



City of Tonganoxie Planning Commission Agenda

June 5, 2025

7:00 Regular Meeting, City Council Chambers, 303 Bury Street, Tonganoxie, KS 66086

There may be an audio recording of the meeting which will be utilized to prepare meeting minutes and the meeting may be broadcast on the City of Tonganoxie YouTube Channel

Members: Monica Gee - Patti Bitler - John Kirk – Howie Brewington - Brianna Irvin -Kirsten Moreland – Jamie Shurtz

Open Regular Meeting – 7:00 p.m.

I. Call to Order

II. Approval of Minutes – Regular meeting dated March 6, 2025

III. Old Business

IV. Ex Parte Communication

V. New Business

- ~~a) Public Hearing: Consider Approval of Preliminary Plat for Casey's Subdivision No. 2 generally located at the Southwest Corner of US 24 Highway and South Park Drive in Tonganoxie, Kansas 66086. **Item Continued to July 3, 2025 Planning Commission Meeting**~~
- ~~b) Consider Approval of Preliminary Plat for Casey's Subdivision No. 2 generally located at the Southwest Corner of US 24 Highway and South Park Drive in Tonganoxie, Kansas 66086. **Item Continued to July 3, 2025 Planning Commission Meeting**~~
- ~~c) Consider Approval of Final Plat for Casey's Subdivision No. 2 generally located at the Southwest Corner of US 24 Highway and South Park Drive in Tonganoxie, Kansas 66086. **Item Continued to July 3, 2025 Planning Commission Meeting**~~
- ~~d) Consider Approval of the Site Plan Application for Casey's Subdivision No. 2 generally located at the Southwest Corner of US 24 Highway and South Park Drive in Tonganoxie, Kansas 66086. **Item Continued to July 3, 2025 Planning Commission Meeting**~~
- e) Public Hearing: Special Use Permit Renewal for Pupperazzi Dog Spa at property located at 615 E. 8th Street in Tonganoxie, Kansas 66086.
- f) Consider Approval of Special Use Permit Renewal for Pupperazzi Dog Spa at property located at 615 E. 8th Street in Tonganoxie, Kansas 66086.
- g) Annual Business Meeting
 - 1. Election of Officers
- h) Downtown Study Presentation provided by Alexandra Purvis-Smith and Graham Smith with Multi Studio.



City of Tonganoxie Planning Commission Agenda

VI. General Information

- a) Home Builder's Association Reports

VII. Adjourn



TONGANOXIE PLANNING COMMISSION

Meeting Minutes

March 6, 2025 7:00 p.m.

303 S. Bury Street

CALL TO ORDER

- Chair Monica Gee opened the meeting at 7:00 p.m.

Roll Call: Planning Commission members present were Chair Monica Gee, Vice Chair Patti Bitler, Kirsten Moreland, John Kirk, Jamie Shurtz, Howie Brewington and Brianna Irvin were present. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Clerk Lindsay Huntington and City Planner Chris Brewster were also present. City Attorney Anna Krstulic was available via phone.

1. APPROVAL OF PC MINUTES – February 6, 2025

- **Ms. Bitler made a motion to approve the minutes from the February 6, 2025 Commission meeting.**
- **Ms. Moreland seconded the motion.**
- **Vote of all ayes, motion carried.**

2. OLD BUSINESS

3. EX PARTE COMMUNICATION

4. NEW BUSINESS

- a) Consider Approval of Preliminary Plat and Final Plat for Stone Creek Addition No. 14 generally located East of Stone Creek Avenue and Oakwood Lane in Tonganoxie, Kansas 66086
- Mr. Brewster with Multistudio delivered the staff report for the Revised Preliminary Plat and Final Plat for the Stone Creek Addition No. 14.
- Mr. Brewster stated staff recommends approval of both the Preliminary Plat and Final Plat with the approval to discontinue the street.
- Mr. Brajkovic stated that the disconnectivity is due to the property bordering to the east is owned by a Rural Water District and the placement of their wells are preventing the development from crossing through that property. Mr. Brajkovic stated the project is proposed as a cul-de-sac and which mirror the cul-de-sacs that exist to the north. However, Woodfield Drive near State Avenue was stubbed in case something changes along the 24-40 corridor in the future that would open access.
- Mr. Chris Donnelly, 551 N Oakwood Lane, with Stonecreek Development LLC stated this is the original Stonecreek Development that was started in 1999 and fourteen plats have been file since. Ten were filed by Stonecreek Development and four by Rausch Coleman which is unrelated. Mr. Donnelly stated this is the final phase of the development.
- **Mr. Kirk made a motion to approve the Preliminary Plat and Final Plat for Stonecreek Addition No. 14 generally located East of Stone Creek Avenue and Oakwood Lane in Tonganoxie, Kansas with staff recommendations.**
- **Ms. Bitler seconded the motion.**
- **Roll Call Vote of all ayes, motion passed.**

