

Unified Government of Wyandotte County and Kansas City, Kansas



**Planning & Zoning / Board of Commissioners**  
Commission Chambers  
701 N. 7th Street Trafficway, Kansas City, KS 66101

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**Mayor Tyrone Garner**

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs  
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns  
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill  
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez  
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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**ACTION AGENDA**  
**Thursday, December 5, 2024**  
**7:10 -11:58 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** Burns, Ramirez, Hill, Lopez, Stites, Davis, Bynum, Burroughs, Townsend, Garner.  
**Absent:** Kane

**3. INVOCATION**

**4. PLEDGE OF ALLEGIANCE**

**5. REVISIONS TO DECEMBER 5, 2024 AGENDA**

**6. MAYOR'S AGENDA**

**6.1 PRESENTATION: DOTTE PROUD RECOGNITION**

Synopsis: Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. Commissioner Hill will recognize the following: Evelyn McKinney, Director of Sue's Safe Haven transitional living.

*For Information Only*

Tracking #: 21609

**Presentation completed.**

**6.2 PRESENTATION: GINGERBREAD CONTEST WINNER**

Synopsis: The annual Gingerbread Contest takes place every year in conjunction with the Mayor's Christmas Tree Lighting Festival. This year, 14 Unified Government departments competed for the coveted Gingerbread trophy. Thanks to all who participated. This year the winning department was our Legal Department. The mayor will honor the winners of this year's contest.

*For information only*

Tracking #: 21617

**Presentation completed.**

**6.3 PRESENTATION: MAYOR'S YOUTH COUNCIL**

Synopsis: Dr. Diana Clemens, Jerome Bobbitt and Monica Portley, of Future Leaders Outreach Network (FLON), will be joined by members of the Mayor's Youth Council: Chau Tran, Torrance Portley, Makayla Clark, Caleb Harris. and Anjel Robinson to share an update.

*For information only*

Tracking #: 21612

**PowerPoint presentation completed.**

**6.4 RESOLUTION: NAMING BASKETBALL COURT AT JERSEY CREEK PARK TO BRODERICK CRAWFORD COMMUNITY COURT**

Synopsis: Resolution renaming the renovated basketball courts at 750 Walker Avenue to the Broderick Crawford Community Court.

Tracking #: 21618

**Motion to rename to Broderick Crawford Basketball Court: Bynum**

**Second: Ramirez**

**Approved 9/0**

**R-80-24 Adopted**

6.5 **REQUEST: HONORARY STREET NAME TO HONOR BRODERICK CRAWFORD**

Synopsis: A memorandum of request pursuant for honorary signs, to establish an honorary street name sign(s) for a portion of Walker Avenue from 7th Street to 8th Street, a distance of one block.

Tracking #: 21619

**Motion to rename to Broderick Crawford Lane: Bynum**

**Second: Davis**

**Approved 9/0**

**Recess at 7:55 PM**

**Reconvene at 8:03 PM**

6.6 **PRESENTATION: QUINDARO RUINS**

Synopsis: Chief Judge of Kansas Court of Appeals, Karen Arnold-Burger will share information on the Quindaro Ruins, with a short film from Mark Meisenheimer. The short film can be accessed at:

<https://youtu.be/qrS5hTVvUUA?si=yCIIJQpPpPkV-9C1>

*For information only*

Tracking #: 21613

**Presentations complete.**

7. **CLERK’S-STATEMENT**

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any “set-asides” on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

8. **PLANNING AND ZONING CONSENT AGENDA**

A. **Change of Zone Application(s)**

8.A1 **COZ2024-025 - STAN RICHARDS WITH RAMAR LAND CORPORATION**

Synopsis: Change of Zone from A-G Agriculture and MP-2 Planned General Industrial Districts to MP-2 Planned General Industrial District for a parking lot for an existing truck terminal at 9711 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21593

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

8.A2 **COZ2024-026 - AUSTIN THOMPSON**

Synopsis: Change of Zone from R-1(B) Single Family District to RP-5 Planned

Apartment District to convert a school building into apartments at 313 North 10<sup>th</sup> Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21596

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**8.A3 COZ2024-029 - REID KHALIL**

Synopsis: Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District for a used automotive sales lot with light repair at 7521 Nebraska Avenue, RECOMMENDED FOR DENIAL BY A VOTE OF 5 TO 0.

