

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
January 12, 2021

MEMBERS PRESENT

Cindy McClain, Chair
Bill 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 January 12, 2021. The meeting was called to order.

PUBLIC HEARING

Case 21-100-01 – Rezoning – 19401 E. US 24 Highway

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.

Commissioner Weir asked what half street improvements mean. Mr. Harker stated the City will require the developer to improve their half of the street, starting at the centerline. He stated this will include adding curbs and sidewalks.

In response to Commissioner Wiley's question, Mr. Harker confirmed the single-family homes on the other side of the street are zoned R-30 and are legal non-conforming.

Applicant Comments

David Miller, 1955 NW US Highway 50, Lone Jack, stated they plan to invest \$30,000 to \$40,000 for water main improvements and sidewalks.

In response to Commissioner Preston's question, Mr. Miller stated he does seek to find buyers for each duplex.

Chairwoman McClain asked if the developer would be required to have a Homeowner Association. Mr. Harker confirmed a Homeowner Association would be required for this development to maintain the detention basin.

In response to Commissioner Weir's question, Mr. Miller stated he has not had any conversations with the neighbors.

Mr. Harker noted he received seven legal protest petitions from surrounding property owners today, but he has not had time to verify if they're all valid.

Public Comments

Cindy Lombardo, 1617 N Glenview Ct, stated she lives about three streets away and has owned her home for over 30 years. Ms. Lombardo stated she and her neighbors are against this project because there are a lot of rentals already in the area. These properties are not maintained, and neighbors are worried about this development becoming an eyesore. Ms. Lombardo stated they have tried to get a grocery store in the area but have been unsuccessful. She stated she is worried about the increased crime in the area as well. Ms. Lombardo noted that Mr. Miller stated he intends to sell the properties and there will be no accountability to keep the properties nice.

Mr. Miller stated Ms. Lombardo has a fair argument. He stated they thought this would be a nice area for duplexes and believes it fits in with the surrounding neighborhood.

In response to Chairwoman McClain's question, Mr. Miller stated the exterior would be siding and some stone. He stated they would have two to three bedrooms, one and a half bath, a small porch and no basement.

In response to Commissioner Weir's question, Mr. Miller stated they anticipate selling each duplex for around \$250,000.

Chairwoman McClain noted this is a gateway to Ms. Lombardo's neighborhood and asked if there are plans for nice landscaping. Mr. Miller stated it's still too early in the process to have specific landscape plans drawn up.

Motions

Commissioner Preston made a motion to approve Case 21-100-01 – Rezoning – 19401 E. US 24 Highway. Commissioner Weir seconded the motion. The motion failed with two affirmative votes.

In response to Commissioner Weir's question, Mr. Miller stated he will consider building single family homes on the property, if the rezoning is not approved by the City Council.

Case 21-175-01 – UDO Amendment #45 – Hauling Trailers

Staff Presentation

Jordan Ellena stated this amendment seeks to clarify language around hauling trailers on residentially zoned property. He stated two questions regularly arise around this section of UDO. Mr. Ellena stated this will clarify that trailers shall be measured for total length, from tongue to tail and clarify that both open and closed trailers meet our definition of a hauling trailer.

Public Comments

No public comments.

Motions

Commissioner Preston made a motion to approve Case 21-175-01 – UDO Amendment #45 – Hauling Trailers. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

Case 21-175-02 – UDO Amendment #46 – Final Plat Recordation

Staff Presentation

Jordan Ellena stated this amendment seeks to extend the deadline for an applicant to record a Final Plat from six months after City Council approval to one year. This will provide additional flexibility for applicants and has no negative impacts for the community.

Motions

Commissioner Preston made a motion to approve Case 21-175-02 – UDO Amendment #46 – Final Plat Recordation. Commissioner Dreher seconded the motion. The motion passed with seven affirmative votes.

OTHER BUSINESS

Case 21-310-01 – Preliminary Plat – Stone Canyon

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. Reviewed several conditions including creating a Tract D for a monument sign, refinement of the landscape/buffer plan and creating and providing a set of Covenants and Restrictions with the first Final Plat.

Applicant Comments

Kevin Stallings, 1100 NE Delta School Road, Lee's Summit, stated he is the developer.

In response to Commissioner Wiley's question, Mr. Stallings stated during the first phase of Stone Canyon, around Hole 12, eight lots were added and had a lot of upset neighbors. Mr. Stallings stated they had a neighborhood meeting and were able to appease most of the neighbors.

Mr. Stallings stated this is a continuation of the development that started back in 2007. He said he owns the golf course in Stone Canyon. Mr. Stallings stated he is okay with the conditions outlined by City staff.

Motions

Commissioner Preston made a motion to approve Case 21-310-01 – Preliminary Plat – Stone Canyon, with the conditions stated by staff. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the December 8, 2020 Planning Commission meetings were approved as presented.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.