- b) Consider Approval of the Site Plan Application for Whiskey Ridge Distillery generally located at the Southwest Corner of Laming Road and Tonganoxie Drive in Tonganoxie, Kansas 66086
 - Mr. Brewster with Multistudio delivered the staff report for the Site Plan Application for Whiskey Ridge Distillery. Mr. Brewster stated this is a resubmittal of a prior plan that was approved in 2022.
 - Mr. Brewster stated staff recommends approval of the Site Plan contingent upon conditions being met.
 - Mr. Brajkovic state all City staff has an opportunity to review applications when they are submitted. No concerns from staff were brought up.
 - Mr. Dan Lynch, 19751 219th Street, Tonganoxie, Kansas addressed the Planning Commission regarding some of the concerns and staff conditions.
 - **Ms. Bitler made a motion to approve the Site Plan Application for Whiskey Ridge Distillery located at the Southwest Corner of Laming Road and Tonganoxie Drive pursuant to the City's recommendations.**
 - **Ms. Shurtz seconded the motion.**
 - **Roll Call Vote of all ayes, motion passed.**
- c) Downtown Study Presentation provided by Alexandra Purvis-Smith and Graham Smith with Multistudio
 - Ms. Alexandra Purvis-Smith and Mr. Graham Smith with Multistudio gave a presentation to the Commissioners of the phase three updates for the downtown study project including a project recap, downtown stakeholders survey and downtown regulating plan.
 - Ms. Purvis-Smith stated the plan completion is estimated at two months.

5. GENERAL INFORMATION

- a) Home Builder's Association Reports

6. ADJOURN

- **Ms. Bitler made a motion to adjourn the meeting.**
- **Mr. Kirk seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:13p.m.**

Respectfully submitted,



Lindsay Huntington, City Clerk

SPECIAL USE PERMIT APPLICATION

Filing Fee Required

In Accordance with Section 22-013, of the City of Tonganoxie's Zoning Ordinances, an application is hereby made for a Special Use Permit:

Date application filed: 4-29-25 Permit No.: _____

Applicant: Brooke and Brandon Kesinger

Address: 615 E 8th St City: Tonganoxie State: KS Zip: 66086

Telephone #: 913-416-3315 (Home) _____ (Work)

913-369-4646 (Cell) _____ (E-mail Address)

Property Owner(s): Brooke and Brandon Kesinger Phone 913-416-3315

Address: 615 E. 8th St City: Tonganoxie State: KS Zip: 66086

Name of business proposed: Pupperazzi Dog Spa LLC

Address of business: 615 E. 8th St Tonganoxie, KS 66086

Description of business: Dog Grooming / Pet Photography

Hours of operation: 8am - 5pm Days: Mon Tue Wed Thu Fri Sat Sun

of employee's need more Family members? 3 Live on site? 3

If business is to be operated by someone other than the applicant or owner, give name and address:

N/A, Brooke runs the business but might have employee temporarily in charge while she goes to doctor appointments.

Briefly describe the present use and character of the property: We live here. I, (Brooke) own and operate Pupperazzi Dog Spa LLC out of our home since 2020. with my original Special Use Permit. I groom dogs and take their pictures.

