

**CITY PLANNING COMMISSION
OCTOBER 13, 2025
MINUTES**

The City Planning Commission met in regular session on Monday, September 8, 2025, at 6:30 p.m. (10:10), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Brandie Armstrong (Zoom), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom, out at around 3:38:14), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), and Aaron Ward (Zoom). (Absent: Schwartz).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber) Alyssa Marcy, Long Range Planner (Commission Chamber), Alan Howze, Assistant County Administrator (Commission Chamber), Wendy Green, Deputy Chief Counsel (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. Members are participating remotely by Zoom or in-person in the Commission Chamber. Mr. Jeff Carson is serving as Chairman this evening.

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, **October 30, 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.

At the request at the interim Planning Director and Commission Chairman, we will quickly take a vote to holdover **SP2025-062** until the November 10th meetings as the applicant is not in attendance for their related Board of Zoning Appeals application, as well, the Reports section will be moved up before the consent agenda. The Consent agenda and non-consent agenda will take place right after.

Hearing starts at 13:50:

SP2025-062 - TAMARA MCCONNELL

Synopsis: Special Use Permit for a liquor store at 1130 Quindaro Boulevard (in conjunction with BOZA2025-025). Detailed Outline of Requested Action: The applicant, Tamara McConnell, is requesting a Special Use Permit to operate a liquor store at 1130 Quindaro Boulevard.

Motion starts at 15:22:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2025-062 for 30 days until the November 10, 2025 City Planning Commission meeting:**

Carson	Chairman
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Easterwood	Aye

Mohler Aye
Miller Aye
Schwartz Not Present
Motion to HOLD OVER passed: 9 to 0

Hearing starts at 17:25:

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

Synopsis: Adoption of the identified Vision, Mission, and Goals of the 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.

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

Present in Support:

- Alyssa Marcy, Presenter, Long Range Planner

The Planning Commission directed questions to Marcy.

Present in Opposition:

- No one appeared

Motion starts at 26:30:

On motion by Commissioner Straws, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL:**

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

Motion to recommend APPROVAL passed: 9 to 0

Hearing starts at 27:25:

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.

Present in Support:

- Alan Howze, Presenter, Assistant County Administrator
- Alyssa Marcy, Presenter, Long Range Planner

Present in Opposition:

- No one appeared

The Commission directed their questions to Marcy and Green.

Motion starts at 58:46:

On motion by Commissioner Miller, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL:**

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

Motion to recommend APPROVAL passed: 9 to 0

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.

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

Present in Support:

- Wendy Green, Presenter, Deputy Chief Counsel

Present in Opposition:

- No one appeared

Motion starts at 59:50:

On motion by Commissioner Miller, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL:**

Carson	Chairman
Straws	Aye

Ward	Aye
Armstrong	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Easterwood	Aye
Mohler	Aye
Miller	Aye
Schwartz	Not Present

Motion to recommend APPROVAL passed: 9 to 0

Secretary Morris continued “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.

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, 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, October 30, 2025, at 7:00 p.m.**

Hearing starts at 1:00:33:

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

CONSIDERATION OF THE SEPTEMBER 8, 2025 CITY PLANNING COMMISSION MINUTES.

SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC

Synopsis: Special Use Permit Renewal (SP2024-062, expires December 13, 2025) for the continuation of a short-term rental at 9990 Hollingsworth Road. Detailed Outline of
October 13, 2025

Requested Action: The applicant, Krystal Voth and Austin Thompson with Atlas Land Consulting, on behalf of Matt Francis, property owner, are requesting a Special Use Permit Renewal to keep operating a short-term rental at 10000 Hollingsworth Road. This is not the owner's primary residence. This only permitted short-term rental on the 10000 block of Hollingsworth Road.

SP2025-057 - LARRY AND KRISTI PRIDDY

Synopsis: Special Use Permit Renewal (SP2023-40, expires December 14, 2025) for the continuation of keeping chickens, ducks, and goats at 3425 North 87th Street.

