

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

The City Planning Commission met in regular session on Monday, March 9, 2026, at 6:33 p.m. (17:48), (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), Beverly Easterwood (Zoom), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), and Aaron Ward (Zoom). (Absent: Straws, Armstrong).

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

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

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.

I would like to note that there has been an amendment to the agenda this evening, Item 4.2.B: SP2025-094 and PR2025-039 – EASTSIDE STORAGE will be moved earlier in the agenda this evening to directly after voting on the Consent Agenda. The applicant will be holding their second neighborhood meeting that they were requested to hold last meeting, tomorrow on March 10th. After the consent agenda, we'll be voting to hold over the applications until the April 13<sup>th</sup> City Planning Commission.

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

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 2/3<sup>rd</sup> 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](mailto:planninginfo@wycokck.org) tomorrow morning.

Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda will be heard at the beginning of the meeting at 5:30 p.m.

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

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

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

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

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, March 26, 2026, at 5:30 p.m.**

**Hearing starts at 23:31:**

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

**CONSIDERATION OF THE FEBRUARY 9, 2026 CITY PLANNING COMMISSION MINUTES.**

**SP2025-087 - MICHAEL MORSE WITH QUICK'S AUTO SALVAGE STORAGE & TOW LLC**

**Synopsis:** Special Use Permit (Renewal of SP2020-059, expired February 4, 2026) for an automotive salvage yard at 1124 Pawnee Avenue. Detailed Outline of Requested Action: The applicant, Michael Morse, is requesting the renewal of a Special Use Permit (SP2020-059) for the purpose of continuing an auto salvage yard at 1124 Pawnee Avenue.

**PLAT2026-003 - JACKSON SELBY**

**Synopsis:** Final Plat to divide one (1) lot into two (2) lots to build single-family homes at 5727 Locust Avenue (in conjunction with BOZA2026-001). Detailed Outline of Requested Action: The applicant, Jackson Selby, is requesting a Final Plat (Selby Acres) to subdivide one (1) lot into two (2) lots to build single-family homes at 5727 Locust Avenue Kansas City, Kansas 66106.

**PLAT2026-004 - DARYL RAKOSKI**

**Synopsis:** Final Plat to divide one (1) lot into three (3) single-family residential lots at 12525 Leavenworth Road. Detailed Outline of Requested Action: The applicant, Daryl Rakoski, is requesting a Final Plat for Rakoski No. 2 Addition to plat three (3) single-family residential lots at 12525 Leavenworth Road.

**PLAT2026-008 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

**Synopsis:** Final Plat to plat two (2) lots at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PR2026-002 and PR2026-003).

**AND**

**PR2026-002 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

**Synopsis:** Final Plan Review for the construction of Argentine Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008).

**AND**

**PR2026-003 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

**Synopsis:** Final Plan Review for the construction of a new KCK Elementary School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008). Detailed Outline of

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Requested Action: The applicant, Doug Clements with USD 500 Kansas City Kansas Public Schools, is requesting a Final Development Plan and Final Plat to create two (2) lots and to build an elementary and middle school (Argentine Middle School) totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26<sup>th</sup> Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive, and 2025 Haas Drive.

**PR2026-001 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION**

**Synopsis:** Final Plan Review for a McDonald's Restaurant at 2320 Metropolitan Avenue. Detailed Outline of Requested Action: The applicant, Josh Gatewood with McDonald's Corporation, has filed a Final Development Plan for a 3,800 square foot McDonald's drive-through restaurant on 1.19 acres.

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 March 9, 2026;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

**Motion starts at 26:31:**

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

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

**SP2025-087:**

- 1. Comply with previous conditions of approval from SP2020-059;**
- 2. All salvaged vehicles shall be within the enclosed property and not be visible from public view;**
- 3. 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](mailto:signpermits@wycokck.org) to begin this process;**
- 4. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
- 5. 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](mailto: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;**
- 6. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 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 ten (10) 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.