Briefly describe the requested/proposed use of the property I was told I needed to re submit my permit in order for me to hire more people to help me. I need to hire at least two people because I have been

Briefly describe what effect the requested use will have on the property and the surrounding area: growing substantially

I will be able to hire people to help with the business load. I need assistance. I have been having medical issues and need to hire at least two people to help me groom dogs. This would mean more tax revenue for Tonganoxie

Brooke Kesinger
Applicant Signature

Signature

Property Owner Signature if different from applicant

AFFIDAVIT

CITY OF TONGANOXIE
COUNTY OF LEAVENWORTH
STATE OF KANSAS

WE, Brooke Kesinger AND Brandon Kesinger
(Print)
AND _____ AND _____
(Print)

being duly sworn, depose and say that we are the owners of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Signed and entered this 29th day of April, 2025.

Brooke Kesinger _____
[Signature] _____

Subscribed and sworn to before me on this 29th day of April 29, 2025.

Notary Public in and for the County of Leavenworth, Kansas

[Signature]



My Commission Expires: 02/11/2029



PLANNING STAFF REPORT

Case #: 2025-003P, Renewal of Special Use Permit, Home Occupation - Dog Grooming

Date of Report: May 30, 2025

Application: SUP Application and Lot Plan
Application Date: 4/29/2025 (received by consultant via e-mail)
Meeting Date: 6/5/2025

Action: *A special use permit requires the Planning Commission to evaluate the facts and weigh evidence, and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*

Applicant Name: Brooke and Brandon Kesinger

Property Owner Brandon and Booke L. Kesinger

Subject Property

Address: 615 E. 8th Street
Property Size: 14,447.84 s.f.
Zoning: R-SF; single-family house
Legal Description: WEST 30' OF LOT 7, AND PART OF LOT 6 BLOCK 43 RAILROAD ADDITION AND PART OF VACATED RAILROAD ROW.

Surrounding Property – Zoning and Use:

West: R-SF; single family
North: R-SF; single family
East: R-SF; single family
South: R-SF; single family

Recommendation: Approval of renewed special use permit, including limited changes in prior application.

I. SUMMARY

The applicant is seeking to renew Special Use Permit to operate a dog grooming business as a home-based business at 615 E. 8th Street. The property is zoned R-SF, and is being used as a single-family home in conformance with the zoning requirements. The original special use permit for the same home-based business was recommended by the Planning Commission at its October 2020 meeting, and approved by the City Council. The R-SF zoning district allows home-based businesses subject to approval of a special use permit, which must be approved by the City Council. This renewal presents the same application as the prior application, except for the addition of up to two non-resident employee. (The prior approval has technically expired, so this renewal is necessary regardless of any changes.) There have been no complaints regarding this home occupation since the initial approval.

II. REVIEW CONSIDERATIONS

This property is zoned R-SF, Single Family District, and Section 22 of the Tonganoxie Zoning ordinance permits child daycare homes in any zoning district.

A. **General Considerations**

The zoning ordinance permits the Governing Body to approve special use permits, upon a recommendation of the Planning Commission, and based on general findings that the use will not injure adjacent property, meets the intent of the ordinance, and complies with all other standards of the applicable zoning district [Section 22-010]. Home occupations are allowed subject to a special use permit in the R-SF zoning district. [Section 5-010.F and 22-011.V.]

In general, Special Use Permits are used for two circumstances: (1) to allow uses that are not universally appropriate for a district, but based on specific site, location, operation or design contingencies of an individual application may be appropriate; and/or (2) to allow uses that are not ideal for the long-range goals of a particular district, but are an appropriate interim improvement on a particular site that will not undermine the long-term investments on the site or in the district that are consistent with plans or the district intent.

This application meets the first circumstance referenced above for special use permits – to enable a use that due to its limited scale and intensity, and due to the specific location and circumstances of the proposed use, it is consistent with the zoning of the area.

B. **Specific Standards.**

In addition, the application must be reviewed against the following standards. After each consideration are staff comments. Staff has not had the benefit of hearing testimony; therefore the Planning Commission should discuss and indicate agreement or disagreement with these criteria prior to acting on the application. [22-011]

- (a) **The location and size of the proposed use in relation to the site and to adjacent sites and uses of property, and the nature and intensity of operations proposed thereon.**

The surrounding area consists of a primarily single-family homes on comparably sized lots. The immediate area includes a creek to the west that separates the neighborhood and intercepts the street network, placing this lot at the location where 8th Street terminates and continues south as Delaware Street., plus unincorporated large-lot residential and pastures to the east. The immediately adjacent properties and properties on the block are all single-family homes with a similar lot size.

