

CITY PLANNING COMMISSION
JANUARY 12, 2026
MINUTES

The City Planning Commission met in regular session on Monday, January 12, 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), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), and Aaron Ward (Commission Chamber). (Absent: Armstrong, Miller, Easterwood, Schwartz).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber), Mari Mongil, Administrative Coordinator (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Planning Commission Statement: "Welcome to the meeting of the City Planning Commission. Members are participating remotely by Zoom or in-person in the Commission Chamber. Mr. Jeff Carson is serving as Chairman this evening.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. For those members of the public attending the meeting virtually this evening, please use the "raise your hand" feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
3. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on wycokck.org.
4. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens which will review each zoning proposal. For all Change of Zones, Special Use Permits, Vacations, and Preliminary Plan Reviews on tonight's agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on Thursday, **January 29, 2026**. For Final Plats and Final Plan Reviews heard tonight, the Planning Commission's decision is final and there will not be another hearing.

The format for this evening's meeting is as follows:

1. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Commission may then address questions to the applicant.
3. Then, any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Next, those in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Commission.
6. 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 7:00 p.m.

Planning Commission will also have a consent agenda this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items.

This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff's recommendation. If you are in the Commission Chamber, please come to the microphone, state your name and address, and the item you want to remove from the Consent Agenda.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, January 29, 2026, at 7:00 p.m.**
January 12, 2026

Hearing starts at 5:36:

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

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

SP2025-083 - SANTOS ORNELAS

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

Detailed Outline of Requested Action: The applicant and operator, Santos Ornelas, is requesting a Special Use Permit to continue operating an event space with live entertainment at 5235 State Avenue.

PLAT2025-037 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 3205, 3217, 3225, 3239, and 3251 North 103rd Place. **Detailed Outline of Requested Action:** The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 31 - 35 to plat 22 lots between 3251 North 103rd Place, 3239 North 103rd Place, 3225 North 103rd Place, 3217 North 103rd Place, and 3205 North 103rd Place.

PLAT2025-038 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 3234, 3244, and 3252 North 103rd Place. **Detailed Outline of Requested Action:** The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 12 - 14 to plat 13 lots between 3252, 3244, and 3234 North 103rd Place.

PLAT2025-039 - GREG PRIEB III WITH CRYSTAL RIDGE LLC

Synopsis: Final Plat for the construction of townhomes at 10320, 10328, and 10336 Farrow Avenue. **Detailed Outline of Requested Action:** The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 5 - 7 to plat 11 lots between 10336 Farrow Avenue, 10328 Farrow Avenue, and 10320 Farrow Avenue.

PR2025-036 - KATRINA GERBER WITH EDEN VILLAGE

Synopsis: Final Plan Review for a 30-unit mobile home community for the unhoused (Eden Village) at 1300 North 59th Street. **Detailed Outline of Requested Action:** The applicant, Katrina Gerber with Eden Village is requesting approval of a Final Development Plan to build a 30-unit mobile home park in a single-family, cottage-like style on 8.94 acres.

PR2025-037 - BRITNI ANDREASSEN WITH CASEY'S RETAIL COMPANY

Synopsis: Final Plan Review for a Casey's convenience store with fuel sales at 9338 State Avenue. **Detailed Outline of Requested Action:** The applicant, Britni Andreassen with Casey's Retail Company, is requesting approval of a Final Development Plan to build a 4,206 square foot Casey's convenience store/gas station at 9338 State Avenue.

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 January 12, 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 8:44:

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

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

Motion to APPROVE passed: 6 to 0

Subject to:

SP2025-083:

1. **Hours of operation shall be Sunday through Thursday from 4:00 PM – 12:00 AM and Friday through Saturday from 12:00 PM – 1:30 AM;**
2. **The live entertainment shall cease operation by 1:00 AM;**
3. **Off-duty KCK police officer, Gerado Velasquez, Jr. will be the security personnel for the drinking establishment;**
4. **Alcohol can only be provided by licensed vendors;**
5. **Doors and windows must stay closed during any entertainment performance;**
6. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104(f)) including:**
 - a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**

7. Patrons are not allowed to loiter in their vehicles. If so, they will be asked to leave;
8. An I.D. scanner will be used at all times;
9. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
10. No amplified speakers or entertainment is allowed in outdoor spaces; and,
11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
12. The dumpster on the east side of the building shall be fully enclosed with an opaque screen (wood privacy fence) and door to screen the dumpster from public view;
13. Resurface the parking lot to remove the potholes and restripe the parking spaces;
14. Stripe one (1) additional parking space in the parking lot to total 96 parking spaces to share between the drinking establishment and liquor store;
15. Sidewalks shall remain clean and clear of trash and debris;
 - a. Create a direct pedestrian access from the sidewalk along State Avenue to the front door of the building. A hatched crosswalk shall be painted in the parking lot linking these two ends together;
16. 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;
17. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 or businesslicense@wycokck.org;
18. 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;
19. 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;
20. 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;

21. 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;
22. 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,
23. 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.

