



## City Plan Commission Minutes

Hearing Date: October 5, 2021

414 E 12th Street, 26th Floor, Council Chamber  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CD-CPC-2021-00050** Barry Plaza Lot 12 Project Plan - A request to approve a project plan in District B3-3, to allow for Animal Services on about 1 acre generally located on the west side of N. Green Hills Road, between MO Route 152 on the north and NW Barry Road on the south.

**Applicant:** Michael McGrew of Windfield Design-Build

**Commissioners Present:** Allender; Baker; Beasley; Crawl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Crawl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C2

**CD-CPC-2021-00154** A request to approve a Project Plan consisting of trail improvements and landscape buffer planting on about 21 acres generally located on the west side of N. Stark Avenue and approximately 120 ft north of NE 116th Street

**Applicant:** Chris Holmquist of Olsson

**Commissioners Present:** Allender; Baker; Beasley; Crawl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated staff's recommendation was approval. No one appeared for testimony. Commissioners approved the case.

**Motion:** Approved with Conditions

**Motioned by:** Allender

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crawl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C3

**CLD-FnPlat-2018-01196** Final Plat, Pembroke Estates, Seventh Plat Previously advertised as Case No. SD 0763I – About 22 acres generally located south of NE 92nd Street, between N. Bellefontaine Avenue on the east and N. Wabash Avenue on the west, to consider the approval of a final plat in District R-7.5 (Residential 7.5) for 45 residential lots and 7 tracts.

**Applicant:** Jeffrey Means of Olsson; Nelson Willoughby of Olsson Associates

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** None; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony:

Zach Nelson presented the case. Patricia Jensen, attorney for the applicant, gave a presentation. She asked to delete conditions 12 and 13. She also requested modified language in conditions 2 and 8. She said Stacey Lowe with the Land Development division approved the deleted conditions and the modified language in condition 8. She submitted an email from David Miller with Public Works approving the modified language in condition 2. Mark Montgomery with Public Works appeared to answer questions. Commissioners discussed the merits of the case. They approved it with conditions, including modified conditions 2 (with exhibit) and 8 and deleting conditions 12 and 13. The updated staff report has the updated language for conditions 2 and 8.

**Motion:** Approved with Conditions

**Motioned by:** Allender

**Seconded by:** Enders

**Docket Item:** C4

**CLD-FnPlat-2021-00031** A request to approve a final plat on about 27.4 acres in District MPD (Master Planned Development) generally located at the northeast corner of Highway 152 and Highway 169, creating 3 residential lots and 2 tracts.

**Applicant:** Tyler Wysong of Kimley-Horn

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C5

**CLD-FnPlat-2021-00035** A request to approve a final plat on about 23.8 acres in District R-7.5 (Residential dash 7.5) located at 8901 NE 112th Street, creating 76 lots and 2 tracts.

**Applicant:** Sam Sahlfeld of Olsson; Nelson Willoughby of Olsson Associates; James Holdcroft of Olsson; Jeffrey Means of Olsson

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated staff's recommendation was approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Allender

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C6

**CLD-FnPlat-2021-00039** A request to approve a final plat on about 19 acres in District R-7.5 (Residential dash 7.5) located on the east side of N. Amity Avenue in between NW Old Tiffany Springs Road to the north and MO Highway 152 to the south, creating 47 residential lots and 1 tract.

**Applicant:** Jeffrey Means of Olsson; Sam Sahlfeld of Olsson; James Holdcroft of Olsson; Nelson Willoughby of Olsson Associates

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Docketed Fee: NO

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C7

**CLD-FnPlat-2021-00040** A request to approve a final plat on about 0.4 acres in District R-5 (Residential dash 5) located at 4937 N. Denver Avenue, creating 2 lots.

**Applicant:** Dennis Schmidt of Countryside Survey, LLC.

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 1

**CD-CPC-2021-00086** A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

**Applicant:** Jeanaya Thomas

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 1

**CD-CPC-2021-00086** A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

**Applicant:** SirJames Thomas

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 2

**CD-SUP-2021-00058** A request to approve a Special Use Permit in District R-80 (Residential 80) to allow for open pit sand and gravel operation on about 407 acres generally located at the northeast corner of MO Route 210 and Birmingham Levee District Drive Road.

**Applicant:** Michele D Romano

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders  
**Commissioners Absent:** Hill; Rojas; Sadowski  
**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Docketed Fee: YES  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 3

**CD-SUP-2021-00065** A request to approve a special use permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.

**Applicant:** James David Wilkins

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders  
**Commissioners Absent:** Hill; Rojas; Sadowski  
**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: YES  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 3

**CD-SUP-2021-00065** A request to approve a special use permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.

**Applicant:** Steve L Bauer

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders  
**Commissioners Absent:** Hill; Rojas; Sadowski  
**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: YES  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 4

**CD-CPC-2020-00137** A request to rezone approximately 0.96 acre generally located at 506 E. 31st Street (northeast corner of E. 31st Street and Gillham Road) from District M-1.5 (Manufacturing 1, Intensifier 5) to District UR (Urban Redevelopment) and approve a development plan for a new structure with 163 multi-family units with amenity space and a restaurant.