- (b) **Accessibility of the property to police, fire, and refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.**

Although 8th Street terminates at this location due to the creek, the lot retains good access. This area is one of the more connected and older residential areas of the City, within the predominantly gridded street network. Both 8th Street to the west and Delaware Street to the south provide connections to multiple other streets, and to Pleasant Street and Washington Street as the primary connections to the area. The low-intensity nature of the proposed use will not implicate traffic flow, parking or other impacts on adjacent property. Drop-off and pick-up procedures for a low level of business activity proposed is similar in nature to residential traffic and can be accommodated by the site and street layout in the area.

- (c) **Utilities and services, including water, sewer, drainage, gas and electricity, with particular reference to location, availability, capacity and compatibility.**

All utilities are provided and the proposed special use will not have any significant impact on the continued services in this area, beyond normal residential activities.

- (d) **The location, nature and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.**

The application is proposed in an existing building with no perceived impact on the site or adjacent sites. Operations are proposed as “by appointment” only, so that long-term parking will not be required. Appointments will be limited to generally no more than 6 per day so that traffic and circulation will not be significantly beyond ordinary residential activity. Operations will be conducted in one room of the house with easy entrance and exits, and animals will not be kept on-site beyond appointments or outside for prolonged periods. The applicant is proposing up to two additional non-resident employee; however, the need for two employee parking spaces does not alter the parking needs for this use and the site can accommodate this additional space considering typical patron traffic.

- (e) **The adequacy of required yard and open space requirements and sign provisions.**

This is an existing lot and building, and no alterations are proposed to the site to accommodate the business. Additionally, all activity associated with the use will be conducted inside the building. Animals being brought in for grooming will be scheduled to have minimum disruption, and any outside activity associated with the business would be comparable in scale and nature to ordinary residential uses of property.

- (f) **The general compatibility with adjacent properties, other properties in the district, and the general safety, health and comfort and general welfare of the community and surrounding neighborhood.**

The proposed use is compatible with residential zoning and the proposed use is compatible with the area provided the scale and intensity of the use is maintained at low, neighborhood-compatible levels. The house sits back from the street and at an unusual angle due to both the location of the building and the configuration of the lot. This provides opportunities for low levels of access, parking and drop off, and includes an orientation that does not significantly affect other homes in the neighborhood.

In considering these criteria, the Planning Commission “shall specify the particular grounds relied upon and their relation to the proposed use and shall make affirmative that the proposed use conforms with the general standards set forth in this article. In no case shall an exception be granted if the proposed use will constitute a nuisance, public health, or safety hazard to adjacent properties or to the community at large.”[Section 22-013.D.]

III. EFFECT OF DECISION

- The Planning Commission decision is a recommendation to Governing Body; a final decision is made by the City Council. Following the consideration of any additional input from the applicant, City Staff, or the public, and based on the application and testimony at the hearing, the Planning Commission may take one of the following actions.
 - Recommend approval of the application.
 - Recommend approval of the application, subject to conditions;
 - Recommend denial of the application, or
 - Continue the application to another date for further consideration and additional information. If continued to a specific date, time and location, no new notice will be required.
- The City Council considers the application at the next meeting after 14 days .
- If a valid protest petition is filed with the City of Tonganoxie City Clerk within 14 days from the conclusion of the Planning Commission hearing, the City Council must approve the application by a $\frac{3}{4}$ majority of the governing body.

IV. STAFF RECOMMENDATION

Staff recommends approval of the special use permit subject to the following conditions:

- a. The Special Use Permit is limited for a period of 2 years following the date of City Council approval; upon renewal of the permit, the Planning Commission may consider longer periods if the circumstances warrant.
- b. The permit is not transferrable to another owner or operator of the business.
- c. The application shall be limited in scale and scope to the proposed operations. Specifically:
 - 1) Employees are limited to residents of the house and up to two additional non-resident employee
 - 2) Hours of operation from 8AM to 5PM
 - 3) Operations are by appointment only.
 - 4) Generally no more than 6 appointments a day.
 - 5) Animals and customers will not stay beyond scheduled appointment times, and no animals will be outside for prolonged periods.Any expansion beyond this shall require amendment of the Special Use Permit subject to all applicable review criteria and considerations.
- d. No signs or other alterations to the property to support the business are permitted other than those that purely residential in nature.



