

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
March 14, 2023

MEMBERS PRESENT

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

STAFF PRESENT

Brian Harker – Planner
Rick Arroyo – Assistant Director
John Mautino – Assistant City Attorney

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on March 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 – February 28, 2023**
- 2. Case 23-600-01 – Special Sign Permit – 4354 and 4510 S. Noland Road**

Motion

Commissioner Nesbitt requested that Case 23-600-01 be pulled for separate consideration.

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

Case 23-600-01 – Special Sign Permit – 4354 and 4510 S. Noland Road

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. Mr. Harker reviewed the following conditions:

1. Accompanying the required sign/building permits, individual landscaping plans will be necessary for the areas within three feet around the signs.
2. If the trees and signage along the frontages of 45th Street and Noland Road are within the site triangle and obstruct the intersection and/or the stopping and site distance, adjustments in placement may be necessary.
3. The proposed location for the southern Sign “A” appears to be within the right-of-way and sign setback. Its location will need to be adjusted into the parking lot for the Sign Permit.
4. There is currently a water line running along the side of the proposed sign locations, adjustments in sign location may be necessary to avoid all utilities.

Applicant Comments

Christopher Shank, 5629 Suwanee Rd, Fairway, KS, a representative for the owner, stated the signage hasn't been updated since it was built in the 1970s. He stated they will follow all of the conditions outlined by staff and noted this would bring help make the signage consistent with the other signate on Noland Road. Mr. Shank stated after the signage is up, they will start working on landscaping and parking lot improvements. He noted the third phase will be the façade.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker 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 H. Wiley made a motion to approve Case 23-600-01 – Special Sign Permit – 4354 and 4510 S. Noland Road, with conditions as outlined by staff. Commissioner Nesbitt seconded the motion. The motion passed with six affirmative votes.

CASE TO BE CONTINUED

Case 23-100-01 – Rezoning – 916 and 1004 W. 23rd Street from C-2 and R-12 to C-3 and 910, 920, 922 W. 23rd Street and 1130 S. Cottage Street from C-2 to C-3

Motion

Commissioner Preston made a motion to continue Case 23-100-01 – Rezoning – 916 and 1004 W. 23rd Street from C-2 and R-12 to C-3 and 910, 920, 922 W. 23rd Street and 1130 S. Cottage Street from C-2 to C-3 to the April 25, 2023, Planning Commission meeting. Commissioner Nesbitt seconded the motion. The motion passed with six affirmative votes.

PUBLIC HEARINGS

Case 23-100-07 – Rezoning – 617 N. Hocker Ave

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 why the applicant has to remove gravel from the backyard. Mr. Harker advised it's against City code to add a gravel surface.

Public Comments

No public comments.

Motion

Commissioner Preston made a motion to approve Case 23-100-07 – Rezoning – 617 N. Hocker Ave. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

OTHER BUSINESS

Capital Improvements Program

Rick Arroyo provided an overview of the 2023-2029 Capital Improvements Program. The Program includes 136 identified projects totaling over 280 million dollars. The department with the most active projects over the next two years is the Municipal Services Department with 59 projects. For the 2023-2024 fiscal years the approximate expenditures are 91 million dollars while the 2024-2025 fiscal years is approximately 48 million dollars. Mr. Arroyo provided a brief summary of the major projects for each department.

Commissioner Nesbitt requested additional information on the Replacement of Fire Station 5 and 8 and adding Station 11. Kirk Stobart, Deputy Fire Chief, provided information on each of those projects.

In response to Commissioner Nesbitt's questions, Police Chief Adam Dustman provided additional information on their Mobile Command Post request.

Commissioner Nesbitt requested additional information on the three projects related to the construction of a new Substation S, the Desert Storm Switchgear Cabinets, the Blue Valley Chimney Demolition, the Fiber Option Network, the T&D Truck Shed, the Emergency Replacement of Transmission Poles, the Emergency Maintenance Production, the Substation & Transmission Upgrade and Replacement, Sub E to Sub M 69kV line – Preliminary Engineering and Easement Acquisition, the Service Center Upgrades and the two Combustion Turbine Inspection projects. Independence Power & Light Director Jim Nail provided information on these projects. Commissioner L. Wiley requested information on what would happen if Independence Power & Light is no longer a City department in the future. Mr. Nail stated these projects are necessary to deliver the electricity to the City. He noted most of the equipment will take three to five years after approving a purchase order to get the equipment.

Chairwoman McClain stated she's glad it appears the City is attempting to be more proactive on these projects instead of reactive.

Commissioner Nesbitt requested additional information on the Treatment Plant Discharge and Courtney Bend Plant Emergency Generator projects. Water Department Deputy Matt McLaughlin provided additional information on these projects.

Commissioner L. Wiley requested additional information on deferred maintenance for the Bingham Waggoner and Vaile Mansion. Parks, Recreation and Tourism Director Morris Heide provided information on these projects.

Commissioner Nesbitt requested information on the following projects: Noland Road Corridor, Complete Streets, Woodbury at E 25th Street, Trenchless Technology, Nutrient Removal, Neighborhood Projects, Clarifier Rehabilitation, Little Blue Pkwy & I70 Interchange, Little Blue Pkwy & Jackson Drive, Cost of Service Study, City Hall Windows Caulking/Sealing, City Hall Windows replacements & repairs, Spring Branch Garage Complex and Utility Vehicles Replacement. Municipal Services Director Lisa Reynolds provided information on these projects and discussed how storm projects are prioritized. In response to Commissioner L. Wiley's question, Ms. Reynolds described how sidewalks are prioritized.

Commissioner L. Wiley and Chairwoman McClain thanked staff for their willingness to explain these projects to the Commission.

Commissioner Nesbitt stated he would like to see the City put more money away for maintenance for Municipal Services.

Motion

Commissioner L. Wiley made a motion to recommend the Capital Improvements Program to the City Manager. Commissioner H. Wiley seconded the motion. The motion passed with six affirmative votes.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.