PLAT2025-037:

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. \$142.00 for 22 lots payable to the Unified Treasurer;
2. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;
3. Between the five (5) blocks / 22 lots, 10 trees are required to be planted;
4. Utility easements shall connect with easements established in adjoining properties;
5. 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;
6. Utility easements shall connect with easements established in adjoining properties;
7. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;

9. 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,
10. 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.

PLAT2025-038:

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. \$88.00 for 13 lots payable to the Unified Treasurer;
2. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;
3. Between the three (3) blocks, 7 trees are required to be planted;
4. Utility easements shall connect with easements established in adjoining properties;
5. 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;
6. Utility easements shall connect with easements established in adjoining properties;
7. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. 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,
10. 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.

PLAT2025-039:

1. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - c. \$32.00 per page payable to the Register of Deeds; and,
 - d. \$76.00 for 11 lots payable to the Unified Treasurer;
2. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;
3. Between the three (3) blocks, 7 trees are required to be planted;

4. Utility easements shall connect with easements established in adjoining properties;
5. 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;
6. Utility easements shall connect with easements established in adjoining properties;
7. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. 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,
10. 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.

PR2025-036:

1. As previously stated with COZ2025-020, the hours of operation for the resource center will be 9:00 AM to 4:00 PM;
2. All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development;
3. Various transit options need to be provided for residents who do not have access to a personal vehicle;
4. The mobile home village must have varying elevations and colors as not to be one monolithic development;
5. Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east;
6. Section 27-462(g) Trees are required to be provided at not less than one (1) tree per 4,500 square feet of site area and buffer plantings are required adjacent to single-family and two-family zoned property;
7. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property;
8. 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;
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. All parking lot islands shall be curbed and landscaped;
11. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
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. Lighting cannot exceed one (1) footcandle at the property line;
13. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
14. 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 at 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;
15. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
16. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
17. Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;

18. 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;
19. All existing and future driveways must feature curb cuts that are constructed to UG standards;
20. 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,
21. 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.

PR2025-037:

1. As previously stated with COZ2025-028, the hours of operation for the store will be from 5:00 AM to 11:00 PM;
2. Install a sidewalk from the northwest property line along 94th Street and connect to the existing sidewalk on State Avenue at the southern property line. This sidewalk will connect to the sidewalk being installed by the quilt museum to the north;
3. There should be a pedestrian connection directly from State Avenue to the front door of the building;
4. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;
5. Underground storage tanks will require a KDHE permit;
6. Regarding the ice cooler: Section 27-612(6)a.9. No more than one vending machine is permitted per property except as follows:
 - a. If the vending machines area is located on a side of the building not facing a road or street then the number of allowed vending machines shall be increased to three (3).
 - b. If the vending machines are screened by side walls, decorative fencing, shrubs, and other landscaping as approved by the director of planning then the number of allowed vending machines shall be increased to three (3).
 - c. For every 200 feet that the façade on which the vending machine is located is set back from the nearest road or street right-of-way then the number of allowable vending machines shall be increased by one (1).

- d. In addition to the vending machine(s), one (1) donation bin per property is allowed;
- 7. Regarding the propane cage: Section 27-612(6)a.11. No more than one (1) propane exchange lock may be allowed per property, unless:
 - a. The site for the propane exchange lockers is located at least 200 feet from the nearest street; and
 - b. The propane exchange lockers are at least 20 feet away from the nearest public door; and
 - c. The retailer offering the propane exchange service on its premises also sells gas grills of the type that typically use propane as a fuel;
- 8. Downspouts shall be internalized;
- 9. Roof access ladder shall be internalized;
- 10. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;
- 11. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
- 12. 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 1.08 acres, 12 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
- 13. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;
- 14. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
- 15. 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 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;
- 16. 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;
- 17. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
 - a. 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. The trash enclosure is permitted to face south towards State Avenue per COZ2025-028;

18. The CO2 tank in the rear of the building must be screened from public view through landscaping or a physical screen wall;
19. 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;
20. All parking lot islands shall be curbed and landscaped;
21. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
22. 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;
23. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
24. 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 at 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;
25. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally

- designed screen wall. All utilities mounted on the wall must be painted to match the building;
26. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
 27. Per Business Licensing Division: The occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;
 28. 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;
 29. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 30. 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;
 31. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy; and,
 32. 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.

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

Hearing starts at 9:41:

SP2025-079 - MICHELLE BRANSCUM

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4313 Booth Street. Detailed Outline of Requested Action: The applicant, Michelle Branscum, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4313 Booth Street.

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

Present in Support:

- Michelle Branscum and Daniel Branscum, Applicant, Bennington, Nebraska

Present in Opposition:

- No one appeared

Staff Recommendation starts at 11:46: Lead Planner Byron Toy stated that this request is for a two (2) bedroom one (1) bath short-term rental, which would allow five (5) guests total. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 12:12:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-079 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

Hearing starts at 12:48:

SP2025-080 - ROMELIA SOTO

Synopsis: Special Use Permit for Temporary Use of Land for a shipping container on a residential property at 1129 North 36th Street. Detailed Outline of Requested Action: The applicant, Romelia Soto, is requesting a Special Use Permit for Temporary Use of January 12, 2026

Land for a shipping container on a residential property at 1129 North 36th Street.

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

Present in Support:

- Romelia Soto, Applicant, 1129 North 36th Street, Kansas City, Kansas 66102
- Evelyn Mendez, Translator

The Planning Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 17:10: Lead Planner Byron Toy stated that Staff did receive a letter in opposition to this case, stating concerns about a trailer parked in the driveway. Condition #1 is to relocate the trailer to the back of the property. Staff is recommending approval of this Special Use Permit for one (1) year so they can relocate the storage container.

The Planning Commission directed questions to Toy.

Motion starts at 20:50:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-080 amending the conditions for six (6) months:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. The personal hauling trailer located in the driveway shall be moved to the rear. Section 27-609(6) The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs;**

2. If approved, the home based business 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;
3. 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;
4. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
5. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
6. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
7. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
8. The Special Use Permit shall be valid for ~~one (1) year~~ six (6) months from the publication of the associated Ordinance. This Special Use Permit for the Temporary Use of Land for Commercial Purposes cannot be renewed. Following the expiration of the permit, all operations must cease on the property and must be relocated to a property that is zoned appropriately for such storage; **(Amended by the City Planning Commission)**
9. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the

Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

10. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 22:03:

SP2025-082 - JAIME GARCIA

Synopsis: Special Use Permit for automobile sales at 1809 North 7th Street. *This item was sent back to the City Planning Commission from the Board of Commissioners meeting on January 8, 2026.* **Detailed Outline of Requested Action:** The applicant, Jaime Garcia, is requesting a Special Use Permit to operate a used automotive sales dealership at 1809 North 7th Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Jones stated she spoke to Commissioner Howard about this case.

Present in Support:

- Jaime Garcia, Applicant, 1809 North 7th Street, Kansas City, Kansas 66101

The Planning Commission directed questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 28:15: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 28:30:

On motion by Commissioner Beth, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-082 for two (2) years:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Armstrong	Not present
Miller	Not present

Easterwood Not present

Schwartz Not present

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Hours of operation are Mondays – Saturdays, 9:00 AM – 6:00 PM;**
- 2. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 3. Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
- 4. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
- 5. 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;**
- 6. If approved, the occupying business 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;**
- 7. 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;**
- 8. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 9. 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;**
- 10. 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;

11. 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;
12. 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;
13. 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;
14. 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;
15. 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,
16. 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 29:30:

SP2025-084 - JOE AND VERONICA QUINN

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 320 North 14th Street. Detailed Outline of Requested Action: The applicants, Joe and Veronica Quinn, are requesting a Non-Owner-Occupied Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 320 North 14th Street, Kansas 66102.

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

Present in Support:

- Joe Quinn, Applicant, 320 North 14th Street, Kansas City, Kansas 66102.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 30:29: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 30:44:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-084 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Maximum number of guests shall be six (6);**

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 Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for 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 31:29:

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

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1825 North 86th Street. Detailed Outline of Requested Action: The applicants, Sean and Heather Thompson, are requesting a Non-Owner-Occupied Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 1825 North 86th 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:

- Shawn and Heather Thompson, Applicant, 1825 North 86th Street, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 32:49: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 33:03:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-085 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is three (3); No STR renters or guests may park on-street;**
- 3. Driveway must be paved with either concrete or asphalt, gravel is not allowed;**
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.**
- 6. Applicant is to maintain liability insurance;**
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**

9. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
11. If approved, the 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;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision

within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

18. The Special Use Permit shall be valid for 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;
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 34:03:

SP2025-086 - JEFFREY STEINBERG WITH APEX TECHNICAL INSTITUTE

Synopsis: Special Use Permit for a commercial truck driving school at 6801 State Avenue. Detailed Outline of Requested Action: The applicant, Jeffrey Steinberg with Apex Technical Institute, is requesting a Special Use Permit for commercial truck driving school at 6801 State Avenue.