Chris Brewster,
City Planning Consultant

Subject: RE: Pupperazzi Dog Spa Special Use Permit Application Submittal

Lindsay:

I do not see any engineering issues to provide comment on for this application. Please let me know if you are needed any review from me on this submittal.

Thanks,
Brian

Brian Kingsley, P.E.
President

**(EXCERPT FROM PLANNING COMMISSION BYLAWS FOR REFERENCE FOR
ELECTION OF OFFICERS)**

OFFICERS

- A. **Officers.** The Commission shall elect from its membership a Chair, Vice-Chair and Secretary at the regular meeting in June. Each officer shall serve for one (1) year and until a successor is elected. Any vacancy may be filled at a regular or special meeting after such vacancy.
1. Chair: The Chair shall preside at all meetings of the Commission and decide all points of order or procedure; sign all resolutions and other official papers and documents; appoint committees; and call special meetings and workshops; and perform such other duties specified in these bylaws.
 2. Vice-Chair: The Vice-Chair shall perform the duties of the Chair during the absence or disability of the Chair. In the absence of both the Chair and the Vice-Chair, the members shall choose a Presiding Officer from among the members present, who shall have for the duration of the meeting all the authority and restrictions held by the Chair.
 3. Secretary: The Secretary shall sign approved plats and perform the duties of the Chair during the absence or disability of the Chair and Vice-Chair.



February 2025

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2025 Home Builders Assoc of Greater Kansas City. All rights reserved.