**PLAT2026-003:**

1. This City Planning Commission case is being heard in conjunction with BOZA2026-001. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2026-001 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
2. When the mylars are submitted to Staff to be recorded, submit the following fees:
  - a. \$32.00 per page payable to the Register of Deeds; and,
  - b. \$7.00 per lot payable to the Unified Treasurer;
3. Section 27-609(2) For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two (2) feet from any alley, nor closer than three (3) feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard;
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. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
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](mailto: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. 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](mailto: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;
10. 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](mailto:info@wycokck.org) prior to construction to arrange this meeting; and,
11. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

**PLAT2026-004:**

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. \$21.00 for three (3) lots payable to the Unified Treasurer;
2. Section 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission.

A five (5) sidewalk with a three (3) foot median is required along the south side of Leavenworth Road;

3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements

- on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
4. Utility easements shall connect with easements established in adjoining properties;
  5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
  6. Each lot must have at least one (1) tree in the front or side yard;
  7. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;
  8. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;
  9. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;
  10. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;
  11. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;
  12. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
    - a. Incorporate upper-level dormers above the garage, or,
    - b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
    - c. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;
  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](mailto: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. 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](mailto: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;
  16. 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](mailto:info@wycokck.org) prior to construction to arrange this meeting; and,
  17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

**PLAT2026-008 AND PR2026-002 AND PR2026-003:**

1. Per the Public Works Department, show one single connection to the Public Main for both projects;
2. A fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation;
3. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;
4. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school;
5. Existing right-of-way will be vacated by instrument of the plat;
6. 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. \$14.00 for two (2) lots payable to the Unified Treasurer;
7. Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
8. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building for the elementary school, and in specific roof locations, opaque architectural panels for the middle school;
9. Gutters and downspouts shall be internalized except within the storm shelter for both schools, and one additional location on the interior wall of the middle school. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
10. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
11. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply. The single-family homes on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
12. 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;
13. 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](mailto:signpermits@wycokck.org) to begin this process.

- a. Pole and pylon signs are prohibited in the Sign Ordinance;
14. All landscaping shall be irrigated;
15. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
16. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
17. 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;
18. Regarding BPU transformer screening, the following applies:
  - Gate doors are required for all types of screening that are placed in front of the transformers.
  - Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
  - For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
  - Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
19. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
20. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
21. 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](mailto: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;

22. All existing and future driveways must feature curb cuts that are constructed to UG standards;
23. 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](mailto: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;
24. 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;
25. 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;
26. Following the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting;
27. Section 27-210(i) In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

**PR2026-001:**

1. Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways, this includes the pathway from the sidewalk off South 24<sup>th</sup> Street through the parking lot and across

- the drive-through aisle, connecting to the sidewalk on the east side of the property;
2. Section 27-576(e)(2) Exterior building materials shall not include the following:
    - a. EIFS at the ground level or comprising more than 15 percent of any façade.
    - b. Metal paneling can only account for 15 percent of any façade;
  3. No reflective glass may be installed;
  4. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
  5. Gas meters, piping and wall mounted utilities must be painted to match the building;
  6. The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building;
  7. Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.

The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands;

8. Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted) provided for every 30 feet of street easement or frontage;
9. Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;
10. Section 27-577(d)(1) states that at least 75 percent of the length of 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;
11. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
12. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
13. All landscaping shall be irrigated;
14. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
15. Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be

- directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;
16. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;
17. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees 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 slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
  - f. Pad must have a minimum clearance of six (6) feet on each side, 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;
18. 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;
19. 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;
20. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
21. 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](mailto:signpermits@wycokck.org) to begin this process;

22. 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](mailto:businesslicense@wycokck.org);
23. Subject to approval of the Final Development Plan, 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](mailto: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;
24. All existing and future driveways must feature curb cuts that are constructed to UG standards;
25. 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](mailto: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;
26. 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;
27. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

Subject to approval of the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting.