Detailed Outline of Requested Action: The applicants, Larry and Kristi Priddy, are requesting a Special Use Permit to keep chickens, ducks, goats, and a miniature pony on the property at 3425 North 87th Street. The applicants previously had a Special Use Permit (SP2023-040) for the same use, however, that previous Special Use Permit will expire on December 14, 2025.

SP2025-058 - ADAM REYNOLDS

Synopsis: Special Use Permit Renewal (SP2024-029, expired August 8, 2025) for the continuation of a short-term rental at 4443 Eaton Street. **Detailed Outline of Requested Action:** The applicant, Adam Reynolds, is requesting a renewal of a Special Use Permit (expired August 8, 2025) to operate a short-term rental at 4443 Eaton Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This would be the only permitted short-term rental on the 4400 block of Eaton Street.

SP2025-059 - TITA LAGRIMAS

Synopsis: 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. **Detailed Outline of Requested Action:** The applicant, Tita Lagrimas with Tradebe Environmental Services, LLC wants to continue to operate a hazardous waste transfer facility. A list of potential materials that would be handled by the facility are included in the attachments. The transfer station is a 10-day transfer facility for hazardous materials and waste. The containers are transferred from one truck to another; no transported containers are kept inside the building.

SP2025-061 - JESSICA BETTS

Synopsis: Special Use Permit Renewal (SP2022-117, expired August 3, 2025) for a Short-Term Rental at 749 Locust Avenue. **Detailed Outline of Requested Action:** The applicant, Jessica Betts, is seeking to renew a Special Use Permit (which expired on August 3, 2025) to continue operating a short-term rental at 749 Locust Avenue.

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. **Detailed Outline of Requested Action:** The applicant, Khalid Banday with KAM Design Group LLC, has filed a Final Development Plan for a 5,400 square foot convenience store/gas station and fueling canopy at 2135 South 34th Street.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Commissioner Armstrong stated that she had spoken with Commissioner Ramirez about PR2025-022.

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 October 13, 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. Commissioner Armstrong requested **PR2025-022** be removed from the consent agenda. Karen Schibi, Attendee, requested **SP2025-059** be removed from the consent agenda.

Motion starts at 1:07:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE the remainder of the consent agenda:**

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

Motion to recommend APPROVAL passed: 9 to 0

Subject to:

SP2025-056:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**

7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. 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);
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. 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;
11. 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;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. 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;
14. 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;
15. 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;

16. 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;
17. 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;
18. 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,
19. 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.

SP2025-057:

1. 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;
2. 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;
3. All existing and future driveways must feature curb cuts that are constructed to UG standards;
4. 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;

5. 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;
6. 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;
7. 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;
8. 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;
9. 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,
10. 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.

SP2025-058:

- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
- 3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 4. 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.**
- 5. Applicant is to maintain liability insurance;**
- 6. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 8. 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);**
- 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. 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;**
- 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. 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;**
- 14. 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;
15. 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;
 16. 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;
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 18. 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.

SP2025-061

1. The negative grading identified in the Home Inspection report will need to be corrected;
2. Maximum number of guests shall be 7;
3. All parking must be off-street, maximum number of vehicles is three (3). 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;
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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. 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 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;
 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 1:08:41:

SP2025-059 - TITA LAGRIMAS

Synopsis: 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. *Detailed Outline of Requested Action:* The applicant, Tita Lagrimas with Tradebe Environmental Services, LLC wants to continue to operate a hazardous waste transfer facility. A list of potential materials that would be handled by the facility are included in the attachments. The transfer station is a 10-day transfer facility for hazardous materials and waste. The containers are transferred from one truck to another; no transported containers are kept inside the building.

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

Present in Support:

- Ashley Harrell, Applicant Representative, 1620 South 45th Street
- Joann Hansen, Property Owner, 530 Terrace Trail East, Lake Quivira, Kansas 66217

Present in Opposition:

- Karen Shibi, Kansas City, Kansas, not in opposition, questions about the business and storage of chemicals.

The Commission directed their question to the Applicant Representative.