MARCH 2025

	Single Family Units [^]	Multi- Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units [^]	Multi- Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		
CASS COUNTY							LEAVENWORTH COUNTY								
Archie	0	0	0	0	0	0	Basehor	3	0	3	7	0	7		
Belton	2	0	2	13	0	13	Lansing	0	0	0	0	0	0		
Cass County	11	0	11	19	0	19	Leav. County	14	0	14	19	0	19		
Cleveland	0	0	0	0	0	0	Leavenworth	0	0	0	0	0	0		
Garden City	0	0	0	0	0	0	Tonganoxie	12	0	12	19	0	19		
Harrisonville	0	0	0	2	0	2		29	0	29	45	0	45		
Lake Winnebago	2	0	2	4	0	4	WYANDOTTE COUNTY								
Lee's Summit	0	0	0	1	0	1	Bonner Springs	0	0	0	0	0	0		
Peculiar	0	0	0	13	0	13	Edwardsville	0	0	0	0	0	0		
Pleasant Hill	0	0	0	2	0	2	KCK/Wyandotte Co	6	0	6	26	0	26		
Raymore	0	0	0	24	0	24		6	0	6	26	0	26		
Village of Loch Lloyd	0	0	0	0	0	0	MIAMI COUNTY								
	15	0	15	78	0	78	Louisburg	0	0	0	0	0	0		
CLAY COUNTY							Miami County	4	0	4	13	0	13		
Clay County	6	0	6	9	0	9	Osawatomie	0	0	0	0	0	0		
Excelsior Springs	0	0	0	0	0	0	Paola	0	0	0	0	0	0		
Gladstone	0	0	0	0	0	0	Spring Hill	0	0	0	0	0	0		
Kansas City	24	0	24	66	0	66		4	0	4	13	0	13		
Kearney	4	0	4	10	0	10	Totals								
Lawson	0	0	0	0	0	0	331	0	331	925	269	1194			
Liberty	3	0	3	22	0	22	Comparison of Single Family								
North Kansas City	0	0	0	0	0	0	Building Units for Greater Kansas City								
Pleasant Valley	0	0	0	0	0	0	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)								
Smithville	3	0	3	4	0	4	Month/Year	2018	2019	2020	2021	2022	2023	2024	2025
	40	0	40	111	0	111	January	463	234	355	411	444	185	310	296
JACKSON COUNTY							February	463	234	475	493	416	152	328	298
Blue Springs	9	0	9	31	0	31	March	549	357	438	560	457	359	398	331
Buckner	0	0	0	0	0	0	April	564	411	434	637	450	390	352	
Grain Valley	0	0	0	0	0	0	May	598	391	374	579	465	439	356	
Grandview	0	0	0	0	0	0	June	569	387	421	558	547	373	354	
Greenwood	0	0	0	0	0	0	July	485	471	493	480	448	376	422	
Independence	5	0	5	13	0	13	August	514	429	444	502	498	403	395	
Jackson County	9	0	9	17	0	17	September	353	396	557	458	314	327	397	
Kansas City	6	0	6	12	0	12	October	485	500	510	690	316	303	473	
Lake Lotawana	0	0	0	0	0	0	November	354	410	404	524	303	353	335	
Lee's Summit	23	0	23	49	67	116	December	276	434	461	653	227	287	389	
Oak Grove	0	0	0	12	0	12	Annual Total	5,673	4,654	5,366	6,545	4,885	3947	4509	925
Raytown	0	0	0	0	0	0	Comparison of Permits By Units Issued Year to Date								
Sugar Creek	0	0	0	0	0	0	2018 - 2025								
	52	0	52	134	67	201		S-F Units	M-F Units	Total Units					
PLATTE COUNTY							2018	1475	0	1475					
Kansas City	13	0	13	47	0	47	2019	825	714	1539					
Parkville	0	0	0	8	197	205	2020	1268	519	1787					
Platte City	0	0	0	0	0	0	2021	2101	93	2194					
Platte County	9	0	9	32	0	32	2022	1317	472	1789					
Riverside	1	0	1	5	0	5	2023	696	0	696					
Weatherby Lake	0	0	0	0	0	0	2024	1036	179	1215					
Weston	0	0	0	0	0	0	2025	925	269	1194					
	23	0	23	92	197	289	[^] The Single Family number is units and includes both attached and detached units. [%] Multi-Family units are in buildings with 5 or more units. [#] Not available at time of report								
JOHNSON COUNTY							Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2025 Home Builders Assoc of Greater Kansas City. All rights reserved.								
De Soto	2	0	2	13	0	13									
Edgerton	6	0	6	6	0	6									
Fairway	0	0	0	0	0	0									
Gardner	28	0	28	40	0	40									
Johnson County	3	0	3	13	0	13									
Leawood	6	0	6	19	0	19									
Lenexa	14	0	14	61	0	61									
Merriam	0	0	0	0	0	0									
Mission Hills	0	0	0	0	0	0									
Olathe	40	0	40	97	5	102									
Overland Park	28	0	28	73	0	73									
Prairie Village	9	0	9	19	0	19									
Roeland Park	0	0	0	0	0	0									
Shawnee	5	0	5	22	0	22									
Spring Hill	21	0	21	63	0	63									
Westwood	0	0	0	0	0	0									
	162	0	162	426	5	431									



