

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
August 9, 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
John Mautino – Assistant City Attorney

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on August 9, 2022, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

- 1. Planning Commission Minutes – July 12, 2022**
- 2. Planning Commission Minutes – July 26, 2022**

Motion

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

CASE TO BE CONTINUED

Staff requested the following case be continued to the August 23, 2022, Planning Commission meeting:

Case 22-125-09 – Rezoning/PUD - 2350 S. Haden Street

Motion

Commissioner Wiley made a motion to continue Case 22-125-09 – Rezoning/PUD - 2350 S. Haden Street to the August 23, 2022, Planning Commission meeting. Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

PUBLIC HEARINGS

Case 22-125-10 – Rezoning/PUD – 8718, 8718½, 8720 and 8720½ E. US 24 Highway

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. Mr. Borders outlined the following conditions:

1. Extend the existing fence further north another four sections to add screening to the east side of the lot.

2. The number of dwelling units in the existing buildings is limited to four units; the addition of another building on the site shall require preliminary development plan approval.

Applicant Comments

Tim Peerman, 5357 N. Bennington Ave, Kansas City, MO, provided a brief history of the property and how he became the owner. He provided information on the repairs and updates he has made to the property. Mr. Peerman stated he is okay with the conditions as stated by staff.

Public Comments

No public comments.

Motion

Commissioner Nesbitt made a motion to approve Case 22-125-10 – Rezoning/PUD – 8718, 8718½, 8720 and 8720½ E. US 24 Highway, with conditions as outlined by staff. Commissioner Wiley seconded the motion. The motion passed with six affirmative votes.

Case 22-100-14 – Rezoning – 1711 E. 23rd Street S. (after new plat 1507 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.

Commissioner Nesbitt questioned if the car wash is too close to the street. Mr. Harker stated the car wash does not appear too close to the street and noted the setback requirement is 15-feet.

Public Comments

No public comments.

Motion

Commissioner Nesbitt made a motion to approve Case 22-100-14 – Rezoning – 1711 E. 23rd Street S. (after new plat 1507 E. 23rd Street S.). Commissioner Michell seconded the motion. The motion passed with six affirmative votes.

OTHER BUSINESS

Training by Lauber Municipal Law was moved to the September 13, 2022, Planning Commission meeting.

ELECTION OF OFFICERS

Chairwoman McClain noted the Election of Officers will take place at a later meeting when Commissioner Preston is able to attend.

ROUNDTABLE

Commissioner Nesbitt noted there is a case on the next Planning Commission agenda for another car wash in the 39th Street area.

Chairwoman McClain stated she would like to work with staff to have a study session about limiting the number car washes and used auto sales businesses in the City.

ADJOURNMENT

The meeting was adjourned at 6:41 p.m.