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

Present in Support:

- Jeffrey Steinberg, Applicant, Apex Technical Institute

Present in Opposition:

- No one appeared

Staff Recommendation starts at 36:43: Lead Planner Byron Toy stated that there was confusion on the period of the applicant's last Special Use Permit Renewal, leading it to expiring. Staff recommends approval of this application for two (2) years, but the Commission can recommend a longer period.

The Planning Commission directed questions to Toy.

Motion starts at 38:14:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-086 amending the conditions for five (5) years:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Maintain existing tree buffer, which may shift the detention basin along the south property line abutting Turner Logistics Center, Building #4 site. After the west property line is graded for the future alignment of 69th Street, trees shall be planted to replace those that were removed during grading;**
- 2. Plant street trees along State Avenue and the east property line spacing them in groups of three (3) between 50-60 feet apart and within existing parking lot islands. Six (6) trees will be added along State Avenue and 7 trees will be planted along the east property line adjacent to the Salvation Army.
 - a. Add trees in existing median, but stay out of the BPU overhead powerline easement;****
- 3. Hours of operation are from Monday – Friday except for holidays. On Saturdays with classroom hours from 6:00 AM to 4:00 PM, office is open until 5:00 PM;**
- 4. 9 trucks will be used for training purposes;**
- 5. Install a painted hatched pedestrian path from State Avenue through the parking lot to the main entrance of the business;**
- 6. Disposal of tires and fluids, oil changes, and regular maintenance is conducted off-site;**
- 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. If approved, the occupying business must 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;**

9. 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;
10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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;
12. 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;
13. 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;
14. 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;
15. The Special Use Permit shall be valid for ~~two (2) years~~ **five (5) years** from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; **(Amended by the City Planning Commission)**

16. 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,
17. 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 39:09:

SP2025-089 - RAJIV CHHABRA

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4508 Rainbow Boulevard. *Detailed Outline of Requested Action:* The applicant, Rajiv Chhabra is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4508 Rainbow Boulevard 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:

- Rajiv Chhabra, Applicant, 4508 Rainbow Boulevard, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 40:32: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 40:51:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-089 for one (1) year:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Armstrong	Not present
Miller	Not present

Easterwood Not present

Schwartz Not present

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 3. Repair the crack and subsidence in the driveway;**
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
- 6. Applicant is to maintain liability insurance;**
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
- 10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
- 11. If approved, the occupying business 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;**
- 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
- 13. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively**

responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for 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;
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 41:40:

SP2025-091 - SANDRA KNIGHT WITH WINE TIME KC

Synopsis: Special Use Permit for a liquor store at 7543 State Avenue. *Detailed Outline of Requested Action:* The applicant, Sandra Knight, is requesting a Special Use Permit

to operate a liquor store within Westlake Shopping Center at 7543 State Avenue.

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

Present in Support:

- Helen Turley, Applicant Representative, 7543 State Avenue, Kansas City, Kansas 66112
- Mike Krenesky, Regional Property Manager
- Cory Cross, Regional Asset Manager/Landlord

Present in Opposition:

- No one appeared

Staff Recommendation starts at 43:35: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 44:07:

On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-091 for two (2) years:**

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

Motion to recommend APPROVAL passed: 5 to 1

Subject to:

- 1. Hours of operation shall be from 10:00 AM to 10:00 PM;**
- 2. Outside sales is not permitted;**
- 3. On-site security shall be provided, as determined by the applicant;**
- 4. 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;**
- 5. If approved, the occupying business 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;**

6. 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;
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;
8. 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;
9. 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;
10. 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;
11. 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;
12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the

- petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 45:07:

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

Synopsis: Special Use Permit for a group senior living home at 2815 North 115th Street. *Detailed Outline of Requested Action:* The applicant, Ndidi Obiefuna, is requesting a Special Use Permit to operate a group home for seniors at 2815 North 115th Street, Kansas City, Kansas 66109.

