



## City Plan Commission Minutes

Hearing Date: February 19, 2025

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

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**Docket Item:** C1

**CD-CPC-2024-00183** A request to approve a MPD Final Plan for Phase 1 of the Swope Health Village Campus (medical mixed-use campus) on about 11.05 acres generally located at 5908 Swope Pkwy

**Applicant:** William Buck of BHC Rhodes

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that this was a consent item and that the 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; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CD-CPC-2025-00002** A request to approve a Project Plan in District B4-5 (Commercial) on about 1 acre generally located at the northeast corner of West Armour Boulevard and Broadway Boulevard, allowing for the expansion of an existing school.

**Applicant:** Nickolas Baumgarten

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that this was a consent item and that the 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; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-CPC-2024-00041** A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St.

**Applicant:** Phillip Klawuhn of Phillip A. Klawuhn & Associates, P.C.

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending denial. The applicant team David Hoelzel and Phil Klawuhn appeared and spoke about their requests. For public testimony appeared Diane Hershberger representing Marlborough Community Coalition to express her concerns. Commissioners discussed the merits of the case and continued the case with fee to April 2, 2025 to allow the applicant time to come up with a plan to clean up site and to work on a preliminary plat.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-SUP-2024-00054** A request to approve a Special Use Permit for a multi-unit house with a R-2.5 (Residential) zoning district on about .14 acres generally located at 1641 Summit St.

**Applicant:** Grace Broeder of KEM STUDIO

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicants Graham Zusi and Grace Broeder appeared and spoke about their requests. For public testimony in support of the project appeared Leah Gale, Cydney Millstein, Haley Kostas, Rebecca Geracie, Shannon Kilfoy, Kim Armstrong, Sheri Skillman, Janet Breitenbach, Kathy Marchant, and Rodger Espinoza. For opposition appeared Jennie Walters, Elaina Bailey, Michael Flack, Virginia Salazar Bellis, Colleen Hernandez, Bryan Clithero, Alicia Bailey, Hayley Reese, Jill McDonald, Daniella Briones, Jennifer Caputo, Luke Bailey, Susan Flack, Steve Bellis, Anna Roseburrough, and Adam Aytar. 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; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-CPC-2024-00163** A request to approve a preliminary plat, with deviations, in District R-7.5 on about 41 acres generally located at 16001 Ess Road.

**Applicant:** Robert Parks of Weiskirch and Parks Engineers, Inc

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case on behalf of Justin Smith and stated that the staff is recommending approval with conditions. The applicant Phil LeVota appeared and spoke about his requests. For public testimony appeared Jim Ash in support and Rianna Deslich with concerns about not being notified. 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; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2025-00011** 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; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending continuance to March 5, 2025. No public testimony was taken at this time. Commissioners discussed the merits of the case and continued the case to March 5, 2025.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Lynch

**Voting Nay:** Beasley

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2025-00001** A request to approve the addition of a swimming pool to the Tony Aguirre Community Center on about 4.60 acres located approximately 300 feet north of the intersection of West 21st Street and West Pennway Avenue.

**Applicant:** Jeff Bartley of Waters Edge Aquatic Design

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 5, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 5, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2024-00193** A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot.

**Applicant:** Riley Johnson of Barghausen Consulting Engineers

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 5, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 5, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-SUP-2024-00048** A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd.

**Applicant:** Jose Cordova of Royal Auto Trim

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2024-00178** A request to approve a rezoning from AG-R (Agriculture) and B3-3 (Community Business) to B3-3 in order for the zoning designation to reflect existing conditions on about 1.9 acres generally located at 9200 NW 119th Ter.

**Applicant:** Emma Ludwig of Midwest Sign Company

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 5, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 5, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

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