

Unified Government of Wyandotte County and Kansas City, Kansas



City Planning Commission

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,
Jim Ernst, Jake Miller, J. Mark Mohler, Trent Foglesong, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, July 13, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 Minutes Documents

Synopsis: Consideration of the June 8, 2026 City Planning Commission minutes.

Tracking #: MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2026-034 - TOM GIEFER WITH G&G HOLDINGS LLC

Synopsis: Special Use Permit (Renewal of SP2025-008, expired June 19, 2026) for stockpiling, crushing, and processing of concrete materials at 7241 Kaw Drive.

Tracking #: 21683

3.2.B SP2026-039 - LESLEE DUMMERMUTH

Synopsis: Special Use Permit (Renewal of SP2025-038, expires September 18, 2026) for a Non-Owner Occupied Short-Term Rental at 120 South Cherokee Street.

Tracking #: 21686

3.2.C SP2026-040 - MEGAN PAINTER

Synopsis: Special Use Permit (Renewal of SP2024-008, expired June 13, 2026) for a group dwelling at 1026 Ann Avenue.

Tracking #: 21687

- 3.2.D **SP2026-043 - DOUG TREE**
Synopsis: Special Use Permit (Renewal of SP2025-023, expires August 18, 2026) for a Non Owner Occupied Short-Term Rental at 347 North 118th Street.
Tracking #: 21689
- 3.2.E **SP2026-047 - TODD GEARHEART**
Synopsis: Special Use Permit (Renewal of SP2025-024, expires August 18, 2026) for a Non-Owner Occupied Short-Term Rental at 7832 Kansas Avenue.
Tracking #: 21693
- 3.2.F **SP2026-048 - KELLY SPENCER WITH CREATIVE TOTS CHILDCARE LLC**
Synopsis: Special Use Permit (Renewal of SP2025-028, expires August 14, 2026) for a daycare at 2515 Haskell Avenue.
Tracking #: 21694
- 3.2.G **SP2026-050 - GEOFREY KIGENYI WITH SOLID ROCK PROPERTIES**
Synopsis: Special Use Permit (Renewal of SP2024-015, expires July 18, 2026) for a Non-Owner Occupied Short-Term Rental at 4410 Rainbow Boulevard.
Tracking #: 21696

3.3 Plan Review Application(s)

- 3.3.A **PR2026-009 - JASON DANDOY WITH TURNER USD 202**
Synopsis: Final Plan Review for a building addition for Turner High School at 2211 South 55th Street.
Tracking #: 21697

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

- 4.1.A **COZ2025-031 - JASON MACKEPRANG**
Synopsis: Change of Zone from A-G (WYCO) Agriculture District to R Rural Residential and R-1 Single Family Districts for the construction of single-family homes at 2406 North 131st Street (in conjunction with PLAT2025-041 and BOZA2026-009).
Tracking #: 21675
- 4.1.B **COZ2025-034 - TOM DISIDORE WITH TOKEDEDO LLC**
Synopsis: Change of Zone from R-1 Single Family Residential to CP-3 Planned Commercial District for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with MPL2026-004).
Tracking #: 21414

4.1.C **COZ2026-009 - JONNY RICHARDSON**
Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for residential housing at 2011 Shawnee Drive and 1922 Matney Avenue (in conjunction with PLAT2026-020 and BOZA2026 010).
Tracking #: 21676

4.1.D **COZ2026-013 - JOHN STONER**
Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex at 648 Splitlog Avenue.
Tracking #: 21679

4.2 Special Use Permit Application(s)

4.2.A **SP2026-018 - RYAN GALE WITH GKL LLC**
Synopsis: Special Use Permit for an event venue with live entertainment and alcohol sales at 1 Shawnee Avenue.
Tracking #: 21418

4.2.B **SP2026-029 - TERRA BELLOF WITH BELLOF HOMES LLC**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2651 Minnesota Avenue.
Tracking #: 21680

4.2.C **SP2026-045 - SAM MALINOWSKY WITH SM ENGINEERING**
Synopsis: Special Use Permit for an 8-court volleyball complex at 253 South 16th Street (in conjunction with PR2026-010).
Tracking #: 21691

4.2.D **SP2026-046 - TERRY SCOTT WITH SCOTT PROPERTIES**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 7711 Longwood Avenue.
Tracking #: 21692

4.2.E **SP2026-049 - HEMN OMER WITH FSHAYA AUTO SALES LLC**
Synopsis: Special Use Permit for used automotive sales and repair at 201 North 10th Street.
Tracking #: 21695

4.3 Subdivision Application

4.3.A **PLAT2025-041 - JASON MACKEPRANG**
Synopsis: Preliminary Plat for five (5) residential lots at 2406 North 131st Street (in conjunction with COZ2025-031 and BOZA2025-009).
Tracking #: 21703

4.3.B **PLAT2026-020 - JONNY RICHARDSON**
Synopsis: Preliminary and Final Plat to plat two (2) residential lots at 2011 Shawnee Drive and 1922 Matney Avenue (in conjunction with COZ2026-009 and BOZA2026-010).

Tracking #: 21702

4.3.C **PLAT2026-022 - JOSE MADEROS**
Synopsis: Preliminary Plat to plat 54 single-family residential lots at 10401 Hutton Road.

Tracking #: 21701

4.3.D **PLAT2026-026 - MEGAN PAINTER WITH BUILD WYCO**
Synopsis: Preliminary Plat to plat 174 lots at 2940, 2820, 2821, 2905 New Market Avenue, 10739 Yecker Avenue, 2955 West New Market Square, 2989 East New Market Square, 10655 Lathrop Avenue, 2906, 2901 North 107th Terrace, and 10728 Roswell Avenue (in conjunction with PR2026-011).

Tracking #: 21704

4.4 Plan Review Application(s)

4.4.A **PR2026-010 - SAM MALINOWSKY WITH SM ENGINEERING**
Synopsis: Preliminary and Final Plan Review for an 8-court volleyball complex at 253 South 16th Street (in conjunction with SP2026-045).

Tracking #: 21698

4.4.B **PR2026-011 - MEGAN PAINTER WITH BUILD WYCO**
Synopsis: Preliminary Plan Review for a mixed use residential development at 2940, 2820, 2821, 2905 New Market Avenue, 10739 Yecker Avenue, 2955 West New Market Square, 2989 East New Market Square, 10655 Lathrop Avenue, 2906, 2901 North 107th Terrace, and 10728 Roswell Avenue (in conjunction with PLAT2026-026).

Tracking #: 21699

4.5 Master Plan Amendment(s)

4.5.A **MPL2026-004 - TOM DISIDORE WITH TOKEDEDO LLC**
Synopsis: Master Plan Amendment from Utilities to Neighborhood Commercial (PlanKCK Comprehensive Plan) for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with COZ2025-034).

Tracking #: 21700

5 REPORTS

5.1 **UPDATE ON SB 418 LEGISLATION AFFECTING ZONING**

Synopsis: A brief overview of Senate Bill 418, the By-Right Housing Bill passed by the Kansas Legislature in Spring 2026 that took effect July 1, 2026.

Tracking #: 21738

6 Adjourn

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