- 19. All landscaping shall be irrigated;
- 20. 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);
- 21. 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;
- 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. 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.
 - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
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;
24. Pole and pylon signs are prohibited in the Sign Ordinance;
25. 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;
26. 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;
27. 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;
28. All existing and future driveways must feature curb cuts that are constructed to UG standards;
29. 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;
30. 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;

31. 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 Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
32. 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,
33. 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.

Motion starts at 55:20::

On motion by Commissioner Schwartz, seconded by Commissioner Beth, the Planning Commission voted as follows to **APPROVE PLAT2025-026:**

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

Motion to APPROVE Passed: 7 to 0
Subject to the above conditions.

Hearing starts at 56:49:

SP2025-052 - TANECE TYLER

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

Detailed Outline of Requested Action: The applicant, Tanece Tyler, is requesting a
September 8, 2025

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 6327 Rowland Avenue, Kansas City, Kansas 66104.

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

Present in Support:

- Tanece Tyler, Applicant, RXR Housing Solutions, 6327 Rowland Avenue

Present in Opposition:

- No one appeared

Staff Recommendation starts at 58:43: Lead Planner Byron Toy stated that this application is recommended for approval for one (1) year.

The commission directed their question to Toy.

Motion starts at 59:43:

On motion by Commissioner Schwartz, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-052 for one (1) year:**

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

Motion to APPROVE Passed: 7 to 0

Subject to:

- 1. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 2. Maximum number of guests shall be six (6);**
- 3. All parking must be off-street, maximum number of vehicles is two (2). 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 (website);
 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 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. 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 1:00:35:

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. *Detailed Outline of Requested Action:* The applicant, Lindsey Gates, is requesting a Preliminary and Final Plan Review for an 8,444 square foot dance studio and gym (Gates Dance Studio) at 6200 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:

- Lindsey Gates, Applicant, 6200 State Avenue, Kansas City, Kansas 66102
- Billy Gilreath, General Contractor for the project

The Planning Commission directed their questions to the applicants and Staff.

Present in Opposition:

- No one appeared

Motion starts at 1:03:58::

On motion by Commissioner Straws, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **HOLD OVER PR2025-001 for 60 days until the November 10th City Planning Commission meeting.**:

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

Motion to HOLD OVER passed: 7 to 0

[Hearing starts at 1:04:44:](#)

SP2025-041 - BHAVESH PATEL

Synopsis: Special Use Permit Temporary Use of Land for Commercial Purposes for a storage container at 1805 North 110th Street. *Detailed Outline of Requested Action:*
The applicant, Bhavesh Patel, is requesting a Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a storage container at 1805 North 110th 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:

- No one appeared

Present in Opposition:

- No one appeared

[Staff Recommendation starts at 1:04:58:](#) Lead Planner Byron Toy stated that this application is to have two (2) shipping containers on the east side of a nearby building. The applicant was given a Notice of Violation in March for the shipping containers. Staff is recommending approval for a maximum of two (2) years.

[Motion starts at 1:07:31:](#)

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2025-041 for 30 days until the October 13, 2025 City Planning Commission meeting:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye

Miller	Aye
Mohler	Aye
Schwartz	Aye
Armstrong	Not present
Easterwood	Not present
Jones	Not present
Motion to HOLD OVER passed: 7 to 0	

There being no further business, the meeting adjourned at 7:15 PM.