

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
August 10, 2021

MEMBERS PRESENT

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

STAFF PRESENT

Rick Arroyo – Assistant Community Development Director
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 August 10, 2021. The meeting was called to order.

PUBLIC HEARINGS

Case 21-175-07– UDO Amendment #51 – Group Living Facilities

Staff Presentation

Rick Arroyo presented that the amendment would modify the section of the UDO as it relates to Group Living Facilities, specifically homeless shelters. Currently the code combines homeless shelters in with abuse treatment facilities, halfway houses, soup kitchens, and recovery centers. The existing code is also restrictive regarding where a homeless shelter can be placed. This amendment would place homeless shelters into their own category under the Special Use Permit rules. A new section would be created, 14-404-04. There are criteria outlined as standards that would need to be followed.

Public Comments

No public comments.

Commissioner Comments

Chairwoman McClain asked if the number of restrooms will be part of this code. Mr. Arroyo stated they will still have to get an occupancy permit for the building, which will determine how many people can be in the building and what is needed for that building.

In response to Commissioner Michell’s question, Mr. Arroyo stated there is criteria under the Special Use Permit that requires the building to meet the conformity and character of the neighborhood. Commissioner Michell went on to ask about the 30,000 square feet/30 people limit and why those numbers. Mr. Arroyo advised 30,000 square feet can be the entire building. When looking at churches, for example, a basement may be 10,000 square feet and can fit more than 30 people but when adding beds and other facilities it reduces the number of people.

Commissioner Young recommended language be changed for criteria number two (2) of the UDO amendment.

Commissioner Michell provided language as “A maximum of 30 homeless individuals with adequate space for sleeping per individual in accordance with the currently adopted building code.” Commissioner Michell commented the updated language would mention the current

building code; in the event building code should change the language in the amendment would encompass that.

Motion

Commissioner Michell made a motion to approve Case 21-175-07 – UDO Amendment #51 – Group Living Facilities, with the modifications as stated by the Commission. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the July 27, 2021 Planning Commission meetings were approved as presented.

ROUNDTABLE

Mr. Arroyo stated the City is working on the Housing Study and the Planning Commission members may be contacted for their input.

ADJOURNMENT

The meeting was adjourned at 6:49 p.m.