APRIL 2025

	Single Family Units [^]	Multi- Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units [^]	Multi- Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		
CASS COUNTY							LEAVENWORTH COUNTY								
Archie	0	0	0	0	0	0	Basehor	15	0	15	22	0	22		
Belton	1	0	1	14	0	14	Lansing	0	0	0	0	0	0		
Cass County	0	0	0	19	0	19	Leav. County	7	0	7	26	0	26		
Cleveland	0	0	0	0	0	0	Leavenworth	0	0	0	0	0	0		
Garden City	0	0	0	0	0	0	Tonganoxie	1	0	1	20	0	20		
Harrisonville	2	0	2	4	0	4		23	0	23	68	0	68		
Lake Winnebago	1	0	1	5	0	5	WYANDOTTE COUNTY								
Lee's Summit	1	0	1	2	0	2	Bonner Springs	0	0	0	0	0	0		
Peculiar	4	0	4	19	0	19	Edwardsville	0	0	0	0	0	0		
Pleasant Hill	1	0	1	3	0	3	KCK/Wyandotte Co	18	0	18	44	0	44		
Raymore	20	0	20	56	0	56		18	0	18	44	0	44		
Village of Loch Lloyd	0	0	0	0	0	0	MIAMI COUNTY								
	30	0	30	122	0	122	Louisburg	1	0	1	1	0	1		
CLAY COUNTY							Miami County	4	0	4	17	0	17		
Clay County	0	0	0	9	0	9	Osawatomie	0	0	0	0	0	0		
Excelsior Springs	1	0	1	1	0	1	Paola	0	0	0	0	0	0		
Gladstone	0	0	0	0	0	0	Spring Hill	0	0	0	0	0	0		
Kansas City	40	0	40	106	0	106		5	0	5	18	0	18		
Kearney	5	0	5	15	0	15	Totals	430	0	430	1369	269	1638		
Lawson	0	0	0	0	0	0	Comparison of Single Family								
Liberty	9	0	9	31	0	31	Building Units for Greater Kansas City								
North Kansas City	0	0	0	0	0	0	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)								
Pleasant Valley	0	0	0	0	0	0	Month/Year	2018	2019	2020	2021	2022	2023	2024	2025
Smithville	1	0	1	5	0	5	January	463	234	355	411	444	185	310	296
	56	0	56	167	0	167	February	463	234	475	493	416	152	328	298
JACKSON COUNTY							March	549	357	438	560	457	359	398	345
Blue Springs	21	0	21	52	0	52	April	564	411	434	637	450	390	352	430
Buckner	0	0	0	0	0	0	May	598	391	374	579	465	439	356	
Grain Valley	0	0	0	0	0	0	June	569	387	421	558	547	373	354	
Grandview	0	0	0	0	0	0	July	485	471	493	480	448	376	422	
Greenwood	0	0	0	0	0	0	August	514	429	444	502	498	403	395	
Independence	4	0	4	17	0	17	September	353	396	557	458	314	327	397	
Jackson County	6	0	6	23	0	23	October	485	500	510	690	316	303	473	
Kansas City	4	0	4	16	0	16	November	354	410	404	524	303	353	335	
Lake Lotawana	0	0	0	0	0	0	December	276	434	461	653	227	287	389	
Lee's Summit	12	0	12	61	67	128	Annual Total	5,673	4,654	5,366	6,545	4,885	3947	4509	1369
Oak Grove	6	0	6	18	0	18	Comparison of Permits By Units Issued Year to Date								
Raytown	0	0	0	0	0	0	2017 - 2024								
Sugar Creek	0	0	0	0	0	0		S-F Units	M-F Units	Total Units					
	53	0	53	187	67	254	2018	2039	0	2039					
PLATTE COUNTY							2019	1236	714	1950					
Kansas City	6	0	6	53	0	53	2020	1702	519	2221					
Parkville	0	0	0	8	197	205	2021	2101	93	2194					
Platte City	0	0	0	0	0	0	2022	1767	472	2239					
Platte County	10	0	10	42	0	42	2023	1086	0	1086					
Riverside	2	0	2	7	0	7	2024	1388	179	1567					
Weatherby Lake	0	0	0	0	0	0	2025	1369	269	1638					
Weston	0	0	0	0	0	0	[^] The Single Family number is units and includes both attached and detached units. [%] Multi-Family units are in buildings with 5 or more units. [#] Not available at time of report								
	18	0	18	110	197	307	Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2025 Home Builders Assoc of Greater Kansas City. All rights reserved.								
JOHNSON COUNTY															
De Soto	2	0	2	15	0	15									
Edgerton	6	0	6	12	0	12									
Fairway	0	0	0	0	0	0									
Gardner	9	0	9	49	0	49									
Johnson County	5	0	5	18	0	18									
Leawood	6	0	6	25	0	25									
Lenexa	21	0	21	82	0	82									
Merriam	1	0	1	1	0	1									
Mission Hills	0	0	0	0	0	0									
Olathe	82	0	82	179	5	184									
Overland Park	43	0	43	116	0	116									
Prairie Village	4	0	4	23	0	23									
Roeland Park	0	0	0	0	0	0									
Shawnee	10	0	10	32	0	32									
Spring Hill	38	0	38	101	0	101									
Westwood	0	0	0	0	0	0									
	227	0	227	653	5	658									