



City Plan Commission Minutes

Hearing Date: 7/15/2026

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item	C1
CLD-FnPlat-2024-00017 A request to approve a Final Plat in District M2-3 (Manufacturing) on about 60 acres generally located at 10951 N Congress Avenue allowing for the creation of two (2) lots and one (1) tract.	
Applicant	Daniel Finn of Phelps Engineering, Inc.
Commissioners Present:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	C2
CLD-FnPlat-2026-00013 A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract to facilitate the construction of a religious assembly.	
Applicant	Edward Dannewitz of Continental Consulting Engineers Inc
Commissioners Present:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	C3
CLD-FnPlat-2026-00017 A request to approve a final plat in District UR creating one (1) mixed-use lot (with 489 residential units) and nine (9) tracts, on about 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue.	
Applicant	Ryan Hunt of Taliaferro & Browne, Inc
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	1.1
CD-CPC-2026-00029 A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue.	
Applicant	Sam Malinowsky of SM Engineering
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending denial. The applicants Sam Malinowsky and Lamar E. appeared and spoke about their requests. For public testimony appeared Erin Sandgren in support. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	1.2
CD-CPC-2026-00028 A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.	
Applicant	Sam Malinowsky of SM Engineering
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending denial. The applicants Sam Malinowsky and Lamar E. appeared and spoke about their requests. For public testimony appeared Erin Sandgren in support. Commissioners discussed the merits of the case and approved it adding a condition that this is only pertaining to parcel A.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	1.3
CD-CPC-2026-00027 A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.	
Applicant	Sam Malinowsky of SM Engineering
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending denial. The applicants Sam Malinowsky and Lamar E. appeared and spoke about their requests. For public testimony appeared Erin Sandgren in support. Commissioners discussed the merits of the case and approved it adding a condition that permitted uses only pertain to parcel A.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	2
CD-CPC-2026-00067 A request to approve a development plan to allow multiple buildings on one lot in district B2-2 on about 2.64 acres generally located at 9840 N Cedar Avenue.	
Applicant	Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen, Ron Cowger and Matthew Iway appeared and spoke about their requests. For public testimony appeared Georgian Edwards and Keith Goeking whom both had concerns about brush and hours of operation. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	3
CD-CPC-2026-00085 A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review.	
Applicant	
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Abbey Brinkley and Matthew Barnes presented the case and stated that staff is recommending approval without conditions. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Recommend Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	4
CD-CPC-2026-00068 A request to approve a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena.	
Applicant	Steve Foutch of Foutch Brothers, LLC
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Steve Foutch appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	5
CD-ROW-2026-00013 A request to approve a vacation of public right-of-way in District B1-1 (Commercial) and B4-1 (Commercial) on about 13,000 SF generally located along Charlotte Street, north of East 134th Street.	
Applicant	Kylee Jennings, AICP-C of PEC
Commissioners Present:	Arkin; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	Crowl
Testimony:	
Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Kylee Jennings appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Hasek
Seconded by:	Arkin
Voting Aye:	Arkin; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	6
CD-CPC-2026-00060 A request to approve a Development Plan in District B3-2 (commercial) on about 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road, allowing for a third principle structure to be built on site of the existing recovery center.	
Applicant	Kyle Kippes of Kaw Valley Engineering, Inc
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Kyle Kippes appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	7
CD-CPC-2026-00088 A request to detach approximately 0.63 acre right of way, generally located south of the municipal boundary between Hilcrest Road on the east and Hayworth Road on the west from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Independence, Missouri.	
Applicant	Nicolas Bosonetto
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 5 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 5, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	8
CD-SUP-2026-00029 A request to approve a special use permit in District R-6 to allow for a temporary laydown yard on about 3 acres generally located approximately 300 feet from the northeast corner of North Lister Avenue and Northeast Vivion Road.	
Applicant	DeAnna Brantley of Spire Missouri
Commissioners Present:	Arkin; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	Crowl
Testimony:	
Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Marlin Hatcher and Andy Johnson appeared and spoke about their requests. For public testimony appeared Michael Holt with concerns. Commissioners discussed the merits of the case and approved it with conditions, adding a condition that applicant is required to restore and repair any damage to public streets and sidewalks.	
Motion:	Approved with Conditions
Motioned by:	Arkin
Seconded by:	Hasek
Voting Aye:	Arkin; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	9
CD-SUP-2026-00032 A request to approve a Special Use Permit for a temporary surface parking lot in a UR zoning district on about 0.795 acres generally located at 1308 W 11th St.	
Applicant	David Laurence of SK Design Group
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicants David Lawrence and grant Hromas appeared and spoke about their requests. For public testimony appeared Mayve Kapler with concerns about parking. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Arkin
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Murrell; Padilla
Voting Nay:	Hasek
Abstaining:	None

Docket Item	10
CD-CPC-2026-00058 A request to approve a Major Amendment to a previously approved Development Plan in District B3-2 (Commercial) on about 24 acres generally located at the southwest corner of Northeast Barry Road and North Indiana Avenue allowing for the addition of a tire center which will serve in lieu of a Special Use Permit.	
Applicant	Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen and Jay D. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	11
CD-CPC-2026-00070 A request to approve a Major Amendment to a previously approved Development Plan in District B3-4 (Commercial) on about 8 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow for 24 dwelling units in 6 multiunit buildings.	
Applicant	Rachel Barth of NorthPoint Development
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Allysn Jenkins and Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Jack Mills appeared and spoke about his requests. For public testimony appeared Paige Kincaid, Caitlyn Hicks, and Mayve Kapler whom all had concerns. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	12
CD-CPC-2026-00069 A request to approve a major amendment to a previously approved UR Plan to add Outdoor Storage as an allowed use on about 13.63 acres generally located at the southwest corner of E Linwood Blvd. and Gillham Plaza.	
Applicant	Dan Koziatek of CEC, Inc.
Commissioners Present:	Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants Steve Cross, Morgan Nest., John Brehm, and Dan Koziatek appeared and spoke about their requests. For public testimony in opposition appeared Christine Taylor-Butler, Maybe Kapler, Lucy Kirkenmeyer, Liz D., Jon Hile, Jordan Smith, and Chris Koch. Commissioners discussed the merits of the case and approved it with conditions, removing correction regarding lighting plan, and amending condition 10.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Arkin
Voting Aye:	Arkin; Crowl; Enders; Forbes II; Murrell; Padilla
Voting Nay:	Hasek
Abstaining:	None

Docket Item	13
CD-CPC-2026-00057 A request to approve a major amendment to a previously approved development plan in District B4-5 (Heavy Business/Commercial) to allow for the expansion of a self-storage facility on about 6.7 acres generally located at northwest corner of Northwest Prairie View Road and Northwest Donovan Drive.	
Applicant	Lance Scott of Cook, Flatt & Strobel Engineers, P.A.
Commissioners Present:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 5 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 5, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	14
CD-SUP-2026-00033 A request to approve a Special Use Permit to allow an automotive dismantling business to operate in an M3-5 zoning district on about 0.726 acres generally located at 1012 Woodswether Rd.	
Applicant	Zachary Schlichting of Ozark Drift Parts
Commissioners Present:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 5 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 5, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	15
CD-SUP-2026-00020 A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue.	
Applicant	DANA BLAY of DBL ARCHITECTURE + INC
Commissioners Present:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 5 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 5, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None