Tracking #: 21597

**Motion to approve denial: Ramirez**

**Second: Stites**

**Approved 9/0**

**8.A4 COZ2024-030 - ALICIA TOMLIN**

Synopsis: Change of Zone from C-1 Limited Business and R-1 Single Family Districts to CP-1 Planned Limited Business District for a drive-through restaurant at 7957 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21599

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**B. Special Use Permit Application(s)**

**8.B1 SP2024-085 - ERICK MEDINA**

Synopsis: Special Use Permit for used automobile sales at 49 South 7<sup>th</sup> Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR 2 YEARS.

Tracking #: 21602

**Motion to approve for 2 years: Bynum**

**Second: Stites**

**Approved 9/0**

**8.B2 SP2024-090 - WINGFU AARON LAU**

Synopsis: Special Use Permit for a Short-Term Rental at 4110 South Minnie Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 to 0 for 1 year.

Tracking #: 21586

**Motion to approve for 1 year: Bynum**

**Second: Stites**

**Approved 9/0**

**8.B3 SP2024-091 - DAVID DICKEY WITH DICKEY LLC**

Synopsis: Special Use Permit for a Short-Term Rental at 4516 Eaton Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR 1 YEAR.

Tracking #: 21603

**Motion to approve for 1 year: Ramirez**

**Second: Stites**

**Approved 9/0**

**8.B4 SP2024-092 - KATRINA BADOWSKI**

Synopsis: Special Use Permit for a Short-Term Rental at 2918 West 46th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 to 0 for 1 year.

Tracking #: 21588

**Motion to approve for 1 year: Bynum**

**Second: Stites**

**Approved 9/0**

**8.B5 SP2024-093 KARISSA HALLMAN**

Synopsis: Special Use Permit for a Short-Term Rental at 7146 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 to 0 for 1 year.

Tracking #: 21589

**Motion to approve for 1 year: Bynum**

**Second: Stites**

**Approved 9/0**

**8.B6 SP2024-094 TAMARA MCCONNELL WITH BREATHE BEVERAGE**

Synopsis: Special Use Permit for a drinking establishment with events at 2724 North 13th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 to 0 for 2 years.

Tracking #: 21590

**Motion to send back to planning commission to allow applicant to meet with neighborhood groups: Townsend**

**Second: Davis**

**Approved 8/1 (Burns voting no)**

**8.B7 SP2024-096 REID KHALIL**

Synopsis: Special Use Permit for a used automotive sales lot with light repair at 7521 Nebraska, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 to 0 for 2 years.

Tracking #: 21591

**Motion to approve: Bynum**  
**Second: Davis**  
**Approved 9/0**

**C. Plan Review Application(s)**

**8.C1 PR2024-032 MARK HENRICHS WITH CONTINENTAL CONSULTING ENGINEERS**

Synopsis: Preliminary Development Plan (PR2024-032) for a new hotel at 1709 North 98th Street.

Tracking #: 21592

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**

**D. Miscellaneous**

**8.D1 AN ORDINANCE rezoning property at 4116 Strong Avenue (COZ2024-027) from R-1(B) Single Family District to CP-O Planned Non-Retail Business District, RECOMMENDED FOR APPROVAL.**

Tracking #: 21567

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 134 -24 Approved**

**8.D2 AN ORDINANCE rezoning property at 2404 South 51<sup>st</sup> Street (COZ2023-028) from CP-1 Planned Limited Business District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL**

Tracking #: 21568

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 135 -24 Approved**

**8.D3 AN ORDINANCE authorizing a Special Use Permit (SP2024-018) for operation of an event center with live entertainment at 711, 713, and 715 Osage Avenue, RECOMMENDED FOR APPROVAL**

