

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, August 28, 2025

6:02 PM – 6:49 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill
- Commissioner Ramirez (Arrived virtually at 6:08 p.m.)

Commissioners Absent:

- Commissioner Davis

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela J. Lawson (Acting Chief Counsel)
- Wendy Green (Legal)
- Randy Greeves (Planning)

Call to Order

Mayor Garner called the meeting to order at 6:02 p.m. Chaplain Lamar Martin of the Fellowship Christian Church led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 4:04)

The Clerk reported there was an agenda update changing the start time of the meeting to 6:00 p.m.; removing Items from Section 5- Mayors Agenda, Section 9 - Consent Agenda, and Section 12-Administrator's Agenda.

Mayor Garner requested a moment of silence in honor of Kansas City, Kansas Police Officer Hunter Simoncic, who was killed in the line of duty.

Mayor's Agenda**Item No. 1 – PROCLAMATION: CHARLIE YARDBIRD PARKER DAY (Discussion Begins 5:01)**

A Proclamation proclaiming August 4, 2025, as Charlie Yardbird Parker Day.

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

Item No. 3 – PROCLAMATION: BOSTON DANIELS PARK DAY (Discussion Begins 5:17)

A Proclamation proclaiming August 20, 2025, as Boston Daniels Park Day.

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

Clerk's Statement (Statement Read 5:52)

Planning and Zoning Consent Agenda (Discussion Begins 10:50)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-007 - KATHERYN MEYER
2. COZ2025-015 - JUAN HARRIGAN

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-026 - CHRIS HANE
2. SP2025-037 - RODERICK SIMMONS JR
3. SP2025-039 - JYAN HARRIS
4. SP2025-040 - NOOSHIN AND SIMEON BOWMAN
5. SP2025-042 - FARIS FARASSATI
6. SP2025-044 - MITCH LICHTERMAN
7. SP2025-045 - ARIN WOODSON
8. SP2025-046 - WILLIAM HOLT
9. SP2025-047 - MARIBEL SANTA ANNA
10. SP2025-048 - KEVIN SCHAMBERGER

7.3 MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-005 - KATHERYN MEYER

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

2. AN ORDINANCE rezoning property at 9611 State Avenue (COZ2024-040) from A-G Agriculture District to CP-2 Planned General Business District.
3. AN ORDINANCE rezoning property at 11319 Parallel Parkway (COZ2025-011) from A-G Agriculture District to CP-3 Planned Commercial District.
4. AN ORDINANCE rezoning property at 10800 Hollingsworth Road and 4950 Hutton Road (COZ2025-012) from A-G Agriculture District to R-1 Single-Family District,.
5. AN ORDINANCE rezoning property at 1216 North 86th Street (COZ2025-014) from of R-1 Single Family District to RP-3 Planned Townhouse District.
6. AN ORDINANCE rezoning property at 1698 North 98th Terrace and 1501 North 98th Street (COZ2025-016) from A-G Agriculture District to RP-5 Planned Apartment District.
7. AN ORDINANCE rezoning property at 2712 and 2740 North 103rd Terrace (COZ2025-017) from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District.

8. AN ORDINANCE authorizing a Special Use Permit (SP2025-020) for continuation of heavy truck parking at 7949 Splitlog Avenue.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-023) for a Short-Term Rental at 347 North 118th Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-030) for a battery storage facility at 1 Kansas Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-034) for an event space with live entertainment at 1600 Village West Parkway.
12. AN ORDINANCE authorizing a Special Use Permit (SP2025-035) for continuation of a Short-Term Rental at 3063 and 3065 Francis Street.
13. AN ORDINANCE authorizing a Special Use Permit (SP2025-038) for a Short-Term Rental at 120 South Cherokee Street.
14. AN ORDINANCE vacating property (VAC2025-002) at 912 North 86th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside item 7.4.1. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

Set Aside Item:

7.4.1: ORDINANCE AMENDING BOARD OF ZONING APPEALS MEMBERSHIP FROM BOARD OF COMMISSIONERS APPOINTEES TO A LIMITED NUMBER OF BOARD OF COMMISSION MEMBERS (Discussion Begins 22:31)

Mayor Garner requested to set aside Item No. 7.4.1.

Mayor Garner explained that there was an error in the ordinance and asked legal counsel to address the issue. Angela Lawson, Interim Chief Counsel, explained that the proposed change would not comply with state law regarding term lengths and membership limits. Counsel Lawson clarified the changes.

Commissioner Ramirez made a motion to approve the denial as recommended by the Planning Commission. The motion was seconded by Mayor Garner.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

Planning & Zoning Non-Consent Agenda

8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 31:28)

1. SP2025-036 - YASWANTH MYLAVARAPU

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Kane made a motion to approve the item. The motion was seconded by Mayor Gardner.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

8.2. MISCELLANEOUS

1. ORDINANCE AMENDING SHORT-TERM RENTAL REGULATIONS INCLUDING PROHIBITING SPECIAL USE PERMITS FOR SHARED DRIVEWAYS (Discussion Begins 36:27)

Staff presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

- **Gilbert Pinter (Comments Begin: 40:16)**

The public hearing was closed.

Commissioner Bynum made a motion to approve the item. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

2. ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins 45:39)

Clerk read a continuance request from Jack Maya of Polsinelli Law Firm on behalf of the Red Wolf Project for the final agenda item, requesting postponement out of respect for the candlelight vigil for Officer Hunter Simoncic.

Commissioner Bynum made a motion to continue the item over to the next Planning and Zoning meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

Adjournment: (Discussion Begins 46:56)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 9/0

- Ayes: Burns, Hill, Ramirez, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Townsend
- Nays: None
- Absent: Davis

MAYOR GARNER
ADJOURNED THE MEETING AT 6:49 P.M.
August 28, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS