

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
July 13, 2021

MEMBERS PRESENT

Cindy McClain, Chair
Bill Preston, Vice-Chair
Paul Michell
Virginia Ferguson*
Heather Wiley
Bryce Young**

STAFF PRESENT

Rick Arroyo – Assistant Community Development Director
Jordan Ellena – Development Manager
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 6:04 p.m. on July 13, 2021. The meeting was called to order.

PUBLIC HEARINGS

Case 21-100-09 – Rezoning – Canterbury Place

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 stated this is correcting the zoning in the area.

Public Comments

No public comment.

Motion

Commissioner Preston made a motion to approve Case 21-100-09 – Rezoning – Canterbury Place. Commissioner Michell seconded the motion. The motion passed with five affirmative votes.

*Commissioner Ferguson entered the meeting at 6:17 p.m.

**Commissioner Young left the meeting at 6:17 p.m.

Case 21-200-03– Special Use Permit – 15912 E. US Highway 24

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) With the Final Site Plan, include a graphic of the noise levels for all mechanized systems and vacuums.
- 2) With the Final Site Plan, revise the landscaping plan showing screening and plantings buffering all five residential properties and show street trees abutting all rights-of-way per Code.

- 3) With the Building Permit, include a report from the Missouri Department of Natural Resources to determine how the sewage lagoon was closed and indicate on the Final Site Plan and the Engineering Plans a site for a storm water detention basin not at the location of the former sewage lagoon.
- 4) The Final Site elevations should include elevations for the proposed masonry trash enclosures matching the materials and colors of the building.
- 5) With the Final Site plan, provide a traffic study for this type of use.

Commissioner Preston stated he is concerned that the renderings are not of this site. Mr. Harker stated it would essentially be the same building that is planned for the 23rd Street location. Mr. Ellena stated the Special Use Permit only requires a site plan, which was supplied. The renderings and pictures are typically of other locations.

Commissioner Michell expressed concern about the vehicles exiting the car wash and then having to make a sharp turn to exit on US 24 Highway.

Applicant Comments

Steven McBee, 1400 N Bill Johnson Rd, stated they could cut the island back to prevent the sharp turn. He stated they will also have good signage to prevent wrong way traffic.

In response to Commissioner Michell's question, Mr. McBee stated they hope to have the 23rd Street location open around January 2022.

Public Comments

No public comment.

Commissioner Comments

Commissioner Preston stated he is excited about this project but has more questions about the Final Site Plan and who will analyze the traffic study. Mr. Harker stated staff will review the Final Site Plan and traffic study.

Commissioner Michell stated he would like to have a condition added, that additional investigation of the site design for vehicle egress from the site be further investigated by the applicant. This is due to the current site plan being awkward and complicated to exit the site.

Motion

Commissioner Preston made a motion to approve Case 21-200-03 – Special Use Permit – 15912 E. US Highway 24, with conditions as stated by staff and the condition as added by Commissioner Michell. Commissioner Wiley seconded the motion. The motion passed with five affirmative votes.

Case 21-100-08 – Rezoning – Oxford Avenue

Case 21-125-02 – Rezoning/PUD – Oxford Avenue

Staff Presentation

Staff requested both cases be continued to the July 27, 2021 Planning Commission meeting.

Motion

Commissioner Preston made a motion to continue Cases 21-100-08 – Rezoning – Oxford Avenue and 21-100-02 – Rezoning/PUD, to the July 27, 2021 Planning Commission meeting.

Commissioner Michell seconded the motion. The motion passed with five affirmative votes.

Case 21-175-06 – UDO Amendment #50 – Administrative Adjustment Appeals

Staff Presentation

Rick Arroyo stated this is an amendment to UDO regarding an administrative adjustment appeals process. This would be an amendment to Article 5 Section 14-506, part of the development code, for Nonresidential Design Standards. Section 14-506 provides design standards for façade materials, roof forms, parapet heights, building entrance features such as canopies, overhangs, arches, and window displays. This also includes guidance for parking lot designs, space requirements, and site plan issues. The Director can adjust within 10% of the code. In this section, there is a clause that allows an applicant to apply for a modification to outlined design standards. In that process, the Community Development Director can make certain modifications. If the request is denied or if the applicant is unhappy with the Director's reply, there is an appeals process. Currently the appeals process goes to the Board of Adjustment. Since these design standards have a direct impact on a neighborhood, existing commercial development, or the economic growth of an area the amendment would state that any application appeals would now go before the Planning Commission rather than the Board of Adjustment.

Commissioner Comments

Commissioner Preston stated he believes this is a good change for the UDO. Commissioner Wiley added that she feels it is up to the Planning Commission to stay on top of the ordinances and changes and to stay educated. Chairwoman McClain agrees and feels this amendment seems more efficient.

Motion

Commissioner Michell made a motion to approve Case 21-175-06 – UDO Amendment #50 – Administrative Adjustment Appeals. Commissioner Wiley seconded the motion. The motion passed with five affirmative votes.

ELECTION OF OFFICERS

Commissioner Preston stated Chairwoman McClain has been a wonderful leader for the Planning Commission. Commissioner Preston nominated Chairwoman McClain for Chair. Commissioner Wiley seconded the motion. The motion passed with four affirmative votes.

Commissioner Wiley nominated Commissioner Preston for Vice-Chair. Commissioner Michell seconded the motion. The motion passed with four affirmative votes.

APPROVAL OF MINUTES

The minutes of the June 22, 2021 Planning Commission meeting was approved as presented.

ROUNDTABLE

Staff noted the next meeting would be July 27, 2021.

Commissioner Wiley stated she would be fine going back in person. Commissioner Michell stated he is also ready to go back in person. Commissioner Preston stated he is also in favor of going back in person but would like it to start on the second meeting August 24, 2021. The five commissioners in attendance all voted in favor to return to in person meetings for the August 24, 2021 meeting.

ADJOURNMENT

The meeting was adjourned at 7:09 p.m.