

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
March 8, 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 March 8, 2022. The meeting was called to order.

CONSENT AGENDA

- 1. Planning Commission Minutes – January 11, 2022**
- 2. Planning Commission Minutes – January 25, 2022**

Motion

Commissioner Preston made a motion to approve the Consent Agenda. Commissioner Ferguson seconded the motion. The motion passed with seven affirmative votes.

CASES TO BE CONTINUED

Staff advised the following cases should be continued to the March 22, 2022, Planning Commission meeting:

Case 22-150-01 – Comprehensive Plan Amendment – Little Blue Parkway/M-78 Highway

Case 22-100-03 – Rezoning – Little Blue Parkway/M-78 Highway

Case 22-125-02 – Rezoning – 20226 R. D. Mize Road and approximately 2411 S. Little Blue Parkway

Case 22-125-03 – Rezoning – E. Truman Road/M-78 Highway/Little Blue Parkway

Motion

Commissioner Preston made a motion to continue Cases 22-150-01, 22-100-03, 22-125-02 and 22-125-03, to the March 22, 2022, Planning Commission meeting. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

PUBLIC HEARING

Continued Case 21-100-12 – Rezoning – 16813 E. 23rd Street (a.k.a. 16801 E. 23rd Street and 2304 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.

In response to Commissioner Nesbitt's question, Mr. Arroyo stated the Traffic Study did include looking at Hub Drive, 23rd Street and M-291 Highway.

Applicant Comments

Jessica Glavas, 5725 Fox Ridge Drive, Mission, KS, stated they've owned this property for a while and are looking forward to moving forward with this project. It will be a generation 3S store with 20 filling pumps. They will also be adding an urgent care on the property.

In response to Commissioner Nesbitt's question, Ms. Glavas stated they are not closing the store at M-291 and Gudgell.

Commissioner Nesbitt asked if the gas trucks would be able to enter the site with the island on Hub Drive. Ms. Glavas stated truck turn movements have been reviewed and the gas trucks will be able to enter and exit the property.

In response to Chairwoman McClain's question, Ms. Glavas confirmed the urgent care will be on the lower elevation.

Darla Holman, 6734 Red Oak Drive, Shawnee, KS, stated she works with the civil engineers for both the QuikTrip and MedWise Urgent Care project. Ms. Holman stated they will offer complete onsite health care. It will have six rooms with an 18-chair waiting room. She stated it will not provide 24-hour service or emergency services.

In response to Commissioner Young's question, Ms. Holman stated she believes this will be the first MedWise in the area.

In response to Commissioner Nesbitt's question, Ms. Holman stated the sidewalks going in will be per MoDOT and City requirements.

Public Comments

No public comments.

Commissioner Comments

Commissioner Preston stated he believes this is a well thought out project and will be a positive for the community.

Motion

Commissioner Preston made a motion to approve Case 21-100-12 – Rezoning – 16813 E. 23rd Street (a.k.a. 16801 E. 23rd Street and 2304 S. M-291 Highway). Commissioner Michell seconded the motion. The motion passed with seven affirmative votes.

Case 22-100-02 – Rezoning – 16000 E. 23rd Street S.

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.

Applicant Comments

Amy Harris, 960 SE 1121 Road, Deep Water, stated they've had the house on the market, and all are interested in it being a single-family home. She said she'd like it rezoned to residential to make selling it easier.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 22-100-02 – Rezoning – 16000 E. 23rd Street S. Commissioner Michell seconded the motion. The motion passed with seven affirmative votes.

Case 22-400-02 – Short-Term Rental – 1330 S. Windsor 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. Mr. Harker reviewed the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The maximum occupancy of the premises is limited to 6 adults (10 persons total).
4. The owner of the rental will provide means to address immediate emergencies and disturbances on the property.

In response to Commissioner Nesbitt's question, Mr. Harker stated there is parking allowed on the street.

Applicant Comments

Richard Wiseman, 1104 N. Davis Road, stated he has several long-term rentals. He stated they will hire a company to manage this Short-Term Rental. The management company will handle trash. Mr. Wiseman stated the driveway has ample room for parking.

In response to Commissioner Michell's question, Mr. Wiseman stated he will be the emergency contact and can handle any issues that come up. He stated the property manager is also in the area and will be available for any problems that come up.

Public Comments

No public comments.

Commissioner Comments

Commissioner Preston stated he would like the applicant to request that guests not park on the street. Mr. Wiseman stated he will put advertise that guests should not park on the street. After discussion with City Attorney Joe Lauber, it was decided Condition number should be added as follows:

5. The property owner shall notify guests they may not park in front of the residence.

In response to Commissioner Michell's question, Mr. Wiseman said if a guest is using a rental car, they will get the information once the guest has it available.

Motion

Commissioner Preston made a motion to approve Case 22-400-02 – Short-Term Rental – 1330 S. Windsor Street, with conditions as stated by staff and condition five as added after discussion. Commissioner Wiley seconded the motion. The motion passed with seven affirmative votes.

ROUNDTABLE

After discussion, it should be noted future Planning Commission meetings will be held in person at City Hall.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.