Staff Recommendation starts at 1:14:53: Lead Planner Byron Toy stated that Staff recommends approval of this application.

Motion starts at 1:14:59:

On motion by Commissioner Ward, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-059 for ten (10) years:**

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

Motion to recommend APPROVAL passed: 9 to 0

Subject to:

1. Adhere to the Conservation District comments;
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. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
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. 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;

7. 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;
8. 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;
9. The Special Use Permit shall be valid for ten (10) 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;
10. 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,
11. 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 1:15:53:

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. *Detailed Outline of Requested Action:* The applicant, Khalid Banday with KAM Design Group LLC, has filed a Final
October 13, 2025

Development Plan for a 5,400 square foot convenience store/gas station and fueling canopy at 2135 South 34th Street.

Present in Support:

- Gerald Menafee, Applicant Representative, Project Engineer, 6811 North Michigan, Gladstone, Missouri 64118

The Commission directed their questions to the Applicant Representative.

Present in Opposition:

- Janie Harris, 5333 Hagemann, Kansas City, Kansas 66106

Staff Recommendation starts at 1:24:23: Lead Planner Byron Toy stated that the project is being built in a strip mall where the sports bar Big D's On the Hill used to be. In response to Harris's concern, all construction is going to take place inside the parcel's property. The addition of gas pumps triggered the need for a Final Development Plan, a conversion of tenant would be allowed by right.

Motion starts at 1:26:23:

On motion by Commissioner Armstrong, seconded by Commissioner Miller, the Planning Commission voted as follows to **HOLD OVER PR2025-022 until the November 10, 2025 City Planning Commission Meeting to allow the applicant to set up a community meeting:**

Carson	Chairman
Straws	No
Ward	No
Armstrong	Aye
Beth	No
Ernst	Aye
Jones	Aye
Easterwood	Aye
Mohler	No
Miller	Aye
Schwartz	Not Present

Motion to HOLDOVER passed: 5 to 4

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

Hearing starts at 1:31:15:

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. Detailed Outline of Requested Action: The applicant, Daryl Rakoski, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District to build a single-family home at 12525 Leavenworth Road.

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

Present in Support:

- Krystal Voth, Applicant Representative, Atlas Land Consulting
- Jason Rakoski, Applicant Relative, 14616 West 90th Street, Lenexa, Kansas 66215

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109

Staff Recommendation starts at 1:51:13: Lead Planner Byron Toy stated that the neighborhood meeting for this application was held properly and the applicant picked up their notification sign from the Planning Department. When the applicant's return to apply for a Plat, a sidewalk will be required on Leavenworth Road. Staff recommends approval of the rezoning.

The Commission directed their question to Toy.

Motion starts at 2:03:18:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-022 with a conditional approval under section 27-210, adding a condition that a Plat application has to be filed with the Planning and Urban Design Department in order for the published ordinance to be valid:**

Carson	Chairman
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	No
Ernst	No
Jones	Aye
Easterwood	Aye
Mohler	No
Miller	Aye
Schwartz	Not Present

Motion to recommend APPROVAL passed: 6 to 3

Subject to:

1. Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7;
2. Future sidewalk on Leavenworth Road will be evaluated if and when a Preliminary and/or Final Plat is submitted;
3. A Plat application has to be filed with the Planning and Urban Design Department within one (1) year of the approval of this Change of Zone in order for the ordinance to be valid; **(Added by the City Planning Commission)**
4. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum

- lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals;
5. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;
 6. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;
 7. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;
 8. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;
 9. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;
 10. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
 - a. Incorporate upper-level dormers above the garage, or,
 - b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
 - c. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure; and,
 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.

Hearing starts at 2:06:10:

COZ2025-024 - RICHARD HAWKINS

Synopsis: Change of Zone from Unzoned to MP-3 Heavy Planned Industrial District at 14 South 59th Lane (in conjunction with PR2025-031 and PLAT2025-030). Detailed Outline of Requested Action: The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, PLAT2025-030, Preliminary and Final Plat to create one (1) industrial lot, and PR2025-031 Final Development Plan to build an open storage laydown yard at 14 South 59th Lane.

