

**CITY PLANNING COMMISSION
FEBRUARY 9, 2026
MINUTES**

The City Planning Commission met in regular session on Monday, February 9, 2026, at 6:30 p.m., (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, out at 9:05 PM), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom), Jim Ernst (Zoom), Mark Mohler (Zoom), and Aaron Ward (Zoom). (Absent: Schwartz, Straws, Miller).

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), Mari Mongil, Administrative Coordinator (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.

I would like to note that there has been an amendment to the agenda this evening. COZ2025-031 and PLAT2025-041 – JASON MACKERPRANG will be held over until the March 9, 2026 City Planning Commission meeting at the applicants request after consulting with staff. COZ2025-031 and PLAT2025-041 will be heard next month at the City Planning Commission on March 9, 2026.

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, **February 26, 2026**. For Final Plats and Final Plan Reviews
February 9, 2026

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. 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.

7. 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.

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 will be heard at the beginning of the meeting at 5:30 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
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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, February 26, 2026, at 5:30 p.m.**

Hearing starts at 6:25:

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

CONSIDERATION OF THE JANUARY 12, 2026 CITY PLANNING COMMISSION MINUTES.

SP2025-088 - SELENA UMANA

Synopsis: Special Use Permit (Renewal of SP2024-047, expired 12/19/2025) for an event space with live entertainment at 6000 Leavenworth Road. Detailed Outline of Requested Action: The applicant, Selena Umana with The Red Circle LLC, is requesting a Special Use Permit (Renewal) to continue operating an event space with live entertainment at 6000 Leavenworth Road.

SP2025-096 - TIFFANY CLARK

Synopsis: Special Use Permit (Renewal of SP2025-006, expired January 17, 2026) for a Non-Owner Occupied Short-Term Rental at 1127 Southwest Boulevard. Detailed Outline of Requested Action: The applicant, Tiffany Clark dba Rosedale Roadhouse LLC, is requesting the renewal of the Special Use Permit to continue operating a short-term rental at 1127 Southwest Boulevard. This is not the owner's primary residence.

PLAT2025-036 - TYE ZEHNER

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 11319 Parallel Parkway (in conjunction with PR2025-038).

AND

PR2025-038 - TYE ZEHNER

Synopsis: Final Plan Review for a self-storage facility at 11319 Parallel Parkway (in conjunction with PLAT2025-036). Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Final Development and Preliminary Plat to plat one (1) commercial lot to Commercial to build two (2) self-storage buildings totaling 118,489 square feet on 3.07 acres at 11319 Parallel Parkway.

PLAT2025-040 - DOUG CLEMENTS

Synopsis: Final Plat to plat one (1) lot for a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PR2025-040).

AND

PR2025-040 - DOUG CLEMENTS

Synopsis: Final Plan Review for construction of a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PLAT2025-040).

Detailed Outline of Requested Action: The applicant, Doug Clements with USD 500

Kansas City Kansas Public Schools, is requesting a Final Development Plan and Final Plat to create one (1) lot and to build an 85,030 square foot building, Central Middle School at 55 North 12th Street.

PLAT2025-045 - ALBERTO GONZALEZ

Synopsis: Final Plat to replat two (2) single-family residential lots at 2653 and 2659 South 28th Street.). Detailed Outline of Requested Action: The applicant, Alberto Madrigal Gonzalez, represented by Krystal Voth with Atlas Land Consulting is requesting a Final Plat to replat two (2) single-family residential lots (Madrigal Acres) on 0.51 acres at 2653 and 2659 South 28th Street.

PLAT2025-043 - TYE ZEHNER

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PR2025-042).

AND

PR2025-042 - TYE ZEHNER

Synopsis: Final Plan Review for construction of a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-043). Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Final Development and Preliminary Plat to plat one (1) commercial lot to build five (5) self-storage buildings totaling 50,605 square feet on 4.13 acres at 2712 and 2740 North 103 Terrace.

PR2025-044 - KEITH DAVIS

Synopsis: Final Plan Review for a building addition and roof expansion for a fiberglass manufacturing facility, Owens Corning, at 300 Sunshine Road. Detailed Outline of Requested Action: The applicant, Keith Davis with Owens Corning Insulated Systems LLC, is requesting a Final Review to build 21,229 square foot addition and roof expansion for the manufacturing and processing at Owens Corning located at 300 Sunshine Road.

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? No one responded in the affirmative.

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 areas in question;
3. The City's currently adopted Master Plan for the areas in question;
4. The staff report and attachments dated February 9, 2026;
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. No one responded in the affirmative.

