

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
October 12, 2021

MEMBERS PRESENT

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

STAFF PRESENT

Rick Arroyo – Assistant Community Development Director
Jordan Ellena – Development Manager
Brian Harker - Planner
Joe Lauber – 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 October 12, 2021. The meeting was called to order.

CASES TO BE CONTINUED & WITHDRAWN

Case 21-100-13 – Rezoning – 2301 S. Queen Ridge Drive

Chairwoman McClain noted this case has been withdrawn by the applicant.

Case 21-100-12 – Rezoning – 16813 E. 23rd St.

Chairwoman McClain advised this case has been requested be continued to the December 14, 2021, Planning Commission Meeting. Commissioner Michell made a motion to continue Case 21-100-12 – Rezoning – 16813 E. 23rd St. to the December 14, 2021, Planning Commission meeting. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

CONSENT AGENDA

Case 21-310-02 – Preliminary Plat – Noland Fashion Square – 13920 E. US 40 Highway

Commissioner Wiley made a motion to approve Case 21-310-02 – Preliminary Plat – Noland Fashion Square – 13920 E. US 40 Highway. Commissioner Michell seconded the motion to approve with the conditions listed in the Staff Report. The motion passed with seven affirmative votes.

PUBLIC HEARINGS

Continued Case 21-100-10 – Rezoning – 16912 & 16914 E. 23rd St. and 2221 S. M 291 Highway

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. Staff recommends approval of the rezoning request.

Applicant Comments

Hank Hopkins, 6335 Marquita Ave., Dallas, TX, feels this an opportunity to improve the existing conditions of the corner. Mr. Hopkins is a franchisee operator of Take 5 Oil Change offering fast oil change service in 10 minutes or less. Take 5 has a low impact on the environment due to used oil being recycled offsite; there are no holding tanks or products put into the environment. Mr. Hopkins feels an addition of a convenience store will be a great addition to the community. He also adds the flow of the intersection will improve as well.

In response to Commissioner Michelle's question, Mr. Hopkins confirmed the most recent site plan shows 28-foot access points at least 20 feet from highway and this change was made based on the recommendation of the traffic study. Staff confirms this is correct. Commissioner Michell asked Mr. Hopkins if there are any other Take 5 locations in metropolitan area. Mr. Hopkins answers he is a new franchisee and is under construction on first location in Blue Springs. Working on locations in Overland Park currently and hopeful to open 16 locations in Kansas City area over next 5 years.

In response to Commissioner Nesbitt's questions, Mr. Hopkins explained screening will be provided to shield backyards of the homes to the business. At this time screening will be only completed on the east side of the property. Mr. Harker advised Commissioner Nesbitt that there will have to be 15 feet of high-density screen which includes a solid fence and associated landscaping as outlined in the code.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 21-100-10 – Rezoning – 16912 & 16914 E. 23rd St. and 2221 S. M 291 Highway. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

Case 21-100-14 – Rezoning – 1207 S. Main Street

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. Staff recommends approval for rezoning request.

Applicant Comments

Brandon Fryer, 6601 Harvard Avenue, Raytown, explained the property is a vacant house. For reselling purposes, he feels it makes more sense to be zoned residential.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 21-100-14 – Rezoning – 1207 S. Main Street. Commissioner Ferguson seconded the motion. The motion passed with seven affirmative votes.

APPROVAL OF MINUTES

The minutes of the September 28, 2021, Planning Commission meetings were approved as presented.

ROUNDTABLE

Chairwoman McClain explained the next Planning Commission meeting on October 26, 2021, will have no cases. There will be a training with the Lauber Law Firm and all Commissioners should be in attendance. Chairwoman McClain advised to review the updated rules and procedures and make any notes as those will be reviewed.

Chairwoman McClain requested that all Commissioners need to have cameras turned on during the meetings.

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.