

MINUTES  
INDEPENDENCE CITY PLANNING COMMISSION  
August 11, 2020

**MEMBERS PRESENT**

Cindy McClain, Vice Chair  
Virginia Ferguson  
Joe Weir  
Bill Preston  
Rick Dreher  
Paul Michell

**STAFF PRESENT**

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 August 11, 2020. The meeting was called to order.

**PUBLIC HEARINGS**

**Case 20-400-07 – Short-Term Rental – 1201 W. Walnut Street**

**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 complying with all safety standards.

**Applicant Comments**

John West, 1201 W. Walnut St, stated he is available for any questions.

**Public Comments**

No public comments.

**Commissioner Comments**

In response to Commissioner Preston's question, Mr. West stated he agrees with all conditions reviewed by staff. Mr. Preston asked if the property manager has experience. Mr. West stated his property manager is close by and is able to handle any issues that come up. Mr. West said he knows the neighbors and they have his contact information.

In response to Commissioner Weir's question, Mr. West stated they purchased this property as a second home and plan to frequent the area. He stated he has an insurance business and plans to grow his business in Missouri.

In response to Chairman McClain's question, Mr. West stated his property manager will be on call in case there is ever a disturbance or emergency that needs immediate attention.

**Motions**

Commissioner Preston made a motion to approve Case 20-400-07 – Short-Term Rental – 1201 W. Walnut Street, with conditions as stated by staff. Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

**APPROVAL OF MINUTES**

The minutes of the July 28, 2020 Planning Commission meetings were approved as presented.

**ADJOURNMENT**

*The meeting was adjourned at 6:16 p.m.*