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

Present in Support:

- Ndidi Obiefuna, Applicant, 4524 North 108th Street, Kansas City, Kansas 66109

The Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 53:20: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

The Commission directed their questions to Toy.

Motion starts at 54:07:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-092 for two (2) years:**

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

Motion to recommend APPROVAL passed: 5 to 1

Subject to:

- 1. Maximum number of guests shall be seven (7) upon the two (2) additional bedrooms being added are completed, permits are obtained, and inspections are performed and approved;**
- 2. The senior living home will be staffed full-time, 24 hours a day, 7 days a week;**
- 3. Visitors and staff shall park their vehicles in the driveway;**
- 4. The existing two (2) car garage on the west side of the home must remain unaltered to comply with the parking requirement should this use vacate the premises;**
- 5. If a private transportation vehicle is purchased in the future, the vehicle shall be parked in the garage, if it can fit, otherwise, the vehicle is parked in front of the single-car garage;**
- 6. 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;**
- 7. 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;**
- 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. 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;**
- 11. 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;**
- 12. 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;
13. 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;
 14. 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;
 15. 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,
 16. 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 55:07:

SP2025-093 - DOTTIE BRADLEY

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4200 Adams Street. Detailed Outline of Requested Action: The applicant, Dottie Bradley, is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4200 Adams 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:

➤ Dottie Bradley, Applicant, 2105 Jarboe Street, Kansas City, Missouri 64108 .
January 12, 2026

Present in Opposition:

- No one appeared

Staff Recommendation starts at 56:46: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 57:04:

On motion by Commissioner Jones, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-093 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 3. Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
- 4. Parking shall be permitted exclusively on the north side of the property, within the designated parking area accessible via West 42nd Avenue;**
- 5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 6. 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;**
- 7. Applicant is to maintain liability insurance;**
- 8. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 9. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 10. 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);**
- 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. If approved, the occupying business 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;
13. 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;
14. All existing and future driveways must feature curb cuts that are constructed to UG standards;
15. 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;
16. 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;
17. 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;
18. 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;
19. 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;

20. 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,
21. 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 57:54:

SP2025-095 - STEPHANIE PRIDDY

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

Detailed Outline of Requested Action: The applicant, Stephanie M. Priddy, is requesting a Special Use Permit to keep two (2) goats at property address 6332 Parkview Avenue Kansas City, Kansas 66104.

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

Present in Support:

- Stephanie Priddy, Applicant, 6332 Parkview Avenue Kansas City, Kansas 66104.
- Patrick Priddy, Applicant's Husband, 6332 Parkview Avenue Kansas City, Kansas 66104
- Robert Bolling, Neighbor
- Deidra Strome, 3206 North 66th Terrace, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:02:31: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:03:15:

On motion by Commissioner Ernst, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-095 for two (2) years:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

1. This permit is solely for the two (2) goats expressly identified in this document. Substitution or replacement with any other goats shall render this permit invalid;
2. Supplementation of grain and grass provided for the goats with additional food sources in order to ensure adequate diet and manage current vegetation on site;
3. Fresh water is provided daily for the goats;
4. Manure is cleaned daily, disposed of in accordance with local, State or Federal regulations, and/or composted as described by the applicant;
5. 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;
6. 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;
7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
8. 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;
9. 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;
10. 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;
11. 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;
 12. 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;
 13. 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,
 14. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Hearing starts at 1:04:05:

VAC2025-004 - DAVID HILL WITH DH4 LEGENDS LLC

Synopsis: Vacation of utility easements for a commercial building at 9700 State Avenue. Detailed Outline of Requested Action: The applicant, David Hill, DH4 Legends LLC, is requesting a Vacation of utility easements to vacate storm drainage and BPU easements at 9700 State Avenue.

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

Present in Support:

January 12, 2026

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:04:38: Lead Planner Byron Toy stated that this request is for a vacation of a BPU utility easement and stormwater drainage easement which is located where the building will be built. The utilities and easements have been relocated. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

Motion starts at 1:05:22:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-004:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

- 1. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
- 2. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

Hearing starts at 1:06:10:

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

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

Present in Support:

- Alyssa Marcy, Unified Government Long Range Planner, Presenter

The Commission directed their question to Marcy.

Present in Opposition:

- No one appeared

A slide presentation of the proposal was shown (part of the recording of this meeting).

Motion starts at 1:21:31:

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

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

Motion to recommend APPROVAL passed: 6 to 0

There being no further business, the meeting adjourned at 7:53 p.m.