Motion starts at 10:38:

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

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | Aye |
| Beth | Aye |
| Ernst | Aye |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Not present |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

SP2025-088:

- 1. Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property;**
- 2. Alcohol must not be provided on the subject property until the event space has proper licensure. Any third party vendors must also have proper licensure;**
- 3. At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a third party;**
- 4. All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit;**
- 5. A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle;**
- 6. All third party vendors must be licensed in Wyandotte County;**
- 7. The provided security plan must be maintained throughout the duration of this Special Use Permit;**
- 8. The provided parking plan must be maintained throughout the duration of this Special Use Permit;**
- 9. All entertainment must cease by at least 1:00AM;**
- 10. Doors and windows must stay closed during any entertainment performance;**
- 11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
- 12. 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;

13. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
14. 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 Inspections 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. 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;
17. 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;
18. 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;
19. 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 C&R of the plat or subdivision within which the subject property is located;

20. 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;
21. 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,
22. 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.

SP2025-096:

1. Maximum number of guests shall be five (5);
2. All parking must be off-street, maximum number of vehicles is two (2). 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 Inspections 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.

PLAT2025-036 AND PR2025-038:

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. Build an 8-foot sidewalk along the south side of Parallel Parkway in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property;
3. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.;
4. Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;
5. Downspouts shall be not be visible from Parallel Parkway and placed on the rear of the larger storage building, which is internal to the development;
6. 33 site trees are required to be planted;
7. 12 street trees are required to be planted along Parallel Parkway;
8. All parking lots must have trees installed them;
9. All landscaping shall be installed with an in-ground irrigation system;
10. Review the sign code to ensure that variances are not required for any proposed signage;
11. 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

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. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customers must take into account 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) feet of spacing between each tree taking into account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
13. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
14. 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 Inspections 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
17. 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;
18. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger 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;
19. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;
 20. For the Final Development Plan: 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.

PLAT2025-040 PR2025-040:

1. For the building permit drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;
 2. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school;
- When the mylars are submitted to Staff to be recorded, submit the following fee:
- a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer;
3. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured or perforated panels does not meet this standard;
 4. Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
 5. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
 6. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above

- the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply. The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development;
7. Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
 8. 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.
 - a. Pole and pylon signs are prohibited in the Sign Ordinance;
 9. All landscaping shall be irrigated;
 10. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
 11. 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);
 12. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
 13. Regarding BPU transformer screening, the following applies:
 - Gate doors are required for all types of screening that are placed in front of the transformers.
 - Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - Customers must take into account 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) feet of spacing between each tree taking into account the growth of saplings).
 - Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
 14. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;

- If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
15. 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 Inspections 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;
 16. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 17. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 18. 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; Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger 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 Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
 19. 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; and,
 20. In the event the 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 the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such 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. Whenever 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.

PLAT2025-045:

1. The minimum lot size for R-1 Single Family District is 7,500 square feet;
2. 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;
3. 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;
4. Utility easements shall connect with easements established in adjoining properties;
5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
6. Any development on the newly created lots must abide by all R-1 standards; and,
7. 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.

PLAT2025-043 AND PR2025-042:

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. Build a 8-foot sidewalk along the west side of North 103rd Terrace in connection to the south sidewalk from Georgia Street in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property;
3. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
4. Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;
5. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the

façade. This can be achieved through combinations of at least three (3) of the following techniques:

- a. Divisions or breaks in materials;
 - b. Building offsets (projections, recesses, niches);
 - c. Window bays;
 - d. Separate entrances and entry treatment; or,
 - e. Variation in rooflines;
6. Section 27-576(d)(5) A single, large dominant building mass shall be avoided. Changes in mass should be related to entrances, the integral structure, and/or the organization of spaces and activities;
7. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
- a. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls.
 - b. Highly tinted glass or glass tinted in unnatural colors should be avoided;
8. Section 27-576(e)(2) Exterior building materials shall not include the following:
- a. Split shakes, rough sawn, or board and batten wood;
 - b. Vinyl siding;
 - c. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - d. Field painted or prefinished corrugated metal siding;
 - e. Standard single-tee or double-tee concrete systems; or
 - f. EIFS at the ground level or comprising more than 15 percent of any façade. Additionally, metal paneling cannot exceed 15 percent of any façade.

Metal paneling systems may only account for 15 percent of any façade;

9. Downspouts shall be not be visible from North 103rd Terrace and placed on the facades internal to the development;
10. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 4.13 acres, 45 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
11. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
- a. One (1) tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage;
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;

- 12. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
- 13. All landscaping shall be with an in-ground irrigation system;**
- 14. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
- 15. 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. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open;**
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front;**
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat;**
 - e. Customers must take into account 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) feet of spacing between each tree taking into account the growth of saplings);**
 - f. Pad must have a minimum clearance of six (6) feet on each, 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;**
- 16. Review the sign code to ensure that variances are not required for any proposed signage;**
- 17. 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;**
- 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. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 21. 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;
 22. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger 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;
 23. In the event the 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 the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such 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. Whenever 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; and,
 24. 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.

