

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
August 24, 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
Jordan Ellena – Development Manager
Brian Harker – Planner
Kelly St. John – Assistant City Counselor

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 24, 2021. The meeting was called to order.

CONSENT AGENDA

Case #21-320-04 – Final Plat – McBee Landing

Commissioner Preston made a motion to approve Case #21-320-04 – Final Plat – McBee Landing. Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

PUBLIC HEARINGS

Case #21-100-10 – Rezoning – 16912 E. 23rd Street S, 16918 E. 23rd Street S. and 2221 S. M 291 Highway

Staff Presentation

Brian Harker requested this case be continued to the September 14, 2021, Planning Commission Meeting.

Motion

Commissioner Preston made a motion to continue Case #21-100-10 – Rezoning – 16912 E. 23rd Street S, 16918 E. 23rd Street S. and 2221 S. M 291 Highway to the September 14, 2021, Planning Commission meeting. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

Case #21-810-03 – Preliminary Development Plan – 515 S. Liberty Street

Chairwoman McClain noted this case was withdrawn by the applicant before the meeting.

OTHER BUSINESS

Case #21-400-07 – Home Business Permit – 824 N. Sioux Avenue

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. The business shall operate only between the hours of 9:00 am through 5:00 pm, Tuesday through Friday and 9:00 am through 2:00 pm on Saturday;
2. The applicant's business will operate with only one client at a time;
3. Section 14-400-03 indicates that the business may utilize 25-percent of the house;
4. Maintain all required licenses.

Applicant Comments

Kirsten Scales, 824 N. Sioux Avenue, stated she will comply with all the conditions as stated by staff.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case #21-400-07 – Home Business Permit – 824 N. Sioux Avenue, with conditions as stated by staff. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

APPROVAL OF MINUTES

The minutes of the August 10, 2021, Planning Commission meetings were approved as presented.

ROUNDTABLE

Chairwoman McClain thanked Commissioner Dreher for his service on the Planning Commission. Commissioner Preston stated Commissioner Dreher was very thoughtful in his discussions and will be missed on this commission.

Chairwoman McClain stated she would like the public to know that the Planning Commission does care and does value the public voice in the cases they hear. She continued to state she feels having online meetings has opened the room, so to speak, to allow more of the public to participate.

Commissioner Wiley stated the virtual meetings have worked well and with very few technical issues. She believes keeping the meetings virtual will help to continue to keep people safe since public safety is very important. Commissioner Wiley also noted it is important that the public knows these virtual meetings can be attended with computer or phone and that the Commission is equipped to handle both.

Commissioner Michell added that at some point, when meetings go back to in-person, he would like for the meetings to continue to have an online option and that be considered moving forward.

Commissioner Young stated what struck him the most about the withdrawn case, is that the neighbors seemed to take it personal that the Planning Commission was even being heard. He stated he feels it was misguided to be angry that the discussion was even happening. He noted this is part of the process, for the Planning Commission to hear these cases.

Chairwoman McClain stated she has asked staff to set up some training for the Commission and that should be coming soon.

In response to Commissioner Michell's question, Mr. Ellena stated the City Counsel can nominate someone for the vacant seat at any time, but staff is not aware of a nomination at this time.

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.