

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
January 25, 2022

MEMBERS PRESENT

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

STAFF PRESENT

Rick Arroyo – Assistant Community Development Director
Brian Harker – Planner
Miranda Rice – Assistant to the Director
Joe Lauber – Assistant City Attorney

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 January 25, 2022. The meeting was called to order.

CASES TO BE CONTINUED

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

Staff advised this case should be continued to the March 8, 2022 Planning Commission meeting.

Motion

Commissioner Preston made a motion to continue Case 21-100-12 – Rezoning – 16813 E. 23rd Street to the March 8, 2022, Planning Commission meeting. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

PUBLIC HEARING

Case 22-100-01 – Rezoning – 4535 S. Herman Court

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.

In response to Commissioner Michell's question, Mr. Harker advised the applicant may have to lower the number of rooms if he's unable to meet the setback and parking requirements.

Applicant Comments

Shamir Bhakta, 6516 W 106th Street, Overland Park, KS, stated he has owned and operated this hotel business for the last ten years. He said he has operated Marriott brand hotels for the last five years. Mr. Bhakta stated there is a need in Independence for extended stay high-end hotels and he believes this will be the perfect location.

Commissioner Preston thanked the applicant for considering Independence for this project. In response to Commissioner Preston's question, Mr. Bhakta stated he has been working with the architect on the setback requirements. He stated they are willing to work with staff to meet all of the City code requirements.

In response to Chairwoman McClain's question, Mr. Bhakta Marriott does not have a minimum room requirement, but believes they would be happy with 80 rooms or more.

Public Comments

No public comments.

Motion

Commissioner Michell made a motion to approve Case 22-100-01 – Rezoning – 4535 S. Herman Court. Commissioner Preston seconded the motion. The motion passed with seven affirmative and two no votes.

ADJOURNMENT

The meeting was adjourned at 6:29 p.m.