

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
March 9, 2021

MEMBERS PRESENT

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

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 March 9, 2021. The meeting was called to order.

CONSENT AGENDA

Case 21-320-01 – Final Plat – Atlas Ridge, Lots 1-5

Case 21-320-02 – Final Plat – Tybrook Estates, PUD, Phase 1A

Commissioner Weir made a motion to approve the Consent Agenda. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

CAPITAL IMPROVEMENTS PROGRAM

Capital Improvements Program for Fiscal Years 2021-2027

Staff requested this case be continued to the March 23, 2021 meeting of the Planning Commission.

PUBLIC HEARING

Case 21-100-03 – Rezoning – 12816 E. 47th Street S

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 Weir's question, Mr. Harker stated the intention of down zoning was to make this a legal conforming lot. Mr. Harker stated the cell tower setbacks are related to the property lines.

In response to Commissioner Michell's question, Mr. Harker stated a cell tower can be in an R-12 district.

Applicant Comments

Aaron Ford, 1426 Hwy TT, Bates City, stated he did not have any further details to add.

In response to Commissioner Weir's question, Mr. Ford stated he purchased the property about a year ago.

In response to Commissioner Michell's question, Mr. Ford stated he has renovated the existing house and currently has tenants.

Public Comments

No public comments.

Motions

Commissioner Preston made a motion to approve Case 21-100-03 – Rezoning – 12816 E. 47th Street S. Commissioner Ferguson seconded the motion. The motion passed with seven affirmative votes.

OTHER BUSINESS

Case 21-400-01 – Home Business Permit – 17229 E. 40th Street S

Staff Presentation

Stuart Borders presented the case. Mr. Borders 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. Borders reviewed several conditions including hours of operation, maximum number of children (not more than 10) and to maintain proper licenses.

Applicant Comments

Vanessa Kramer, 17229 E. 40th Street S, stated she has been in childcare since she was 15 years old. Ms. Kramer stated it has been a dream of hers to have a home daycare.

In response to Mr. Weir's question, Ms. Kramer stated she has a 4-year-old and an 8-year-old.

In response to Mr. Weir's question, Mr. Borders stated no signage is allowed.

In response to Chairwoman McClain's question, Mr. Borders stated the City Code allows those with four or less children to operate without going to the Planning Commission. He stated those with five to ten children are required to get a Home Business Permit through the Planning Commission. State and City inspections are also required. If there were ten or more children, it would be considered a commercial business.

Public Comments

Jennifer Clark, 18804 Hanthorn Drive, stated she has a child with special needs and was not able to stay at their daycare. Ms. Clark stated home based childcare is really the only option for her child's needs. She stated she had to search for five months to find Ms. Kramer. Ms. Clark stated she is thankful for Ms. Kramer and is in support of her application.

Jacob Queener, 1314 W 27th Street, stated he is in support of Ms. Kramer's application. He stated he has known Ms. Kramer for a long time, and she has done a great job with his 2-year-old.

Shiloh Ray, 2517 NW Camelot Place, Blue Springs, stated he has been a friend of Ms. Kramer's for a long time. He stated Ms. Kramer has high standards and is thankful to have someone he trusts to care for his children.

Motions

Commissioner Preston made a motion to approve Case 21-400-01 – Home Business Permit – 17229 E. 40th Street S, with conditions as stated by staff. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

Case 21-400-02 – Home Business Permit – 1115 S. Cottage Avenue

Staff Presentation

Stuart Borders presented the case. Mr. Borders 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. Borders reviewed several conditions including hours of operation, maximum number of children (not more than 10) and to maintain proper licenses.

Applicant Comments

Citlali Ray, 1115 S. Cottage Avenue, stated she was available for any questions.

In response to Commissioner Weir's question, Mr. Borders stated this home is small and per City Code, only 50% of home can be used for the business. Ms. Ray stated she understands that she can only use 50% of the home and will abide by this stipulation.

In response to Commissioner Michell's question, Ms. Ray stated her family has bedrooms in the basement.

In response to Commissioner Michell's question, Mr. Borders stated the Fire Department did not have any concerns about the only back yard access being through the garage. Mr. Borders noted the Fire Department also did not have any issues with the family bedrooms in the basement.

Public Comments

No public comments.

Motions

Commissioner Preston made a motion to approve Case 21-400-02 – Home Business Permit – 1115 S. Cottage Avenue, with conditions as stated by staff. Commissioner Michell seconded the motion. The motion passed with seven affirmative votes.

APPROVAL OF MINUTES

The minutes of the February 23, 2021 Planning Commission meetings were approved as presented.

ADJOURNMENT

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