PR2025-044:

1. Adhere to the Fairfax Drainage District comments;
2. The building addition shall match the existing building with regards to materiality and color;
3. Section 27-699(b)(6) Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials;

4. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
5. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
6. **Regarding BPU transformer screening, the following applies:**
 - **Gate doors are required for all types of screening that are placed in front of the transformers.**
 - **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
 - **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
 - **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
 - **Customers must take into account 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) feet of spacing between each tree taking into account the growth of saplings).**
 - **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
7. **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;**
8. **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;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
10. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly; and,**
11. **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.**

Commission will consider the Non-Consent Agenda.

Hearing starts at 12:06:

SP2025-094 - EASTSIDE STORAGE LLC

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

PR2025-039 - EASTSIDE STORAGE LLC

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with SP2025-094). *Detailed Outline of Requested Action:* The applicant, East Side Storage LLC, a subsidiary, and representative, Lauren Kaapcke, with Accelergen Energy LLC, is requesting a Special Use Permit and Preliminary Development Plan for a battery storage facility on 37.00 acres at 8900 Metropolitan Avenue.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Beth stated that he has had several contacts. Commissioner Ernst stated he has spoken to 6th District Commissioner Lopez.

Present in Support:

- Josh Skogan, Applicant Representative, Accelergen Energy 1436 Rocky Point Road, Nisswa, Minnesota 56468
- Jim Server, 1434 South 88th Street, Kansas City, Kansas 66111
- Wade Kiefer, 12518 South Clinton Street, Kansas 66061
- Emily Wolfe, 4171 Eaton Street, Kansas City, Kansas 66103
- Greg Kindle, President of the Wyandotte Economic Development Council
- Scott Balog, 9736 Stateline Road, Leawood, Kansas 66206
- Ty Gorman, Senior Campaign Strategist for Sierra Club, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Jake Lowen, Executive Secretary Treasurer of Kansas State AFL-CIO

The Planning Commission directed questions to the Applicant Representative.

Present in Opposition:

- Kelly Hogan, 8919 Metropolitan Avenue, Kansas City, Kansas 66111
- Tracy Ramey, 8925 Metropolitan Avenue, Kansas City, Kansas 66111
- Kevin Fogerty, 900 South 89th Street, Kansas City, Kansas 66111
- Theresa Fogerty, 900 South 89th Street, Kansas City, Kansas 66111
- Beto Lugo Martinez, Director of Rise4EJ
- Virginia Hubble, 7935 Metropolitan Avenue, Kansas City, Kansas 66111
- Eva Garcia, 2539 South 45th Terrace, Kansas City, Kansas 66106

Staff Recommendation starts at 1:50:30: Lead Planner Byron Toy stated that staff proposes to add three (3) additional conditions to address public matters of concern. Listed as follows:

“35. Staff shall determine if this project has any effects on any critical habitat or endangered species with the Kansas Department of Wildlife and Parks and submit the report with the boundary and legal description of the property with

submittal of their Final Development Plan.

36. The applicant shall have another neighborhood meeting to continue open dialog with the residents.

37. Conditions 7, 17, 18, 19, 21, and 24 shall be completed and submitted with their Final Plan Review with requisite departments and agencies.”

Toy noted that the Special Use Permit and Preliminary Plan Review is the first step in the process, there are still many state and federal permits the applicants need to obtain, as well as coming back through the City Planning Commission for their Final Development Plan. The Special Use Permit can also be revoked if conditions of approval are not followed. The Special Use Permit is proposed to be approved for five (5) years, as construction on the project could potentially not begin until three (3) years from now.

The Planning Commission directed questions to Toy.

Motion starts at 2:03:20:

On motion by Commissioner Jones, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **HOLD OVER SP2025-094 and PR2025-039 until the March 9, 2026 City Planning Commission meeting to hold a community meeting including a UG staff member and complete an updated ecological survey through the Department of Wildlife & Parks:**

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | Aye |
| Beth | Aye |
| Ernst | No |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Aye |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to HOLD OVER passed: 6 to 1

Hearing starts at 2:07:39:

SP2025-099 - TYLER SHIRK

Synopsis: Special Use Permit for a Short-Term Rental in seven (7) two-bedroom apartments in Mission Manor at 2912, 4122, 4124, 4125, and 4127 South Thompson Street. Detailed Outline of Requested Action: The applicant, Tyler Shirk with BearBNB, LLC, is requesting a Special Use Permit to operate 7-two (2) bedroom, Non-Owner-Occupied apartment units for Short-Term Rental, 4124 – Unit 8, 4124 – Unit 9, 2912 – Unit 12, 4127 – Unit 14, 4125 – Unit 19, 4122 – Unit 22, 4127 – Unit 22. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on 4125 South Thompson Street, Kansas City, Kansas 66103.

