

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
June 14, 2022

MEMBERS PRESENT

Cindy McClain, Chair
Virginia Ferguson
Heather Wiley
Paul Michell
Bryce Young
Butch Nesbitt

STAFF PRESENT

Rick Arroyo – Assistant Director
Stuart Borders – Senior Planner
Brian Harker – Planner
Joe Lauber – Assistant City Attorney

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on June 14, 2022, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

- 1. Planning Commission Minutes – May 24, 2022**
- 2. Case 22-600-01 - Special Sign Permit – 10901 E. Winner Road**

Motion

Commissioner Wiley made a motion to approve the Consent Agenda. Commissioner Michell seconded the motion. The motion passed with five affirmative votes.

CASE TO BE CONTINUED

Staff requested the following cases be continued to the June 28, 2022, Planning Commission meeting:

Continued Case 22-100-06 – Rezoning – 13001 E. US 40 Highway

Motion

Commissioner Michell made a motion to continue Case 22-100-06 to the June 28, 2022, Planning Commission meeting. Commissioner Wiley seconded the motion. The motion passed with five affirmative votes.

PUBLIC HEARINGS

Continued Case 22-100-05 – Rezoning – 8712 E. Winner Rd

Staff Presentation

Brian Harker advised the applicant is asking for the case to be continued to the June 28, 2022, Planning Commission Meeting.

Motion

Commissioner Wiley made a motion to continue Case 22-100-05 – Rezoning – 8712 E. Winner Rd. to the June 28, 2022, Planning Commission Meeting. Commissioner Nesbitt seconded the motion. The motion passed with five affirmative votes.

Continued Case 22-200-07 – Special Use Permit – 13700 E. US 40 Highway, Suite F

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. This Special Use Permit is restricted to 13700 E. US Highway 40, Suite F, only.
2. An opaque door (wood or metal) shall be repaired on the existing trash enclosure.
3. The applicant will obtain and maintain all applicable City and State licenses and comply with all health requirements.

Applicant Comments

Jeremy Taylor, 717 SW 29th St., Blue Springs, has owned a couple of large tattoo shops and needs to downsize for family reasons. He explained he had approval previously to open a tattoo shop in Independence but there was a lease dispute and he pulled out. He now hopes to get approved for this location so he can open shop immediately.

Commissioner Michell asked about condition of repairing the trash enclosure and if that falls on the landlord. Mr. Taylor advised he will handle the repair per the agreement made with the landlord and this will happen immediately.

Public Comments

No public comments.

Motion

Commissioner Michell made a motion to approve Case 22-200-07 – Special Use Permit – 13700 E. US 40 Highway, Suite F, with conditions as outlined by staff. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

Case 22-100-08- Rezoning – 1131 S. Glenwood

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

Vivian and Ray Webster, 1131 S. Glenwood Ave., moved to Independence from US Virgin Islands and would like to stay in the house and get the financing needed but the home needs to be rezoned.

Public Comments

No public comments.

Motion

Commissioner Wiley made a motion to approve Case 22-100-08 - Rezoning – 1131 S. Glenwood. Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

Case 22-100-09- Rezoning – 1126 S. Cottage 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.

Applicant Comments

Mitchell Carson, 7612 Sycamore Ave., Kansas City, MO, purchased home to renovate. Mr. Carson has a veteran buyer ready to move into the home, but the VA is requiring the zoning to be residential before loan approval.

Public Comments

No public comments.

Motion

Commissioner Wiley made a motion to approve Case 22-100-09 - Rezoning – 1126 S. Cottage Avenue. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

Case 22-100-10- Rezoning – 1314 W. South Avenue

Staff Presentation

Stuart Borders presented the case. Mr. Borders 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

Tonya Gudde, 46 R St., Lake Lotawana, purchased property with the intent of getting a commercial tenant since the property was zoned commercial but had no success. She made the decision to get the property rezoned as residential. Ms. Gudde would like to make improvements and either rent or sell the property.

Public Comments

No public comments.

Motion

Commissioner Wiley made a motion to approve Case 22-100-10 - Rezoning – 1314 W. South Avenue. Commissioner Young seconded the motion. The motion passed with six affirmative votes.

Case 22-100-11- Rezoning – 8905/8907/8909 E. Lexington Avenue

Staff Presentation

Stuart Borders presented the case. Mr. Borders 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

Matthew Coburn, 10516 E. 35th Terr. S., wants to redevelop these properties and needs rezoning to residential to make renovations and viable rentals.

Public Comments

No public comments.

Motion

Commissioner Michell made a motion to approve Case 22-100-11 - Rezoning – 8905/8907/8909 E. Lexington Avenue. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

Case 22-100-12- Rezoning – 10725 E. Truman Road**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

Attorney Bill Moore, 4510 Belleview Ave., Kansas City, MO, speaking on behalf of Wayne Zambelli, advised that Mr. Zambelli is attempting to start his lawncare business and hoping to do so at this location and make the necessary improvements.

Wayne Zambelli, 10908 N. Wabash Ave., Kansas City, MO, retired military veteran and came back to Kansas City area. He explained he started a lawn care and snow removal company, and his business took off. He specializes in commercial properties and government contracts. Mr. Zambelli explained this is way to give back and help community by providing employment and choosing Independence for his business location.

Public Comments

No public comments.

Motion

Commissioner Wiley made a motion to approve Case 22-100-12 - Rezoning – 10725 E. Truman Road. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

ROUNDTABLE

Chairwoman McClain asked if it is possible to create or plan some learning opportunities on nights where there may be only one or two cases and use time to learn about some other items. Mr. Borders asked for a list of items from the board and Staff can work on gathering information for those items. Chairwoman McClain explained the idea behind this is to help expedite cases and have a better knowledge, especially because the same types of cases are heard over and over. Assistance City Attorney Mr. Lauber advised to e-mail individual requests to Staff so there is a record of the request and to use one central e-mail address. Commission will e-mail Miranda Rice with these requests.

Commissioner Young asked why the City does not rezone areas automatically. Mr. Borders advised the City has done City initiated rezonings but not on these particular cases heard tonight. He explained it's probably something that the City may initiate in the future as well.

ADJOURNMENT

The meeting was adjourned at 7:22 p.m.