

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
October 13, 2020

MEMBERS PRESENT

Cindy McClain, Chair
Billie Preston, Vice Chair
Virginia Ferguson
Joe Weir
Rick Dreher
Paul Michell
Heather Wiley

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 October 13, 2020. The meeting was called to order.

PUBLIC HEARING

Case 20-125-01 – Rezoning /Preliminary Development Plan – 4580 S. Bass Pro Drive

Brian Harker stated the applicant has requested this case be continued to the October 27, 2020 Planning Commission Meeting.

Motion

Commissioner Preston made a motion to continue Case 20-125-01 to the October 27, 2020 Planning Commission Meeting. Commissioner Dreher seconded the motion. The motion passed with seven affirmative votes.

Case 20-100-09 – Rezoning – S. Ralston Avenue Vicinity

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 properties that will be rezoned and explained the surrounding land uses. Mr. Harker noted this affects 49 properties and will prevent any legal non-conformities.

In response to Commissioner Preston's question, Mr. Harker stated the vacant lots are small and would only be suitable for single family homes.

Public Comments

Jeffrey McDaniel, 1207 S. Willow, asked why the property on Willow is not included in the rezoning. Mr. McDaniel stated the property is being used as a commercial property and neighbors frequently see drug activity at the residence.

Mr. Harker noted that property is currently a duplex and the City does not wish to make additional legal non-conforming properties. He stated this lot was designed to be a multi-family lot.

Mr. McDaniel stated there is a sober house running out of the property currently.

Mr. Harker stated the possible illegal activity would need to be addressed by the police. He stated he will look into the possible halfway house and handle that through the Neighborhood Services Division.

Tina Taylor, 1224 S. Hardy, stated two of her neighbors were not notified about the public hearing. Ms. Taylor asked why these properties have been improperly zoned for so long.

Mr. Harker noted tenants are not notified, only property owners. Mr. Harker stated the properties have been improperly zoned because the City was not aware of the non-conformity until a homeowner attempted to refinance their property and brought the issue to the City's attention.

Commissioner Comments

Commissioner Weir asked if the entire neighborhood could be R-12 instead of R-6. Mr. Harker stated that would be possible, but two of the properties would need to be R-18.

Motion

Commissioner Preston made a motion to approve Case 20-100-09 – Rezoning – S. Ralston Avenue Vicinity. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

OTHER BUSINESS

Case 20-400-09 – Home Business Permit – 3516 S. Mize Ridge Court

This case has been withdrawn by the applicant.

APPROVAL OF MINUTES

The minutes of the September 15, 2020 Planning Commission meetings were approved as presented.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.