

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
March 23, 2021

MEMBERS PRESENT

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

STAFF PRESENT

Jordan Ellena – Development Manager
Rick Arroyo – Assistant Community Development Director
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 23, 2021. The meeting was called to order.

OTHER BUSINESS

Case 21-400-03 – Short-Term Rental – 1722 E. Morgan Road

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. Mr. Harker reviewed several conditions including maintaining a business license, maintaining safety standards and the number of guests allowed.

Applicant Comments

John Choplin, 4712 NE Gateway Drive, Lee's Summit, stated this is his mother's house and they're hoping to keep this home in their family.

In response to Commissioner Preston's question, Mr. Choplin stated neighbors have his phone number and are able to call him if there are any issues.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 21-400-03 – Short-Term Rental – 1722 E. Morgan Road, with conditions as stated by staff. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

CONTINUED PUBLIC HEARING

Case 21-175-03 – UDO Amendment #47 – Business Park Zoning Districts

Staff Presentation

Rick Arroyo presented the case. Mr. Arroyo stated Business Park is in between Commercial and Industrial. He said currently Business Park leans more towards Industrial zoning. He reviewed the current Business Park standards in the UDO. Mr. Arroyo stated the new proposed description would make this a Planned Unit Development (PUD). He said this would no longer allow freight movement, it would increase the minimum setback from residential districts, and it would set a minimum development size and lot size. Mr. Arroyo reviewed additional changes including setting a Floor to Area Ratio (FAR), eliminating overnight tractor trailer parking, reduce allowable warehousing, would require architectural details, would increase the parking lot perimeter landscape buffer, would require all operations to be conducted within the building, set standards for any proposed parking structures and would require plantings that are designed to shield noise, among other things.

Mr. Arroyo stated there were several use groups added including research and development, data processing and hosting, HVAC and electrical equipment, conference and retreat centers, health clubs and gyms, computer product manufacturing and light assembly. Uses that were removed include freight movement, animal shelters or boarding services and car washes.

Mr. Arroyo provided several examples of Business Park districts from other cities.

Commissioner Comments

In response to Commissioner Michell's question, Mr. Arroyo stated this could be like a campus development with a variety of pad sites.

Commissioner Michell asked if this would be one developer and they would have master stormwater management plans. Mr. Arroyo stated there would be a master plan in some cases but that each proposal would be evaluated on its own.

In response to Commissioner Preston's question, Mr. Arroyo stated a logistics facility would not be allowed. He stated warehousing would be allowed for 50% of the site.

Chairwoman McClain stated she is glad to see these guidelines.

Commissioner Preston stated he believes this is a good update for the UDO.

Public Comments

No public comments.

Motions

Commissioner Preston made a motion to approve Case 21-175-03 – UDO Amendment #47 – Business Park Zoning Districts. Commissioner Michell seconded the motion. The motion passed with seven affirmative votes.

CAPITAL IMPROVEMENTS PROGRAM

Capital Improvements Program for Fiscal Years 2021-2027

Rick Arroyo presented the Capital Improvements Program. A video outlining major projects was presented to the Commission.

Commissioner Comments

Commissioner Wiley stated she wished citizens looked more at this document to see how much things cost for basic City services.

Commissioner Preston stated he has friends in Jackson, MS where the infrastructure has failed and left citizens without water. He stated this type of strategic planning is important and is glad to see the City put so much work into these plans.

Commissioner Michell stated he appreciated the level of detail that has gone into this document.

Chairwoman McClain stated she is also pleased with this plan and looks forward to the future.

Motions

Commissioner Preston made a motion to recommend the Capital Improvements Program 2021-2027 to the City Manager. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the March 9, 2021 Planning Commission meetings were approved as presented.

ADJOURNMENT

The meeting was adjourned at 7:06 p.m.