Tracking #: 21585

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 136 -24 Approved**

- 8.D4 AN ORDINANCE authorizing a Special Use Permit (SP2024-040) for a non-owner-occupied Short-Term Rental at 2100 North 70<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21569  
**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 137 -24 Approved**
- 8.D5 AN ORDINANCE authorizing a Special Use Permit (SP2024-047) for the operation of an event center with live entertainment at 6000 Leavenworth Road, Suite N, RECOMMENDED FOR APPROVAL.  
Tracking #: 21570  
**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 138 -24 Approved**
- 8.D6 AN ORDINANCE authorizing a Special Use Permit (SP2024-059) for a car dealership with automotive repair, auto detailing, and auto stereo installation at 1830 Quindaro Boulevard, RECOMMENDED FOR APPROVAL.  
Tracking #: 21566  
**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 139 -24 Approved**
- 8.D7 AN ORDINANCE authorizing a Special Use Permit (SP2024-062) for a Short-Term Rental at 10000 Hollingsworth Road, RECOMMENDED FOR APPROVAL  
Tracking #: 21571  
**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 140 -24 Approved**
- 8.D8 AN ORDINANCE authorizing a Special Use Permit (SP2024-068) for operation of a before and after school daycare for school attendees at 4420 North 107<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21572  
**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 141 -24 Approved**
- 8.D9 AN ORDINANCE authorizing a Special Use Permit (SP2024-069) for operation of a before and after school daycare for school attendees at 4410 North 107<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.  
Tracking #: 21573  
**Motion to approve: Bynum**

**Second: Stites**  
**Approved 9/0**  
**O- 142 -24 Approved**

8.D10 AN ORDINANCE authorizing a Special Use Permit (SP2024-073) for continuation of a Short-Term Rental at 625 Northrup Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21574

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 143 -24 Approved**

8.D11 AN ORDINANCE authorizing a Special Use Permit (SP2024-075) for continuation of a Short-Term Rental at 4436 Cambridge Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21575

**Motion to approve: Bynum**  
**Second: Stites**  
**Approved 9/0**  
**O- 144 -24 Approved**

8.D12 AN ORDINANCE authorizing a Special Use Permit (SP2024-076) for continuation of a Short-Term Rental at 2822 West 43rd Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21576

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 145 -24 Approved**

8.D13 AN ORDINANCE authorizing a Special Use Permit (SP2024-077) for a Short-Term Rental at 819 Southwest Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 21577

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 146 -24 Approved**

8.D14 AN ORDINANCE authorizing a Special Use Permit (SP2024-078) for continuation of a Short-Term Rental at 4206 Mission Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21578

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 147 -24 Approved**

8.D15 AN ORDINANCE authorizing a Special Use Permit (SP2024-086) for a drinking establishment with live entertainment at 612 North 5th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21579

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 148 -24 Approved**

8.D16 AN ORDINANCE vacating property (A-2018-7) at 813 Barnett Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21580

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 149 -24 Approved**

8.D17 AN ORDINANCE vacating property (U/E-2019-4) at 11330 Webster Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21581

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 150 -24 Approved**

8.D18 AN ORDINANCE vacating property (U/E 2019-14) at 5125 and 5205 North 130th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21582

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 151 -24 Approved**

8.D19 AN ORDINANCE vacating property (U/E-2020-007) at 2600 North 44th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21583

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 152 -24 Approved**

8.D20 AN ORDINANCE vacating property (VAC2024-008) at 1621 North 25th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21584

**Motion to approve: Bynum**

**Second: Stites**

**Approved 9/0**

**O- 153 -24 Approved**

## 9. PLANNING AND ZONING NON-CONSENT AGENDA

### A. Special Use Permit Application(s)

9.A1 SP2024-082 - CESAR VILLALVA

Synopsis: Special Use Permit for a Short-Term Rental at 2801 South 9th Street, SENT

FORWARD WITH NO RECOMMENDATION.