PLAT2025-030 - RICHARD HAWKINS

Synopsis: Preliminary and Final Plat for one (1) industrial lot at 14 South 59th Lane (in conjunction with PR2025-031 and COZ2025-024).

PR2025-031 - RICHARD HAWKINS

Synopsis: Final Development Plan for an open storage laydown yard at 14 South 59th Lane (in conjunction with COZ2025-024 and PLAT2025-030).

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

Present in Support:

- Tom Ingram, Applicant Representative, CFS Engineers, 1421 East 104th Street, Kansas City, Missouri 64131

The Planning Commission directed questions to the Applicant Representative.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:09:50: Lead Planner Byron Toy stated that the meeting notification sign was picked up by the applicant. This property is former KDOT right-of-way that had no zoning assigned to it. There are some floodplain issues that will need to be attended to as part of their building permit process. Staff recommends approval with conditions.

Motion starts at 2:10:33:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-024:**

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

Motion to recommend APPROVAL passed: 9 to 0

Subject to:

1. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;
2. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the property lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;

3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);
5. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted;
6. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal;
7. 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);
8. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running;
9. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;
10. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property,

both on future buildings and in parking lots shall have 90-degree cutoff fixtures;

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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
- c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front
- d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
- e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
- f. Pad must have a minimum clearance of six (6) feet on each side, 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. 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;

14. Pole and pylon signs are prohibited in the Sign Ordinance;

15. 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;

16. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;

17. All existing and future driveways must feature curb cuts that are constructed to UG standards;

18. 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;

19. 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;

20. 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;
21. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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 Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
22. 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;
23. 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,
24. Section 27-211(j) In the event that 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 issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a 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. Wherever 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.

Motion starts at 2:11:26:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PLAT2025-030**:

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

Motion to APPROVE passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:12:15:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PR2025-031**:

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

Motion to APPROVE passed: 9 to 0
Subject to the above conditions.

Hearing starts at 2:13:07:

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:

➤ Bhavesh Patel, Applicant, 1805 North 110th Street, Kansas City, Kansas 66111

The Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:21:22: Lead Planner Byron Toy stated that staff's recommendation for approval of the Special Use Permit is three (3) months or six (6) months. Interior remodeling is currently underway at the property, dumpsters and shipping containers should be removed before the expiration of the Special Use Permit.

The Planning Commission directed questions to Byron Toy

Motion starts at 2:24:16:

On motion by Commissioner Straws, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **AMEND the conditions of approval to five (5) months:**

Carson	Chairman
Straws	Aye
Ward	No
Armstrong	Aye
Beth	No
Ernst	Aye
Jones	Aye
Easterwood	Aye
Mohler	Aye
Miller	Aye
Schwartz	Not Present

Motion to recommend APPROVAL passed: 7 to 2

Motion starts at 2:31:06:

On motion by Commissioner Ernst, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-041, amending the conditions of approval to five (5) months and adding a condition to clean up the property (repair the dumpster, improve landscaping, remove junk and trailers) within 30 days of approval:**

Carson	Chairman
Straws	Aye
Ward	No
Armstrong	Aye
Beth	No
Ernst	Aye
Jones	Aye
Easterwood	Aye
Mohler	Aye
Miller	Aye
Schwartz	Not Present

Motion to recommend APPROVAL passed: 7 to 2

Subject to:

- 1. The storage container will have to be removed from the premises or relocated to an industrial zoning district upon expiration of SP2025-041;**

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. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
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) months from the publication of the associated Ordinance. A Special Permit for the

Temporary Use of Land for Commercial or Industrial Purposes may not be renewed; **(Amended by the City Planning Commission)**

11. The dumpster will have to be repaired, landscaping improved, and junk and trailers removed within 30 days of the publication of the ordinance; **(Added by the City Planning Commission)**
12. 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,
13. 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 2:32:06:

PLAT2025-028 - JOHN WITZGALL

Synopsis: Preliminary and Final Plat to subdivide one (1) lot into three (3) single-family residential lots at 4801 Metropolitan Avenue.