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

Present in Support:

- Tyler Shirk, Applicant, 7140 Park Street, Shawnee, Kansas 66216

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:10:17: Lead Planner Byron Toy stated that four (4) guests will be allowed and two (2) parking spaces are required per unit. Staff recommends approval for one (1) year.

Motion starts at 2:10:47:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-099 for one (1) year:**

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | Aye |
| Beth | Aye |
| Ernst | Aye |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Aye |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

- 1. Maximum number of guests shall be 28 with all 7 apartment units being occupied, a maximum of four (4) guests per apartment unit;**
- 2. All parking must be off-street, maximum number of vehicles is 12 with all units being occupied at once and a maximum of two (2) vehicles per unit. 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 Inspections 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 one (1) year 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.

Hearing starts at 2:11:28:

PLAT2026-001 - RAJ BHATIA

Synopsis: Preliminary Plat to plat one (1) multifamily lot for 24 townhomes at 700 North 75th Street (in conjunction with PR2025-045).

PR2025-045 - RAJ BHATIA

Synopsis: Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street (in conjunction with PLAT2026-001). *Detailed Outline of Requested Action:* The applicant, Raj Bhatia with Vastu Capital LLC, has filed a Preliminary Development Plan and Preliminary Plat to plat one (1) multi-family lot to 24-unit townhomes on 2.37 acres. The complex consists of 7 buildings, including garages in each unit and a new street connecting to North 75th Street at 700 North 75th Street, Kansas City, Kansas 66112.

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

Present in Support:

- Alex Elliot, Applicant Representative, Atlas Land Consulting LLC
- Raj Bhatia, Applicant

The Planning Commission directed questions to the applicants.

Present in Opposition:

- James Crockett, 702 North 75th Street, Kansas City, Kansas 66112

➤ Nicholas Schmalz, 7526 Orient Avenue, Kansas City, Kansas 66112

Staff Recommendation starts at 2:32:09: Lead Planner Byron stated that there is an existing wood fence on the east and north side of the property, which should remaining after the construction of the development. If there is on-street parking on the west side of the street and the south side of the screen towards North 75th Street, the cars will face south and east, there shall be a six (6) foot fence, up to six (6) feet in height. It can be three (3) or four (4) feet, but it should screen headlights from the residences to the south. If there is on-street parking on the north and east side of the street, a fence does not need to be constructed because the cars will face west and north away from the single-family homes. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

Motion starts at 2:35:40:

On motion by Commissioner Jones, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PLAT2026-001:**

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | Aye |
| Beth | Aye |
| Ernst | Aye |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Aye |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to APPROVE passed: 7 to 0

Subject to:

- 1. Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval;**
- 2. For the Final Plat: 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;**
- 3. 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;**
- 4. Utility easements shall connect with easements established in adjoining properties;**
- 5. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
- 6. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in**

- subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;
7. The sidewalk that is currently under development process shall connect to North 75th Street;
 8. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
 9. Section 247-699(a)(1-6) Landscaping:
 - a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
 - b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
 - c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
 - d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.
 - e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers.
 - f. Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
 10. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;
 11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
 12. 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;
 13. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
 14. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an

- architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building
15. 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. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customers must take into account 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) feet of spacing between each tree taking into account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
 16. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 17. 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 Inspections 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;
 18. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 19. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the 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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger 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. Following the Final Plan: 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. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
24. 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.

[Motion starts at 2:36:32:](#)

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PR2025-045:**

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | Aye |
| Beth | Aye |
| Ernst | Aye |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Not present |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to recommend APPROVAL passed: 6 to 0

Subject to the above conditions.

Hearing starts at 2:37:50:

A RESOLUTION PLACING A MORATORIUM ON PENAL AND CORRECTIONAL INSTITUTIONS FOR TWO YEARS

Synopsis: A two-year moratorium on the reception and processing of special use permit applications for all penal or correctional institutions

Present in Support:

- Wendy Green, UG Deputy Chief Counsel
- Eva Garcia, 2539 South 45th Terrace, Kansas City, Kansas 66106
- Beto Lugo Martinez, Director of Rise4EJ
- Thomas Alonzo, 507 North Thompson, Kansas City, Kansas 66101
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:49:39: Lead Planner Byron Toy stated that this Resolution would pause filings for Special Use Permits for penal or correctional institutions. Currently, the Planning Department has not received any filings for a correctional facility.

Motion starts at 2:50:42:

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

| | |
|-------------------|--------------------|
| Carson | Chairman |
| Ward | No |
| Beth | Aye |
| Ernst | No |
| Jones | Aye |
| Mohler | Aye |
| Easterwood | Aye |
| Armstrong | Not present |
| Schwartz | Not present |
| Miller | Not present |
| Straws | Not present |

Motion to recommend APPROVAL passed: 4 to 2

There being no further business, the meeting adjourned at 9:23 p.m.