



Unified Government of Wyandotte County and Kansas City, Kansas

City 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, January 12, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

**3.1 CONSIDERATION OF THE DECEMBER 8, 2025 CITY PLANNING
COMMISSION MINUTES.**

3.2 Special Use Permit Application(s)

3.2.1 SP2025-083 - SANTOS ORNELAS

Synopsis: Special Use Permit (Renewal of SP2023-064, expires 1/25/2026) for an event venue with live entertainment and liquor sales at 5235 State Avenue.

Tracking #: 211481

3.3 Subdivision Application

3.3.1 PLAT2025-037 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 3205, 3217, 3225, 3239, and 3251 North 103rd Place.

Tracking #: 211473

3.3.2 PLAT2025-038 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 3234, 3244, and 3252 North 103rd Place.

Tracking #: 211474

3.3.3 PLAT2025-039 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 10320, 10328, and 10336 Farrow Avenue.

Tracking #: 211475

3.4 Plan Review Application(s)

3.4.1 PR2025-036 - KATRINA GERBER WITH EDEN VILLAGE

Synopsis: Final Plan Review for a 30-unit mobile home community for the unhoused (Eden Village) at 1300 North 59th Street.

Tracking #: 211476

3.4.2 PR2025-037 - BRITNI ANDREASSEN

Synopsis: Final Plan Review for a Casey's convenience store with fuel sales at 9338 State Avenue.

Tracking #: 211478

4 NON-CONSENT AGENDA

4.1 Special Use Permit Application(s)

4.1.1 SP2025-079 - MICHELLE BRANSCUM

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4313 Booth Street.

Tracking #: 211479

4.1.2 SP2025-080 - ROMELIA SOTO

Synopsis: Special Use Permit for Temporary Use of Land for a shipping container on a residential property at 1129 North 36th Street.

Tracking #: 211480

4.1.3 SP2025-082 - JAIME GARCIA

Synopsis: Special Use Permit for automobile sales at 1809 North 7th Street.

This item was sent back to the City Planning Commission from the Board of Commissioners meeting on January 8, 2026.

Tracking #: 211300

4.1.4 SP2025-084 - JOE AND VERONICA QUINN

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 320 North 14th Street.

Tracking #: 211482

4.1.5 SP2025-085 - SEAN AND HEATHER THOMPSON WITH CLOUD NINE STAYS LLC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1825 North 86th Street.

Tracking #: 211483

4.1.6 SP2025-086 - JEFFREY STEINBERG WITH APEX TECHNICAL INSTITUTE

Synopsis: Special Use Permit for a commercial truck driving school at 6801 State Avenue.

Tracking #: 211484

4.1.7 SP2025-089 - RAJIV CHHABRA

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4508 Rainbow Boulevard.

Tracking #: 211487

4.1.8 SP2025-091 - SANDRA KNIGHT WITH WINE TIME KC

Synopsis: Special Use Permit for a liquor store at 7543 State Avenue.

Tracking #: 211489

4.1.9 SP2025-092 - NDIDI OBIEFUNA WITH GRACE HOME CARE AT PIPER INC

Synopsis: Special Use Permit for a group senior living home at 2815 North 115th Street.

Tracking #: 211490

4.1.10 SP2025-093 - DOTTIE BRADLEY

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4200 Adams Street.

Tracking #: 211491

4.1.11 SP2025-095 - STEPHANIE PRIDDY

Synopsis: Special Use Permit for keeping two (2) goats at 6332 Parkview Avenue.

Tracking #: 211494

4.2 Vacation Application(s)

4.2.1 VAC2025-004 - DAVID HILL WITH DH4 LEGENDS LLC

Synopsis: Vacation of utility easements for a commercial building at 9700 State Avenue.

Tracking #: 211495

5 REPORTS

5.1 RESOLUTION FOR CHANGE IN SHORT-TERM RENTAL POLICY DURING DESIGNATED SPECIAL EVENTS.

Synopsis: A resolution acknowledging the creation of an alternative short-term rental regulatory scheme outside of the Zoning Code for special events as designated by the County Administrator.

Tracking #: 2120

6 Adjourn

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.

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