

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
June 23, 2020

MEMBERS PRESENT

Eric Ashbaugh, Chair
Cindy McClain, Vice Chair
Joe Weir
Bill Preston
Heather Wiley
Rick Dreher
Virginia Ferguson

STAFF PRESENT

Stuart Borders – Senior Planner
Brian Harker - Planner
Jordan Ellena – Development Manager
Rick Arroyo – Assistant Community Development Director
Mitch Langford – City Prosecutor

A meeting of the Independence City Planning Commission was held via GoToMeeting, due to the City of Independence State of Emergency, at 6:00 p.m. on June 23, 2020. The meeting was called to order.

CONTINUED PUBLIC HEARINGS

Case 20-400-06 – Short-Term Rental – 636 S. Fuller Avenue

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed several conditions including obtaining a business license and paving the existing driveway/on-site parking spaces within 60 days.

Applicant Comments

Joy Eastman, 636 S. Fuller Ave, stated she is okay with the City's requirements and will complete the new parking spaces within 60 days.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 20-400-06 – Short-Term Rental – 636 S. Fuller Avenue, with the recommendations as stated by staff. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

PUBLIC HEARINGS

Case 20-100-07 – Rezoning – 2000 N. Elsea Smith Road

Staff Presentation

Stuart Borders presented the case. Mr. Borders presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Douglas Shrout, 1312 SW US 40 Highway, stated he had no further information to provide to the Planning Commission.

Public Comments

No public comments.

Motion

Commissioner McClain made a motion to approve Case 20-100-07 – Rezoning – 2000 N. Elsea Smith Road. Commissioner Preston seconded the motion. The motion passed with seven affirmative votes.

Case 20-810-01 – Preliminary Development Plan - 2740 S. Englewood Terrace**Staff Presentation**

Stuart Borders presented the case. Mr. Borders presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Borders outlined two conditions, including the addition of brick to the front façade and adding a shade tree to the rear yard.

Commissioner Preston clarified that staff recommends the stone on the front columns must be brick. Mr. Borders confirmed staff recommends the stone be changed to brick.

Applicant Comments

Andy Gabbert, 8653 Penrose Lane, Renaissance Infrastructure Consulting, stated they agree with the conditions required by the City. He stated he believes this is a good use for this lot and it fits the neighborhood.

Sarah Mudd, 9150 E. 41st Terrace, Kansas City, MO, stated they chose a duplex because it can house more and it fits the neighborhood.

In response to Chairman Ashbaugh's question, Ms. Mudd stated they have 45 locations in Jackson County. She stated they have four apartment complexes and several larger group homes.

In response to Commissioner Weir's question, Ms. Mudd stated there will be one person per bedroom in each side of the duplex.

Steven Henderson, 1734 E 63rd Street, Suite 414, Kansas City, MO

Commissioner Ferguson asked how many bedrooms are in each duplex. Mr. Gabbert stated there are three bedrooms in each duplex. Ms. Mudd said there will be six total tenants. She clarified there will be staff at the house, but it would be based on the needs of the residents and they would not be living at the duplex.

In response to Chairman Ashbaugh's question, Ms. Mudd stated there will be a separate lease for each bedroom. Ms. Mudd stated they have clients on both ends of the spectrum, those that need a lot of help and those that are mostly self-sufficient.

Public Comments

No public comments.

Commissioner Comments

Commissioner Wiley stated she is excited about this project and believes this is a great use for this property.

Commissioner Preston stated he is also happy to see this project come to Independence.

Motion

Commissioner Preston made a motion to approve Case 20-100-07 – Rezoning – 2000 N. Elsea Smith Road, with recommendations as presented by staff. Commissioner Dreher seconded the motion. The motion passed with seven affirmative votes.

APPROVAL OF MINUTES

The minutes of the June 9, 2020 Planning Commission meetings were approved as presented.

ROUNDTABLE

Jordan Ellena stated virtual meetings will continue through July.

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.