Detailed Outline of Requested Action: The applicant, John Witzgall, Tim Atkins with Engineering Solutions, is requesting a Preliminary and Final Plat to plat three (3) lot single-family lots (Seven Birch Acres) on 15.14 acres at 4801 Metropolitan 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:

- Wil Anderson, Applicant Representative, BHC INC, 712 State Avenue, Kansas City, Kansas 66101

Present in Opposition:

- Karen Schibi, Attendee, not in opposition, with questions about the location
The Planning Commission directed questions to the applicant.

Staff Recommendation starts at 2:33:17: Lead Planner Byron Toy stated that staff recommends approval of this application.

Motion starts at 2:35:51:

On motion by Commissioner Straws, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-028:**

Carson	Chairman
Straws	Aye
Ward	Aye

Armstrong Aye
Beth Aye
Ernst Aye
Jones Aye
Easterwood Aye
Mohler Aye
Miller Aye
Schwartz Not Present
Motion to APPROVE passed:9 to 0
Subject to:

1. 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 per lot payable to the Unified Treasurer.
2. 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. Utility easements shall connect with easements established in adjoining properties;
4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
5. Any development on the newly created lots must abide by all R-1 standards; 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.

Hearing starts at 2:36:37:

PR2025-028 - MICHAEL RHODES

Synopsis: Preliminary Development Plan for a grocery store with three (3) fuel dispensers at 10702 Donahoo Road. Detailed Outline of Requested Action: The applicant, Michael Rhodes, is requesting a Preliminary Plan Review for a 25,625 square foot grocery store, fueling station and three (3) gas pumps at 10702 Donahoo Road.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson stated that he has received several calls from opponents of this project.

Present in Support:

- Michael Rhodes, Applicant, 10800 Donahoo Road, Kansas City, Kansas 66109

The Commission directed their question to the applicant.

Present in Opposition:

- Dave and Kathy Smythe, 4132 North 107th Street, Kansas City, Kansas 66109
- Anthony Lesley, 4040 North 108th Street, Kansas City, Kansas 66109

- Erica Wall, 10705 Wagon Trail Court, Kansas City, Kansas 66109
- Angela Cunningham, 4003 North 107th Terrace, Kansas City, Kansas 66109
- Paul Aller, 4004 North 108th Terrace, Kansas City, Kansas 66109
- Phil Wiser, 4012 North 108th Street, Kansas City, Kansas 66109
- Tony Burkes, 4066 North 7th Terrace, Kansas City, Kansas 66109
- Hanna Lang, 3941 North 108th Court, Kansas City, Kansas 66109
- Artrell Harris, 4072 North 107th Terrace, Kansas City, Kansas 66109
- Becky Aller, 4004 North 108th Terrace, Kansas City, Kansas 66109
- Cynthia Sheppard, 3929 North 108th Court, Kansas City, Kansas 66109
- Jerry Pence, 4022 North 108th Terrace, Kansas City, Kansas 66109

Staff Recommendation starts at 3:38:14: Lead Planner Byron Toy stated that to address drainage, storm water will flow from the north into a retention basin on the southeast of the property. Truck traffic signs are on that road, but still do allow trucks to come in and make deliveries to businesses along them. If the applicant wanted to add four (4) more gas pumps, they would have to apply for a Change of Zone. Currently three (3) gas pumps are allowed by right in C-1 Limited Business District zoning. Lights on this property need to be shining down and cannot exceed one (1) footcandle at the property line. If approved, this project will come back to the Planning Commission at a later date as a Final Plan Review.

The Commission directed their questions to Toy.

Motion starts at 3:51:15:

On motion by Commissioner Straws, seconded by Commissioner Beth, the Planning Commission voted as follows to recommend **DENIAL of PR2025-028:**

Carson	Chairman
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Miller	No
Easterwood	Not Present
Schwartz	Not Present

Motion to recommend DENIAL passed:7 to 1

There being no further business, the meeting adjourned at 10:14 PM.