

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
October 27, 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 27, 2020. The meeting was called to order.

CONTINUED PUBLIC HEARING

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

Brian Harker stated staff has requested this case be continued to the November 17, 2020 Planning Commission Meeting.

Motion

Commissioner Preston made a motion to continue Case 20-125-01 to the November 17, 2020 Planning Commission Meeting. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

PUBLIC HEARING

Case 20-100-10 – Rezoning – 1026 W. 23rd Street

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.

In response to Commissioner Preston's question, Mr. Harker stated the lot is a little over two acres. Mr. Harker stated there is sufficient concrete surface to accommodate this change.

In response to Commissioner Michell's question, Mr. Harker stated this property used to be a car wash and the adjacent property is currently zoned C-2 for light auto repair. Commissioner Michell asked if the screening and landscaping is currently in compliance. Mr. Harker stated he would have to check on that, but noted that would be done during the review.

Applicant Comments

Manuel Gorzona, 1026 W. 26th Street, stated he only hopes to work on diesel work trucks, like a Ford F-250 and F-350. He stated he would not work on semi-trucks. Mr. Gorzona stated he is prepared to do additional landscaping and screening if staff requires changes.

In response to Commissioner Dreher's question, Mr. Gorzona stated he has been in business there for a little over a year. Mr. Gorzona stated previously, he operated in Kansas City, Missouri.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 20-100-10 – Rezoning – 1026 W. 23rd Street. Commissioner Weir seconded the motion. The motion passed with seven affirmative votes.

Case 20-100-11 – Rezoning – 1450 W. Lexington Avenue

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.

Applicant Comments

Tim O'Neill, 1830 S. Sterling, stated he believes they will fit in well with this neighborhood.

In response to Commissioner Michell's question, Mr. O'Neill stated the goal is to have three or four artists that can rent space and share a workspace and tools.

Amie Jacobsen, 1830 S. Sterling, stated there is a small apartment in the building. She stated they would welcome visiting artists to stay for a short time.

Mr. O'Neill stated the top floor of the building would be their residence.

In response to Commissioner Preston's question, Ms. Jacobsen stated she is a metal worker and currently builds sculptures used for public art and furniture. Ms. Jacobsen stated this would be a full metal shop with welders and metal cutting equipment.

In response to Commissioner Preston's question, Ms. Jacobsen stated they would like to have a small gallery place for customers to see the work. They would like to have pieces in the garden for viewing as well. She stated they may occasionally have small events for showing pieces. Mr. O'Neill stated there wouldn't be any more than 5 or 6 people at the shop at one time.

Commissioner Preston stated he believes this would be an asset for the neighborhood and for the Arts District.

In response to Chairwoman McClain's question, Ms. Jacobsen said the parking area will be great for deliveries and for those picking up large pieces.

Public Comments

No public comments.

Motion

Commissioner Michell made a motion to approve Case 20-100-11 – Rezoning – 1450 W. Lexington Avenue. Commissioner Preston seconded the motion. The motion passed with seven affirmative votes.

*Commissioner Weir left the meeting

Case 20-175-03 – UDO Amendment #44 – Donation Bins

Rick Arroyo stated the City Council requested staff look at the existing donation bin ordinance. He stated the information on donation bins will now be in its own section of the Unified Development Ordinance. He stated it adds a permitting requirement as well as clarifying wording for the signage and other regulations. Mr. Arroyo stated more permanent donation areas will be

defined as Donation Centers. He stated this will bring us in line with both Blue Springs and Lee's Summit's regulations. Mr. Arroyo stated donation centers will have added requirements for video surveillance and lighting to help curb illegal dumping. He noted there will now be a permit with a small annual fee.

Commissioner Preston stated he remembers when this topic was brought up previously. He stated he believes these are great changes and is glad to see an annual permit required.

In response to Commissioner Ferguson's question, Mr. Ellena stated signage is currently required for donation bins.

In response to Chairwoman McClain's question, Mr. Arroyo stated donation centers would have until July 1, 2021 to have light and surveillance cameras set up.

Public Comments

No public comment.

Motion

Commissioner Preston made a motion to approve Case 20-175-03 – UDO Amendment #44 – Donation Bins. Commissioner Dreher seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the October 13, 2020 Planning Commission meetings were approved as presented.

ADJOURNMENT

The meeting was adjourned at 6:59 p.m.