



Unified Government of Wyandotte County and Kansas City, Kansas

Kansas City, Kansas Planning Commission

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

Chairman Jeff Carson

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

AGENDA

Monday, November 10, 2025

6:30 PM

- 1 CALL TO ORDER/ROLL CALL**
- 2 PLANNING COMMISSION STATEMENT**
- 3 CONSENT AGENDA**
- 3.1 CONSIDERATION OF THE OCTOBER 13, 2025 CITY PLANNING COMMISSION MINUTES**
- 3.2 Special Use Permit Application(s)**
 - 3.2.1 SP2025-055 - CARRIE DEPEW**

Synopsis: Renewal of a Special Use Permit (SP-2020-23, expires October 8, 2025) for continuation of outside storage of used, damaged and undamaged, operable and inoperable vehicles at 6130 Kansas Avenue.
Tracking #: 211182
 - 3.2.2 SP2025-066 - JOHN AND AUDREY SILL WITH CHENSATIONAL PROPERTIES LLC**

Synopsis: Special Use Permit Renewal for a short-term rental at 819 Southwest Boulevard.
Tracking #: 211184
 - 3.2.3 SP2025-067 - WINGFU AARON LAU WITH ETERNAL INVESTING LLC**

Synopsis: Special Use Permit (Renewal of SP2024-090) for a short-term rental at 4110 South Minnie Street.
Tracking #: 211185

3.2.4 SP2025-068 - DAVID DICKEY WITH DICKEY LLC

Synopsis: Special Use Permit (Renewal of Sp2024-091, expires January 23, 2025) for a short-term rental at 4516 Eaton Street.

Tracking #: 211187

3.2.5 SP2025-070 - PATRICIA SOTO

Synopsis: Special Use Permit (Renewal of SP-2020-47, expired October 8, 2025) for keeping one (1) horse at 741 South 76th Street.

Tracking #: 211188

3.3 Subdivision Application

3.3.1 PLAT2025-031 - JUSTIN DIXON WITH CASE VENTURES INC

Synopsis: Final Plat for a 297-unit multifamily apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PR2025-032).

Tracking #: 211177

3.3.2 PLAT2025-033 - SHELBY MILES WITH REDBUD RESERVE LLC

Synopsis: Final Plat for one (1) multi-family residential lot at 6909 State Avenue.

Tracking #: 211179

3.4 Plan Review Application(s)

3.4.1 PR2025-022 - KHALID BANDAY

Synopsis: Final Development Plan for a building tenant conversion to a convenience store and gas canopy addition at 2135 South 34th Street.

Tracking #: 21931

3.4.2 PR2025-032 - JUSTIN DIXON WITH CASE VENTURES INC

Synopsis: Final Plan Review for a 297-unit multifamily apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-031).

Tracking #: 211180

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-022 - DARYL RAKOSKI

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road.

Tracking #: 211112

4.1.2 COZ2025-023 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION

Synopsis: Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District at 2320 Metropolitan Avenue.

Tracking #: 211113

4.1.3 COZ2025-025 - ROBERT FRECKS

Synopsis: Change of Zone from R-1 Single-Family District to A-G Agriculture District for storage and a garden at 6208 Riverview Avenue.

Tracking #: 211173

4.1.4 COZ2025-026 - CASSANDRA JAQUEZ

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for farming, keeping of hens and goats at 1721 North 55th Street.

Tracking #: 211174

4.1.5 COZ2025-027 - PHILIP BOUTWELL

Synopsis: Change of Zone from C-O Nonretail Business District to C-D Central Business District for mixed commercial, office, and residential uses at 601 Minnesota Avenue.

Tracking #: 211175

4.1.6 COZ2025-028 - BRITNI ANDREASSEN

Synopsis: Change of Zone from C-1 Limited Business District to CP-2 General Planned Business District for a Casey's convenience store and gas station at 9338 State Avenue.

Tracking #: 211176

4.2 Special Use Permit Application(s)

4.2.1 SP2025-051 - MARK MASTER

Synopsis: Special Use Permit for general automobile maintenance at 6125 Speaker Road.

Tracking #: 21937

4.2.2 SP2025-062 - TAMARA MCCONNELL

Synopsis: Special Use Permit for a liquor store at 1130 Quindaro Boulevard (in conjunction with BOZA2025-025).

Tracking #: 211124

4.2.3 SP2025-065 - JACE AND AMY LARSEN

Synopsis: Special Use Permit for a short-term rental at 4206 Mission Road.

Tracking #: 211183

4.2.4 SP2025-069 - ANDREA RYAN AND DENISE WHITEMAN

Synopsis: Special Use Permit for a restaurant and drinking establishment with live entertainment at 401 North 6th Street.

Tracking #: 211186

4.2.5 SP2025-071 - NORTHWOOD LIQUOR

Synopsis: Special Use Permit for a liquor store at 2862 West 47th Avenue.

Tracking #: 211189

4.2.6 SP2025-072 - KURT RIETEMA

Synopsis: Special Use Permit for a short-term rental at 1425 South 36th Street.

Tracking #: 211190

4.2.7 SP2025-073 - JOHN O'DWYER

Synopsis: Special Use Permit for a short-term rental at 548 North 80th Terrace.

Tracking #: 211191

4.2.8 SP2025-074 - SARAH BELARDE

Synopsis: Special Use Permit for a short-term rental at 3008 South 9th Street.

Tracking #: 211192

4.2.9 SP2025-075 - STEVEN MCCORD

Synopsis: Special Use Permit for a used automotive dealership at 2100 North 5th Street.

Tracking #: 211193

4.3 Vacation Application(s)

4.3.1 VAC2025-003 - ROSA MAINOR

Synopsis: Vacation of a right-of-way for an undeveloped subdivision at 1910 South 16th Street.

Tracking #: 211195

4.4 Subdivision Application

4.4.1 PLAT2025-032 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

Synopsis: Preliminary Plat for a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PR2025-033).

Tracking #: 211178

4.5 Plan Review Application(s)

4.5.1 PR2025-033 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

Synopsis: Preliminary Plan Review for a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PLAT2025-032).

Tracking #: 211181

5 REPORTS

5.1 AN ORDINANCE AMENDING PORTIONS OF THE ZONING CODE, INCLUDING RESIDENTIAL ZONING DISTRICT REGULATIONS, COMMERCIAL DISTRICT USES, AND EXPANDING THE PERMITTED USE OF ACCESSORY DWELLING UNITS

Synopsis: Presenting options, at the request of Mayor Garner, for Zoning Code changes that would facilitate additional housing, especially at the lower end of the housing market. Includes a redlined Ordinance with amendments to portions of the Zoning Code, including adjustments to lot size, setbacks and expanding the permitted use of accessory dwelling units.

Tracking #: 211196

6 Adjourn

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

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

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

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