**Applicant:** Lamin Bumi Nyang

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Zach Nelson presented the case for Xue Wood. The applicant appeared with the attorney Allison Bergman and the developer, Garrison Hassenflu. They gave a presentation. Bill Kartsonis, the neighbor just east of the property appeared and asked questions about the project and requested a copy of the staff report, which was emailed to him. The applicant answered questions about the project. After commissioners discussed the merits of the case, they approved it.

**Motion:** Approved with Conditions

**Docket Item:** 4

**CD-CPC-2020-00137** A request to rezone approximately 0.96 acre generally located at 506 E. 31st Street (northeast corner of E. 31st Street and Gillham Road) from District M-1.5 (Manufacturing 1, Intensifier 5) to District UR (Urban Redevelopment) and approve a development plan for a new structure with 163 multi-family units with amenity space and a restaurant.

**Applicant:** Kurt Mitscher

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Zach Nelson presented the case for Xue Wood. The applicant appeared with the attorney Allison Bergman and the developer, Garrison Hassenflu. They gave a presentation. Bill Kartsonis, the neighbor just east of the property appeared and asked questions about the project and requested a copy of the staff report, which was emailed to him. The applicant answered questions about the project. After commissioners discussed the merits of the case, they approved it.

**Motion:** Approved with Conditions

**Docket Item:** 5.1

**CD-CPC-2021-00112** Gotcha Covered - A request to approve an area plan amendment to change the land use recommendation from office to industrial to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

**Applicant:** Judd D Claussen

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Docketed Fee: YES

**Motioned by:** Baker

**Seconded by:** Enders

**Docket Item:** 5.2

**CD-CPC-2021-00114** Gotcha Covered - A request to approve a rezoning from R-80 (Residential dash 80) to M1-1 (Manufacturing 1 dash 1) to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

**Applicant:** Judd D Claussen

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Docket Item:** 5.3

**CD-CPC-2021-00113** Gotcha Covered - A request to approve a development plan, which also act as a preliminary plat to allow the use of warehousing, wholesaling, and storage in District M1-5 (Manufacturing 1 dash 5) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

**Applicant:** Judd D Claussen

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Docket Item:** 5.4

**CD-SUP-2021-00066** Gotcha Covered - A request to approve a Special Use Permit to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

**Applicant:** Judd D Claussen

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders

**Docket Item:** 5.5

**CLD-FnPlat-2021-00026** Gotcha Covered - A request to approve a final plat to create one (1) lot and one (1) track to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

**Applicant:** Judd D Claussen

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: NO

**Motioned by:** Baker

**Seconded by:** Enders

**Docket Item:** 6

**CD-CPC-2021-00148** Santa Fe Area Council Urban Redevelopment Plan - A request to approve an Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority (LCRA) Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo. for about 20 blocks generally bounded by E. 27th Street on the North, Indiana Avenue on the East, Linwood Boulevard on the south, and Prospect Avenue on the West.

**Applicant:** Robert Long

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Genevieve Kohn presented the case for Xue Wood. Dan Moye, Director at EDCKC appeared and spoke about the case. Marquita Taylor-Brockman spoke regarding the Santa Fe neighborhood and their improvement plans. Patrick Sterrett of Sterrett Urban LLC presented the Blight Study.

Commissioners discussed the merits of the case and said there was a "Finding of Blight" and approved the plan.

**Motion:** Approved

**Docket Item:** 7

**CD-CPC-2021-00165** Ridgeview Heights - A request to approve the Ridgeview Heights PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. on about 16.04 acres generally located on both sides for S. Emanuel Cleaver II Blvd, in between E. 31st Street and E. 34th Street.

**Applicant:** Pamela Grego

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Andrew Clarke presented the case for Xue Wood. Attorney Roxsen Koch appeared representing the developers Eagle Point. Neil Martelle with Eagle Point Development spoke about their plans. David McCoubrie with the PIEA appeared and spoke about the case. Patrick Sterrett of Sterrett Urban LLC presented the Blight Study.

Commissioners discussed the merits of the case and said there was a "Finding of Blight".

**Motion:** Approved



**Docket Item:** 8

**CD-CPC-2021-00125** A request to consider rezoning from District B3-2 to District UR and approving a development plan which also serves as a preliminary plat to allow for 180-unit multi-family development within 4 buildings on about 13 acres generally located at the southeast corner of E. 135th Street and Holmes Road.

**Applicant:** Lamin Bumi Nyang

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** None; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony:

Zach Nelson presented the case for Olofu Agbaji. The applicant team of Lamin Nyang, Mark Blevins-developer, Chris Guthrie and Joel Thomas-architect appeared and spoke about the project. No one else appeared for testimony. After commissioners discussed the merits of the case, they approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Docket Item:** 9

**CD-ROW-2021-00012** Vacation of Myrtle Ave - Case No. CD-ROW-2021-00012 - A request to vacate a portion of Myrtle Avenue on about 0.53 acres in District R-6 (Residential dash 6) generally located in between E. 52nd Street to the north and E. 53rd Street to the south.

**Applicant:** Toby Williams

**Commissioners Present:** Allender; Baker; Beasley; Crowl; Enders

**Commissioners Absent:** Hill; Rojas; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to October 19, 2021. No one appeared for testimony. Commissioners continued the case.

**Motion:** Continued Fee: YES

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Crowl; Enders