

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
September 13, 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 September 13, 2022, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

1. Planning Commission Minutes – August 23, 2022

Motion

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

PUBLIC HEARINGS

Mr. Borders noted Case 22-100-15 and Case 22-100-17 would be a joint presentation.

Case 22-100-15 – Rezoning – 1322 E. US 24 Highway

Case 22-100-17 – Rezoning – 1308, 1310 and 1312 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.

In response to Commissioner Michell’s question, Mr. Borders stated most of the lot is already C-2, and clarified the rezoning is only for the 60 feet in the back. Mr. Borders stated churches are allowed in all zoning districts.

Applicant Comments

Jeff Lovelace, 929 SE 3rd Street, Lee’s Summit, stated they are in agreement with the staff report and recommendations. He stated the owner has had a hard time trying to sell the property with the different zoning districts on the parcel.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Borders stated a minor subdivision application is being processed to split the properties. He noted minor subdivisions are completed at the staff level.

Assistant City Attorney Joe Lauber stated he believes this is a good rezoning because it will clean up a property that has multiple zonings. Mr. Lauber said any time a property has more than one zoning, it should be rezoned if possible.

Motions

Commissioner Nesbitt made a motion to approve Case 22-100-15 – Rezoning – 1322 E. US 24 Highway. Commissioner Young seconded the motion. The motion passed with six affirmative votes.

Commissioner Nesbitt made a motion to approve Case 22-100-17 – Rezoning – 1308, 1310 and 1312 E. US 24 Highway. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

Case 22-100-16 – Rezoning – 2631 S. Lobb Cemetery 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.

In response to Commissioner Nesbitt's question, Mr. Harker stated there is currently one house and one accessory building on the property. Commissioner Michell noted there are two utility easements on the property.

Applicant Comments

Kevin Perrin, stated the owners came across some boundary issues and purchased additional property so they could replat the parcels. This rezoning would correct multiple zonings on one property as well.

Public Comments

No public comments.

Motion

Commissioner Wiley made a motion to approve Case 22-100-16 – Rezoning – 2631 S. Lobb Cemetery Road. Commissioner Nesbitt seconded the motion. The motion passed with six affirmative votes.

OTHER BUSINESS

Assistant City Attorney Joe Lauber presented training for the Planning Commission. Mr. Lauber outlined the different types of planning/zoning applications and provided an overview of each type. He provided the Commission with information on social media considerations and the Missouri Sunshine Law.

ROUNDTABLE

Commissioner Young advised that tonight will be his last meeting. He stated that the best part of serving on the Planning Commission has been helping small business owners and he appreciates having been able to serve on the commission. Mr. Arroyo thanked Commissioner Young for his service.

ADJOURNMENT

The meeting was adjourned at 8:13 p.m.