Tracking #: 21600

**Motion to deny application: Stites**

**Second: Ramirez**

**Approved 9/0**

## **10. REGULAR CONSENT AGENDA**

### **10.1 ORDINANCE: ETHICS CODE AMENDMENTS**

Synopsis: An ordinance amendment to certain sections of the Ethics Code of the Unified Government of Wyandotte County/Kansas City, Kansas; and repealing such original sections.

Tracking #: 21614

**Motion to table pending presentation from Ethic Commission: Lopez**

**Second: Burns**

**Approved 9/0**

### **10.2 RESOLUTION: KANSAS CITY KANSAS POLICE DEPARTMENT VICTIM SERVICES FISCAL YEAR 2025 VIOLENCE AGAINST WOMEN'S ACT GRANT**

Synopsis: Adoption of a resolution to submit an application for Victim Services FY25 VAWA grant. 25% match comprised of already existing budgets.

*On November 18, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21443

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**R-81-24 adopted.**

**10.3 RESOLUTION: APPROVAL OF REGION L 2024 HAZARD MITIGATION PLAN**

Synopsis: Adoption of a resolution approving proposed Region L 2019 Hazard Mitigation Plan.

Documents can be accessed at the link below.

[Plans – Unified Government of Wyandotte County and Kansas City](#)

*On November 18, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21538

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**R-82-24 adopted.**

**10.4 RESOLUTION: APPROVING REVISIONS TO COUNTY EMERGENCY OPERATIONS PLAN**

Synopsis: Adoption of a resolution approving the proposed revisions to the County Emergency Operations Plan (CEOP). Documents can be accessed at the link below.

[Plans – Unified Government of Wyandotte County and Kansas City](#)

*On November 18, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21415

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**R-83-24 adopted.**

**10.5 PLAT: EICHOFF LOTS OF AMOURDALE**

Synopsis: Plat of Eichoff Lots of Amourdale plat, located at Osage and Pyle Streets, and being developed by Terri Eichoff.

Tracking #: 21610

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**10.6 PLAT: WHITCRAFT ESTATES**

Synopsis: Plat of Whitcraft Estates, located at N 86th Street and Riverview Avenue, and being developed by David Whitcroft.

Tracking #: 21611

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**10.7 APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Advisory Commission on Human Relations and Disability**

**Issues:** Appointment of Christina VanCleave - Term 12/5/24 to 12/15/25, submitted by Commissioner Stites.

Tracking #: 21615

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**10.8 MINUTES**

Synopsis: Minutes from the Planning & Zoning and Regular Session meeting on April 27, 2023.

Tracking #: MINUTES

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**10.9 WEEKLY BUSINESS**

Synopsis: Weekly business materials dated November 7, 14, and 21, 2024.

Tracking #: WEEKLY BUSINESS

**Motion to approve: Bynum**

**Second: Ramirez**

**Approved 9/0**

**11. PUBLIC HEARING AGENDA**

**12. STANDING COMMITTEES' AGENDA**

### 13. ADMINISTRATOR'S AGENDA

#### 13.1 RESOLUTION: 2025 STATE LEGISLATIVE PROGRAM

Synopsis: Resolution adopting the 2025 State Legislative Program.

Tracking #: 21537

**Motion to approve: Burroughs**

**Second: Burns**

**Approved 9/0**

**R-84-24 adopted.**

#### 13.2 ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS (EXOVYST CATALYST TECHNOLOGIES, LLC PROJECT)

Synopsis: An ordinance authorizing the issuance of taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies, LLC Project), Series 2024B in a principal amount not to exceed \$5,822,074.

*Previously, the Board of Commissioners approved Ordinance No. O-158-23 on 12/7/2023 authorizing the issuance of taxable Industrial Revenue Bonds.*

Tracking #: 21604

**Motion to approve: Bynum**

**Second: Burns**

**Approved 9/0**

**O-154-24 approved.**

### 14. COMMISSIONERS' AGENDA

#### 15. ADJOURN

**Motion to adjourn: Bynum**

**Second: Lopez**

**Approved 9/0**

**The meeting adjourned at 11:58 PM.**

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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.

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