

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, Trent Foglesong, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, April 13, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE MARCH 9TH, 2026 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2026-005 - LAJOYCE CALLOWAY

Synopsis: Special Use Permit (Renewal of SP2016-056, expires August 25, 2026) for a childcare center at 3440 North 99th Street.

Tracking #: 21298

3.2.B SP2026-006 - LAJOYCE CALLOWAY

Synopsis: Special Use Permit (Renewal of SP2024-065, expires January 23, 2027) for a childcare center at 3424 North 99th Street.

Tracking #: 21299

3.2.C SP2026-010 - ANDREW BASELICA

Synopsis: Special Use Permit (Renewal of SP2024-074, expires April 10, 2026) for a Non-Owner Occupied Short-Term Rental at 111 South 16th Street.

Tracking #: 21303

3.2.D SP2026-011 - ANDREW BESELICA

Synopsis: Special Use Permit (Renewal of SP2024-035, expires September 12, 2026) for a Non-Owner Occupied Short-Term Rental at 2504 West 47th Avenue.
Tracking #: 21304

3.2.E SP2026-012 - BRIAN GLASSER WITH AKCO INVESTMENTS LLC

Synopsis: Special Use Permit (Renewal of SP2025-015, expires June 19, 2026) for a Non-Owner Occupied Short-Term Rental at 616 Elizabeth Avenue.
Tracking #: 21306

3.3 Subdivision Application

3.3.A PLAT2026-010 - JACK GINGRICH WITH THE COLONY AT CANAAN LAKE HOMES ASSOCIATION INC

Synopsis: Final Plat to create one (1) lot at 12500 Hollingsworth Road.
Tracking #: 21293

3.3.B PLAT2026-013 - STEPHAN STECKEL WITH HUT 8 KANSAS DC CORP

Synopsis: Final Plat to replat one (1) industrial lot at 9870 Leavenworth Road.
Tracking #: 21296

3.3.C PLAT2026-014 - WENDY GREEN WITH THE UNIFIED GOVERNMENT OF WYCOKCK

Synopsis: Final Plat to plat three (3) industrial lots at 3601 North 12th Street.
Tracking #: 21297

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2025-031 - JASON MACKERPRANG

Synopsis: Change of Zone from A-G (WYCO) Agriculture District to R Rural Residential and R-1 Single Family Districts for the construction of single-family homes at 2406 North 131st Street (in conjunction with PLAT2025-041).
Tracking #: 2150

4.1.B COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two-Family District for a duplex at 403 Barnett Avenue.

Note: This application was remanded back from the March 26, 2026 Board of Commissioners meeting.

Tracking #: 2152

4.1.C COZ2026-003 - CRIS POWELL

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family Residential District to build a single-family home at 9830 Hollingsworth Road (in conjunction with PLAT2026-012).

Tracking #: 21287

4.1.D COZ2026-004 - MATTHEW DANNER WITH AMD PARTNERS LLC

Synopsis: Change of Zone from A-G Agriculture District to RP-5 Apartment Planned District for a senior multi-family development at 9400 State Avenue (in conjunction with MPL2026-002).

Tracking #: 21288

4.2 Special Use Permit Application(s)

4.2.A SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC

Synopsis: Special Use Permit for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with PR2025-039).

Tracking #: 21187

4.2.B SP2026-007 - TARYN GLIDEWELL

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2914 West 44th Avenue.

Tracking #: 21300

4.2.C SP2026-008 - LEE AND JAMIE ROSTERMAN WITH BLESSING ABUNDANT LLC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4407 Springfield Street.

Tracking #: 21301

4.2.D SP2026-014 - SYL BARNETT

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2049 North 75th Street.

Tracking #: 21305

4.2.E SP2026-016 - GRIER BRYANT

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1919 Federal Avenue.

Tracking #: 21309

4.2.F SP2026-017 - KAMERON GREEN WITH WITH LOVE EVENT SPACE

Synopsis: Special Use Permit for an event space with live entertainment at 1813 Village West Parkway.

Tracking #: 21308

4.3 Vacation Application(s)

4.3.A VAC2026-001 - TGC KANSAS CITY LLC

Synopsis: Vacation of a utility easement at 1709 North 98th Street.

Tracking #: 21289

4.3.B VAC2026-002 - JAKE YOUNG

Synopsis: Vacation of an alleyway and right-of-way at 938 South 26th Street.

Tracking #: 21290

4.3.C VAC2026-003 - EARL FREEMAN WITH RIVER PARK PROPERTIES

Synopsis: Vacation of a utility easement at 12907 and 12919 Hubbard Road.

Tracking #: 21291

4.4 Subdivision Application

4.4.A PLAT2025-041 - JASON MACKERPRANG

Synopsis: Preliminary Plat to plat five (5) lots at 2406 North 131st Street (in conjunction with COZ2025-031).

Tracking #: 2154

4.4.B PLAT2026-012 - CRIS POWELL

Synopsis: Final Plat to plat one (1) lot at 9830 Hollingsworth Road (in conjunction with COZ2026-003).

Tracking #: 21295

4.5 Plan Review Application(s)

4.5.A PR2025-039 - EASTSIDE STORAGE LLC

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with SP2025-094).

Tracking #: 211493

4.6 Master Plan Amendment(s)

4.6.A MPL2026-002 - MATTHEW DANNER WITH AMD PARTNERS LLC

Synopsis: Master Plan Amendment from Commercial (Prairie Delaware Piper Area Plan) to High Density Residential (PlanKCK Comprehensive Plan) for a senior multifamily development at 9400 State Avenue (in conjunction with COZ2026-004).

Tracking #: 21292

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state

their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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