

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
February 14, 2023

MEMBERS PRESENT

Cindy McClain, Chair
Bill Preston, Vice-Chair
Virginia Ferguson
Butch Nesbitt
Laurie Dean Wiley

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 February 14, 2023, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

1. Planning Commission Minutes – January 24, 2023

Motion

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

CASE WITHDRAWN

Staff noted this case with withdrawn.

Continued Case 23-200-01 – Special Use Permit – 3300 S. Blue Ridge Cut-Off, Unit B/C – A
request by Donte Goodwin for a Special Use Permit for a body art service business.

PUBLIC HEARINGS

Continued Case 23-100-03 – Rezoning – 3300 S. Blue Ridge Cut-Off

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

James Amonette, 5114 Bristol Ave, Kansas City, stated his company would like the entire building to have the same zoning.

Public Comments

Joe Weir, 3313 S. Blue Ridge Blvd, stated he lives directly across the street from this property. He stated he believes the building is zoned different from when they started allowing liquor sales. Mr. Weir stated he would not be in favor of this rezoning if it will allow a tattoo parlor.

Mr. Borders confirmed the Special Use Permit for the tattoo shop has been withdrawn.

Wes Epperson, 3600 Popular Ave, stated he's not necessarily against the rezoning, but would be against a tattoo parlor. Mr. Epperson questioned why there are no sidewalks on the property and would they be required to add them with this application. He said he's concerned about the homeless camps nearby and code enforcement issues in the area.

Mr. Amonette stated the tattoo shop is not going in that location because the gentleman is moving to Florida.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Borders stated if there had been new construction or significant remodeling, the City may require sidewalks, but for an existing building like this, it's never been required. Commissioner Nesbitt stated this area needs sidewalks.

Motion

Commissioner Preston made a motion to approve Continued Case 23-100-03 – Rezoning – 3300 S. Blue Ridge Cut-Off. Commissioner Ferguson seconded the motion. The motion passed with four affirmative votes.

Case 23-100-06 – N. Main Street Area Rezoning

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. He noted this is a City initiated rezoning to correct the zoning on these properties and would help preserve the residential neighborhood.

Commissioner Nesbitt asked why the vacant lots on Lynn aren't included. Mr. Harker stated the priority is to fix the legal non-conformity.

Commissioner Preston stated he would have liked to see the vacant lots also rezoned but doesn't believe that should not stand in the way of correcting the zoning on these properties.

Public Comments

Roxanne Robinson, 131 E. Farmer, stated the property behind 120 E. Farmer recently sold and wasn't in the rezoning area. She stated she's concerned about what can go in that R-30 property and asked if taxes will go up.

Commissioner Nesbitt confirmed with staff that the properties Ms. Robinson was speaking of are not included in this rezoning because they're vacant land.

Mr. Harker explained what types of uses can go in an R-30 zoned property.

In response to Commissioner Preston's question, Mr. Arroyo stated staff can look at the vacant lots in the future.

In response to Commissioner L. Wiley's question, Mr. Harker stated properties cannot be added to this case because those would have to be advertised and property notification sent out to surrounding property owners.

Motion

Commissioner Preston made a motion to approve Case 23-100-06 – N. Main Street Area Rezoning. Commissioner Nesbitt seconded the motion. The motion passed with four affirmative votes.

ROUNDTABLE

Commissioner L. Wiley questioned if the next Planning Commission packet could be sent early due to the UDO changes regarding marijuana. Mr. Arroyo stated staff would attempt to get the packets out earlier than usual.

ADJOURNMENT

The meeting was adjourned at 7:08 p.m.