

MINUTES  
INDEPENDENCE CITY PLANNING COMMISSION  
February 23, 2021

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Jordan Ellena – Development Manager  
Rick Arroyo – Assistant Community Development Director  
Stuart Borders – Senior Planner  
Brian Harker - Planner  
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 February 23, 2021. The meeting was called to order.

**PUBLIC HEARING**

**Case 21-100-02 – Rezoning – 1327 & 1329 S. Main St**

**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.

In response to Commissioner Preston's question, Mr. Ellena stated there is an overlying TIF project, but these parcels are not within that boundary.

In response to Commissioner Michell's questions, Mr. Ellena stated the vacant properties to the south are in the TIF boundary. He stated he believes some of the parcels are owned by a commercial developer.

**Applicant Comments**

Carolyn McCarthy, 1329 S. Main Street, stated she is trying to refinance the house, but is unable to do so because of the commercial zoning.

**Public Comments**

No public comments.

**Motions**

Commissioner Preston made a motion to approve Case 21-100-02 – Rezoning – 1327 & 1329 S. Main St. Commissioner Weir seconded the motion. The motion passed with six affirmative votes.

**Case 21-125-01 – Rezoning – 9401 E. 23<sup>rd</sup> Street & 2301 S. Glenwood**

**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.

**Applicant Comments**

Travis Thonen, 1100 SW 24<sup>th</sup> Street Ct, Blue Springs, stated his great grandfather built these two properties. He stated he has done the upkeep on these homes and would like to help keep the area looking nice.

**Public Comments**

No public comments.

**Motions**

Commissioner Preston made a motion to approve Case 21-125-01 – Rezoning – 2301 S. Glenwood. Commissioner Dreher seconded the motion. The motion passed with six affirmative votes.

Commissioner Preston made a motion to approve Case 21-125-01 – Rezoning – 9401 E. 23<sup>rd</sup> Street with conditions as presented by staff. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

**APPROVAL OF MINUTES**

The minutes of the January 26, 2020 Planning Commission meetings were approved as presented.

**ADJOURNMENT**

*The meeting was adjourned at 6:35 p.m.*