

Unified Government of Wyandotte County and Kansas City, Kansas



City Planning Commission

6th Floor Conference Room,
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

Vice Chairman Karen Jones, Duane Beth, Beverly Easterwood

Jim Ernst, Jake Miller, J. Mark Mohler, Trent Foglesong, Joseph Straws III, Rachel Russell, and Aaron Ward.

AGENDA

Monday, September 14, 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 August 10, 2026 City Planning Commission Minutes

Tracking #: MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2026-056 - LAURA SANCHEZ WITH HOMESTEAD MONTESSORI FARM SCHOOL

Synopsis: Special Use Permit (Renewal of SP2021-058, expires October 4, 2026) for an in home Montessori farm school at 3800 Weaver Court.

Tracking #: 21771

3.2.B SP2026-063 - MICKELL LETHCO WITH SUNSHOT INVESTMENT LLC

Synopsis: Special Use Permit (Renewal of SP2025-014, expired July 17th, 2026) for a Non-Owner Occupied Short-Term Rental at 2629 South 49th Street.

Tracking #: 21896

3.2.C SP2026-069 - SHAYMOND JANES WITH JANES BROTHERS LLC

Synopsis: Special Use Permit (Renewal of SP2024-031, expired August 8, 2026) for a Non-Owner Occupied Short-Term Rental at 2737 South 53rd Terrace.

Tracking #: 21902

3.3 Subdivision Application

3.3.A PLAT2026-028 - CORY AND STEPHANIE APPL AND TRAVIS SANDERS

Synopsis: Final Plat to replat two (2) lots at 9404 and 9430 Hurrelbrink Road.

Tracking #: 21905

3.3.B PLAT2026-029 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING

Synopsis: Final Plat to split one (1) lot into two (2) lots at 8833 R State Avenue.

Tracking #: 21906

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2026-016 - ASHLEY DIXON

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 3218 North 80th Street (in conjunction with BOZA2026-021).

Tracking #: 21892

4.1.B COZ2026-018 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING

Synopsis: Change of Zone from R-1 Change Of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 2313 North 55th Street.

Tracking #: 21893

4.2 Special Use Permit Application(s)

4.2.A SP2026-031 - LEXI MCDANIEL WITH LEXXIS SALON

Synopsis: Special Use Permit for a learning disabilities training facility and event space at 1000 North 82nd Street.

Tracking #: 21681

4.2.B SP2026-044 - INLAND BLUFFS LLC

Synopsis: Special Use Permit for grading and movement of materials at 7000, 6500 Holliday Drive, and 6601 Inland Drive.

Tracking #: 21690

4.2.C SP2026-051 - DANIELLE MOLDER

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1407 North 82nd Street.

Tracking #: 21767

4.2.D SP2026-057 - ADNAN CHEEMA WITH CHEEMA FOOD AND PETROLEUM

Synopsis: Special Use Permit for a liquor store at 4732 State Avenue (in conjunction with BOZA2026-019).

Tracking #: 21772

4.2.E **SP2026-062 - TOM PROEBSTLE WITH SKYLINE PROPERTY DEVELOPMENT**

Synopsis: Special Use Permit (Renewal of SP2024-044, expires October 10, 2026) for a Non Owner Occupied Short-Term Rental at 10 South Hallock Street.
Tracking #: 21895

4.2.F **SP2026-068 - NADLER PERALTA WITH PERTALTA BROS INC**

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1107 Orville Avenue.
Tracking #: 21900

4.2.G **SP2026-070 - NADLER PERALTA WITH PERALTA BROS INC**

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 28 North 14th Street.
Tracking #: 21903

4.2.H **SP2026-071 - UMED SAIDOV WITH FRANK MOTORS**

Synopsis: Special Use Permit for automotive sales and repair at 940 Cheyenne Avenue.
Tracking #: 21904

4.3 Subdivision Application

4.3.A **PLAT2026-030 - MARTIN RISE WITH DENTONS US LLP**

Synopsis: Preliminary and Final Plat to split one (1) lot into two (2) lots at 401 Kindelberger Road and 3230 Fiberglass Road.
Tracking #: 21907

4.4 Miscellaneous

4.4.A **AN ORDINANCE ESTABLISHING THE USE AND REGULATIONS OF ACCESSORY DWELLING UNITS ("ADUs")**

Synopsis: An ordinance allowing and regulating accessory dwelling units as a subordinate use to the primary residence in any district that residential uses are allowed. Four different ADU typologies are allowed: interior, attached, detached, and converted.
Tracking #: 21939

4.4.B **AN ORDINANCE EXPANDING USE OF TEMPORARY STRUCTURES FOR OUTDOOR RETAIL.**

Synopsis: An amendment to the outdoor retail ordinance to include third-party businesses in allowed outdoor vending in temporary or permanent structures, subject to certain restrictions on placement and operations.
Tracking #: 21940

4.4.C **AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE ZONING CODE IN ORDER TO ENSURE LOCAL COMPLIANCE WITH SB 418 (THE "BY-RIGHT HOUSING DEVELOPMENT ACT").**

Synopsis: An ordinance updating planning procedures to subdivisions and rezonings, the administrative appeals process, and residential and light commercial zoning regulations in order to comply with the Kansas By-Right Housing Development Act, in effect as of July 1, 2026.

Tracking #: 21941

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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