**Hearing starts at 28:02:**

**SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC**

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

**PR2025-039 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC**

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

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Miller recused himself as his wife was involved in the project.

**Present in Support:**

- Josh Skogan, Applicant Representative, 1436 Rocky Point Road, Lakeshore, Minnesota 56468

**Motion starts at 30:44:**

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **HOLD OVER SP2025-094 and PR2026-039 until the April 13, 2026 City Planning Commission meeting:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Recused</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to HOLD OVER passed: 6 to 0**

Recording Secretary Morris stated that the Commission will consider the Non-Consent Agenda.

**Hearing starts at 32:06:**

**COZ2025-032 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC**

**Synopsis:** Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District for the construction of a single-family home subdivision at 5444 Parallel Parkway (in conjunction with PLAT2025-042)

**PLAT2025-042 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC**

**Synopsis:** Preliminary Plat for 35 lots to construct a single-family home subdivision at 5444 Parallel Parkway. *Detailed Outline of Requested Action:* The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District and Preliminary Plat for 35 lots to construct single-family residential homes on March 9, 2026

12.28 acres at 5444 Parallel Parkway, 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:**

- Scott Sperry and Zach Nichols, Applicants, 12220 State Line Road, Leawood, Kansas 66209
- Brian Lavery, 11006 Parallel Parkway, Kansas City, Kansas 66109

The Planning Commission directed questions to the Applicants.

**Present in Opposition:**

- Ollie Hickman, 2201 North 55th Street, Kansas City, Kansas 66104

**Staff Recommendation starts at 43:28:** Lead Planner Byron Toy stated that the Change of Zone and Preliminary Plat are the first part of the development. If approved, the applicants will come back with a Final Plat, which will show the final sanitary storm grading. Staff recommends approval of this application with conditions.

The Planning Commission directed questions to Toy.

**Motion starts at 44:36:**

On motion by Commissioner Ward, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-032:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. Adhere to the Conservation District comments;**
- 2. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
- 3. Section 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four (4) feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the**

platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;

4. Each lot must have at least one (1) tree in the front or side yard;
5. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
7. 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;
8. Utility easements shall connect with easements established in adjoining properties;
9. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
10. Regarding BPU transformer screening, the following applies:
  - Gate doors are required for all types of screening that are placed in front of the transformers.
  - Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
  - For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
  - Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
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](mailto:signpermits@wycokck.org) to begin this process;
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](mailto: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. 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](mailto: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;
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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
17. 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](mailto:info@wycokck.org) prior to construction to arrange this meeting;
18. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO; and,
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.

**Motion starts at 45:22:**

On motion by Commissioner Ward, seconded by Commissioner Miller, the Planning Commission voted as follows to **APPROVE PLAT2025-042:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to APPROVE passed: 7 to 0**  
**Subject to the above conditions.**

**Hearing starts at 46:27:**

**COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC**

**Synopsis:** Change of Zone from R-1(B) Single Family District to R-2(B) Two-Family District for a duplex at 403 Barnett Avenue. *Detailed Outline of Requested Action:* The applicant, Tyler Coey with Pearl Properties, LLC, has applied for a Change of Zone to rezone one (1) parcel from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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

**Present in Support:**

- Tyler Coey, Applicant, 4306 West 78<sup>th</sup> Terrace, Prairie Village, Kansas 66208
- Steven Sudekum, Property Co-Owner, 4737 Canyon Lake Drive, Kansas City, Kansas 66109

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 49:19:** Lead Planner Byron Toy stated that the property was originally zoned RP-5 Apartment District. During the 2000s, many properties in Strawberry Hill were downzoned and this property was changed to R-1(B) Single-Family District, even though it was acknowledged as a duplex at the time. Ultimately, updating the zoning to R-2(B) Two-Family District would fix the legal non-conforming status of the structure. There is also off street parking for two cars in a detached garage. Staff recommends approval with conditions outlined in the staff report.

**Motion starts at 50:19:**

On motion by Commissioner Jones, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-033:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Two (2) off-street parking spaces are provided within the garage;**
- 2. Repair existing sidewalk along Barnett Avenue with the building permit;**
- 3. Install a handrail on the front stairs with the building permit;**
- 4. Remove the gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread with the building permit;**
- 5. Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner, side yard, and one (1) tree per 7,000 square feet of stie area for uses other than residences;**
- 6. 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;**
- 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](mailto:signpermits@wycokck.org) to begin this process;**
- 8. 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;**
- 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](mailto: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 Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
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.

**Hearing starts at 51:14:**

**SP2025-063 - ALBERT HERMANS WITH SDC ENGINEERING**

**Synopsis:** Special Use Permit for a liquor store addition at 825 Kansas Avenue (in conjunction with BOZA2025-027). *Detailed Outline of Requested Action:* The applicant, Albert Hermans with SDC Engineering, is requesting a Special Use Permit to build a 284 square foot addition by enclosing an outdoor canopy onto an existing liquor store at 825 Kansas 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:**

- Albert Hermans, Applicant, SDC Engineering, Raytown

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 52:54:** Lead Planner Byron Toy stated that staff recommends approval with conditions outlined in the staff report for two (2) years.

The Planning Commission directed questions to Toy.

**Motion starts at 53:16:**

On motion by Commissioner Jones, seconded by Commissioner Miller, the Planning  
March 9, 2026

Commission voted as follows to recommend **APPROVAL** of SP2025-063 for two (2) years:

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. Hours of operation are Sunday: 9:00 AM – 10:00 PM and Monday – Saturday: 9:00 AM – 11:00 PM;**
- 2. No sales may occur outside;**
- 3. 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;**
- 4. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
- 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 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. Subject to approval, 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;

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 54:08:**

**SP2025-097 - MATTHEW OSTERMANN AND MARY WOELK WITH EASTERN WOLF LLC**

**Synopsis:** Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4101 Francis Street. *Detailed Outline of Requested Action:* The applicants, Matthew Ostermann and Mary Woelk with Easter Wolf LLC, 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 the 4101 Francis 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:**

- Mary Woelk and Matthew Ostermann, Applicants, 4105 Francis Street, Kansas City, Kansas 66103
- Gilbert Pintar, President of Hanover Heights, 4178 Cambridge Street, Kansas City, Kansas 66103

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 55:49:** Lead Planner Byron Toy stated that this property has three (3) bedrooms, 1 and  $\frac{3}{4}$  bathrooms. Up to six (6) guests and four (4) cars will be allowed at one time.

**Motion starts at 56:18:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-097 for one (1) year:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 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 four (4). 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](http://www.hostcompliance.com/tips) (website);**
- 9. Per the applicant's declaration, pets are not allowed at the property; however, in accordance with ADA requirements, service animals are permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling. We provide pet waste bags and appropriate disposal facilities on the property;**
- 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](mailto:signpermits@wycokck.org) to begin this process;**
- 11. If approved, the 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](mailto: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](mailto: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 (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 57:03:**

**SP2026-002 - EMILY THORNTON**

**Synopsis:** Special Use Permit for a Non-Owner Occupied Short-Term Rental at 13109 Everett Court. *Detailed Outline of Requested Action:* The applicant, Emily Thornton, is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 13109 Everett Court.

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

**Present in Support:**

- Emily Thornton, Applicant, 4250 North 109<sup>th</sup> Terrace, Kansas City, Kansas 66109
- Alex Repscholdt, 338 North 14<sup>th</sup> Street, Kansas City, Kansas 66102

The Planning Commission directed a question to the Applicant Representative.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 58:51:** Lead Planner Byron Toy stated that this property has three (3) bedrooms, one (1) bathroom, and two (2) parking spaces. Staff recommends approval with conditions for one (1) year.

The Planning Commission directed questions to Toy.

**Motion starts at 1:00:05:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-002 for one (1) year:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>

Mohler                   Aye  
Easterwood            Aye  
Miller                   Aye  
Straws                   Not present  
Armstrong              Not present

Motion to recommend APPROVAL passed: 7 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](http://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](mailto: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](mailto: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](mailto: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 1:01:01:**

**SP2026-003 - DENNIS MENDOZA**

**Synopsis:** Special Use Permit for used automobile sales at 1417 Minnesota Avenue.

**Detailed Outline of Requested Action:** The applicant, Dennis Mendoza, is requesting a Special Use Permit for used automobiles sales at 1417 Minnesota Avenue Kansas City, 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:**

- Dennis Mendoza, Applicant, 8021 Clearwater Drive, Kansas City, Missouri 64152

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:02:44:** Lead Planner Byron Toy stated that this property was priorly a mechanic shop. The proposed use of automotive sales would actually be a less intense use in terms of outward appearance with less inoperable vehicles on the premises. The applicant also understands that they will have to improve the parking lot, as it is currently in disrepair. Staff recommends approval.

**Motion starts at 1:03:20:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-003 for two (2) years:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. No installation, mechanic repair, or tire sales is permitted on site;**
- 2. Hours of operation are Monday to Saturday from 10:00 AM to 6:00 PM;**
- 3. No more than 9 cars may be displayed for sale on the property at any one time;**
- 4. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 5. Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and**

- staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each parking stall are required. Non-ADA parking stalls must be 9' wide from the inside of stripe to inside of stripe and 18' in length;
6. Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;
  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](mailto:signpermits@wycokck.org) to begin;
  8. 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;
  9. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
  10. 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](mailto: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;
  11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  12. 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;
  13. 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;
  14. 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;
15. 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;
  16. 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;
  17. 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,
  18. 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 1:04:22:**

**SP2026-004 - ANDREA NELSON**

**Synopsis:** Special Use Permit for an event space with live entertainment at 13380 Donahoo Road. *Detailed Outline of Requested Action:* The applicant, Andrea Nelson, is requesting a Special Use Permit to operate an event space with live entertainment at 13380 Donahoo Road 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:**

- Andrea Nelson, Applicant, 13400 Donahoo Road, Kansas City, Kansas 66109

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:06:15:** Lead Planner Byron Toy stated that the applicants will be improving and paving the parking lot. This location previously had a Special Use Permit for a microbrewery and event space around 2022. Staff recommends approval with conditions for two (2) years.

**Motion starts at 1:06:49:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-004 for two (2) years:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. All entertainment must cease by 1:00AM;**
- 2. Doors and windows must stay closed during any entertainment performance;**
- 3. 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;**
  - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
  - c. An I.D. scanner will be used at all times;**
  - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
- 4. No amplified speakers or entertainment is allowed in outdoor spaces;**
- 5. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
- 6. Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 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](mailto:signpermits@wycokck.org) to begin this process;

8. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license 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](mailto: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 Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto: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 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;

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 1:07:41:**

**PLAT2026-002 - T JUDSON STANION**

**Synopsis:** Preliminary and Final Plat to divide one (1) lot into two (2) single-family residential lots at 3401 North 47th Street. *Detailed Outline of Requested Action:* The representative, Krystal Voth with Atlas Land Consulting, on behalf of the applicant, T Judson Stanion, is requesting a Preliminary and Final Plat to plat two (2) single-family residential lots (Stanion Acres) on 8.2 acres at 3401 North 47<sup>th</sup> 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:**

- T Judson Stanion, Applicant, 21431 163<sup>rd</sup> Street, Basehor, Kansas 66007

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:09:03:** Lead Planner Byron Toy stated that staff recommends approval with conditions.

