

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, March 27, 2025

7:00 PM – 7:23 PM

Attendance:

Commissioner's Present:

- Commissioner Burroughs (Mayor Pro Tem)
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns

Commissioner's Absent:

- Commissioner Hill
- Commissioner Townsend
- Commissioner Ramirez
- Mayor Garner

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)

1. Call to Order

Mayor Pro Tem Burroughs called the meeting to order at 7:00 PM. Chaplain Stella Ruiz of Oak Grove Christian Church led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda (Discussion Begins 1:27:09)

The Clerk reported there was an agenda update issued, removing Item 5.1 and adding Item No. 5.4 to the Mayor's Agenda. Under the Planning & Zoning Non-Consent Agenda Item 8.2, Special Use Permit Application, the vote of the Planning Commission was corrected and an updated staff report was provided.

Angela Lawson, Acting Chief Counsel, addressed the impact of having only seven commissioners present. She explained that under the Unified Government Code of ordinances, a valid protest petition requires an affirmative vote of nine commissioners to approve requested zoning applications, and other actions require eight votes to override the Planning Commission. With only seven members present, such votes are impossible. Legal advised that the Board of Commissioners vote to continue the three items that are not on the Consent Agenda, with expectation that the May 1, 2025, meeting will have enough members for all possible actions to be available for consideration.

5. Mayor's Agenda

Item No. 5.1 - HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (REMOVED PER AGENDA UPDATE)

This item was removed from the agenda, and no commission action was taken.

Item No. 5.2 - PROCLAMATION: SEVENDAYS OF KINDNESS (Discussion Begins 1:32:13)

Proclamation proclaiming March 31 through April 8, 2025, as Seven Days of Kindness.

This item was read into the record of the meeting, and no commission action was required.

Item No. 5.3 - PROCLAMATION: YOUTH ART MONTH (Discussion Begins 1:32:52)

Proclamation proclaiming the month of March 2025 as Youth Art Month.

This item was read into the record of the meeting, and no commission action was required.

Item No. 5.4 - PROCLAMATION: NATIONAL TUSKEGEE AIRMEN DAY (ADDED PER AGENDA UPDATE) (Discussion Begins 1:33:10)

Proclamation proclaiming March 27, 2025, as National Tuskegee Airmen Day.

This item was read into the record of the meeting, and no commission action was required.

6. Clerk's Statement (Statement Read 1:33:48)

7. Planning and Zoning Consent Agenda (Discussion Begins 1:37:00)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2024-042 - AUTUMN KING
2. COZ2025-003 - ICHIEN LEE

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-111 - TATUM PHILLIP
2. SP2025-005 - DONNA BARNETT WITH DSB MANAGEMENT
3. SP2025-007 - ICHIEN LEE
4. SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM

7.3 VACATION APPLICATION

1. VAC2025-001 – KRYSTAL VOTH

7.4 MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-015 KALIN CALLEWAERT

7.3. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. AN ORDINANCE rezoning property at 7301 State Avenue (COZ2024-036) from CP-2 Planned General Business District to CP-3 Planned Commercial District.
- 2.. AN ORDINANCE authorizing a Special Use Permit (SP2024-074) for a Short-Term Rental at 111 South 16th Street.
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-101) for the continuation of a youth nature center with a campground at 2640 Woodend Lane.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-105) for a Short-Term Rental at 6429 Leavenworth Road.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-108) for an earthen fill at 732 North 57th Street.

6. AN ORDINANCE authorizing a Special Use Permit (SP2024-118) for continuation of the removal of earthen fill at 10702 Donahoo Road.

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Kane.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

8. Planning & Zoning Non-consent Agenda)

8.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 1:29:53)

1. COZ2024-016 - STEVE SOBEK

Commissioner Kane made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

8.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS (**Discussion Begins 1:31:07**)

Commissioner Lopez made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

2. SP2025-003 - HENRY CALHOUN (**Discussion Begins 1:30:40**)

Commissioner Kane made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

9. Regular Consent Agenda (Discussion Begins 1:42:30)

Item No. 1 - RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE

Item No. 2 - PLAT: STONY POINT MEADOWS

Item No. 3 - PLAT: BECHLER FARMS

Item No. 4 - PLAT: SPLITLOG ESTATES

Item No. 5 - PLAT: HOME2 SUITES - FIRST PLAT

Item No. 6 – MINUTES

Item No. 7 – WEEKLY BUSINESS

Commissioner Kane made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

15. Adjournment: (Discussion Begins 1:43:03)

Commissioner Davis has moved to adjourn the meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burns, Kane, Lopez, Stites, Davis, Bynum
- Nays: None
- Absent: Hill, Townsend, Ramirez, Garner
- Not Voting: Burroughs as Mayor Pro Tem

MAYOR PRO TEM BURROUGHS
ADJOURNED THE MEETING AT 7:23 P.M.
MARCH 27, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS