

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
June 22, 2021

MEMBERS PRESENT

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

STAFF PRESENT

Rick Arroyo – Assistant Community Development Director
Jordan Ellena – Development Manager
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 June 22, 2021. The meeting was called to order.

ELECTION OF OFFICERS

The Election of Officers was tabled to the next Planning Commission meeting.

PUBLIC HEARINGS

Case 21-200-02 – Special Use Permit – 19151 E. 39th 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. Mr. Harker reviewed several conditions, including:

1. For the Final Site Plan, provide a graphic of the noise levels for all mechanized systems and vacuums, showing that at the property lines of the development will meet the decibel requirements of the City Code.
2. For the Final Site Plan, provide elevations for the masonry trash enclosure.
3. Record the Minor Subdivision prior to the building permit being issued.
4. The elevations should indicate the parapet will conceal all mechanical equipment on the roof.
5. The pilasters on the façades should be higher than the parapets. They should be provided along the south façade as well.

In response to Commissioner Preston's question, Mr. Harker stated this is a different applicant than the case that was previously before the Planning Commission.

Commissioner Ferguson asked for information on where the detention basin would be located. Mr. Harker advised it will be located on the southeast corner of the lot.

Applicant Comments

Eric Kirchner, 8 E. Main Street, Wentzville, Cochran Engineering, stated the detention basin will be in the southeast corner of the site. The water will flow to the northeast corner to the existing storm system. He stated the site will provide 19 self-service vacuums. He reviewed the hours,

staff parking and where the trash will be collected. Mr. Kirchner stated 22 cars can be stacked in the queue. He stated they will be creating more green space and a detention basin.

In response to Commissioner Ferguson's question, Mr. Kirchner explained lighting plans were submitted to meet the City's requirements. He also believes the site will have security cameras.

In response to Commissioner Weir's question, Mr. Kirchner said approximately 50 gallons of water is used per car with 79% being recycled water. He further explained fresh water is used for top of cars and recycled water is used for undercarriage and cleaning trenches of the car wash.

In response to Commissioner Michell's question, Mr. Kirchner stated ~~there are~~ they will provide plans for additional striping as well as arrows to guide patrons through the site.

Chairwoman McClain noted the Commission will require additional striping and arrows for safety and security as a condition.

Erin Foxworthy, 8787 Renner Blvd, Lenexa, KS, with Finkle & Williams Architecture, provided additional renderings of the building. Ms. Foxworthy stated the applicant does not want to extend the pilasters higher than the parapets because it would be an additional cost to the client and would be difficult for the contractor to execute.

In response to Commissioner Michell's question, Mr. Harker stated it is a City Code requirement that the parapet is higher than the mechanical unit that will be located on the roof. Mr. Harker further explained the pilaster is ~~more of~~ an aesthetic request from staff as interpreted by the code.

Chairwoman McClain and Commissioner Michell suggested the following condition changes and additions:

4. The elevations should indicate the parapet will be equal in height of all mechanical equipment on the roof.
5. Pilasters should be provided along the south façade as well.
6. Pilasters on the façades should be higher than the parapets unless otherwise approved by City staff.
7. Provide adequate arrows and striping for the directing traffic.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 21-200-02 – Special Use Permit – 19151 E. 39th Street S, with the conditions as stated by staff and amendments as made by the Commission. Commissioner Wiley seconded the motion. The motion passed with five affirmative votes.

Case 21-100-07 – Rezoning – 218 N. Delaware 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.

Commissioner Michell asked if this is the smallest parcel of land that has ever been rezoned. Mr. Borders stated he believed it is the smallest piece of land ever rezoned.

Applicant Comments

Rebecca Cornish, 218 N. Delaware, stated she has lived in this house since 2000. She stated after the apartment complex burned down, the apartment complex sold her this piece of property.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 21-100-07 – Rezoning – 218 N. Delaware Avenue. Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the May 11, 2021 and June 8, 2021 Planning Commission meetings were approved as presented.

ROUNDTABLE

Chairwoman McClain noted this would be Commissioner Weir's last meeting. She thanked Commissioner Weir for his service and stated she appreciated his perspective. Commissioner Michell and Commissioner Preston also thanked Commissioner Weir for his service. Commissioner Weir thanked the Commissioners and stated he enjoyed his time on the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m.