**Motion starts at 1:09:19:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2026-002:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>

Jones                   Aye  
Mohler                 Aye  
Easterwood          Aye  
Miller                 Aye  
Straws                Not present  
Armstrong            Not present  
Motion to APPROVE passed: 7 to 0

Subject to:

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. \$14.00 for two (2) lots payable to the Unified Treasurer;
2. 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;
3. Utility easements shall connect with easements established in adjoining properties;
4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
5. Any development on the newly created lots must abide by all R-1 standards;
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](mailto: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. 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](mailto: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;
9. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; 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.**

**Hearing starts at 1:10:00:**

**PLAT2026-006 - ASCENSION MUNOZ**

**Synopsis:** Preliminary and Final Plat to plat one (1) single-family residential lot at 3363 North 73rd Drive and 3445 North 73rd Street. Detailed Outline of Requested Action: The applicant, Ascension Ibanez Munoz, is requesting a Preliminary and Final Plat to plat one (1) single-family residential lot (Munoz Acres) on 4.75 acres at 3363 North 73<sup>rd</sup> Drive and 3445 North 73<sup>rd</sup> 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:**

- No one appeared

**Present in Opposition:**

- Ronald Pierson, 3406 North 71<sup>st</sup> Street, Kansas City, Kansas 66109, questions about the property line shown in relation to his property
- Lisa Earhart, 3405 North 73<sup>rd</sup> Drive, Kansas City, Kansas 66109, questions about the final use of the property

**Staff Recommendation starts at 1:10:38:** Lead Planner Byron Toy stated that the applicant is seeking to split a section of the parcel to the north and incorporate that land into the southern parcel that they own.

The Planning Commission directed questions to Toy.

**Motion starts at 1:20:15:**

On motion by Commissioner Jones, seconded by Commissioner Miller, the Planning Commission voted as follows to **APPROVE PLAT2026-006:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to APPROVE passed: 7 to 0**

**Subject to:**

- 1. When the mylars are submitted to Staff to be recorded, submit the following fees:**

- a. \$32.00 per page payable to the Register of Deeds; and,
  - b. \$7.00 per lot payable to the Unified Treasurer;
2. Section 27-675(b)(1) Parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section.

**Section 27-675(a) All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. All off-street parking, loading and maneuvering areas shall be physically restricted to paved areas through the use of wheel stops or curbing, unless, in the opinion of the Unified Government engineer, wheel stops would create drainage problems. In such cases continuous curbing shall be provided to restrict traffic. Curbing and wheel stops shall be designed and installed as approved by the Unified Government engineer;**

3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
4. Utility easements shall connect with easements established in adjoining properties;
5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
7. 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](mailto: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,
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.

**Hearing starts at 1:21:04:**

**PLAT2026-007 - SAM MALINOWSKY WITH SM ENGINEERING**

**Synopsis:** Preliminary Plat to subdivide a lot for future commercial development at 4953 State Avenue. *Detailed Outline of Requested Action:* The applicant, Sam Malinowsky, is requesting a Preliminary Plat to subdivide a lot for future commercial development at 4953 State Avenue Kansas City, Kansas 66102.

application. No one responded in the affirmative.

**Present in Support:**

- Sam Malinowsky, Applicant, 5507 High Meadows Circle, Manhattan, Kansas 66503

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:22:42:** Lead Planner Byron Toy stated that this application is the first phase of the platting process, the applicants will come back for a Final Plat and Preliminary Development Plan when they intend to subdivide the parcel completely. Staff recommends approval with conditions.

**Motion starts at 1:23:27:**

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2026-007:**

<b>Carson</b>	<b>Chairman</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Straws</b>	<b>Not present</b>
<b>Armstrong</b>	<b>Not present</b>

**Motion to recommend APPROVAL passed: 7 to 0**

**Subject to:**

- 1. For the Final Plat, when the mylars are submitted to Staff to be recorded, submit the following fees:**
  - a. \$32.00 per page payable to the Register of Deeds; and,**
  - b. \$7.00 per lot payable to the Unified Treasurer;**
- 2. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
- 3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
- 4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; and,**
- 5. 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](mailto: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;

6. **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](mailto: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;**
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; and,**
8. **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](mailto:info@wycokck.org) prior to construction to arrange this meeting.**

There being no further business, the meeting adjourned at 7:38 p.m.