

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
January 9, 2024

MEMBERS PRESENT

Cindy McClain, Chair
Butch Nesbitt, Vice-Chair
Heather Wiley*
Laurie Dean Wiley
Eric Ashbaugh
Dan O'Neill

STAFF PRESENT

Brian Harker – Senior Planner
Joshua Garrett – Planner
Rick Arroyo – Assistant Director
Mitch Langford – City Prosecutor

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on January 9, 2024, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

*Commissioner H. Wiley participated in the meeting via Microsoft Teams.

CONSENT AGENDA

Planning Commission Minutes – December 12, 2023

Case 24-600-01 – Special Sign Permit – 4510 S. Noland Road

Case 24-320-01 – Final Plat – Redwood Independence

Motion

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

PUBLIC HEARINGS

Continued Case 23-400-19 – Short-Term Rental – 25550 E. Bundschu Road

Staff Presentation

Josh Garrett presented the case. Mr. Garrett 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. Garrett reviewed the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The maximum occupancy of the premises shall be limited six (6) adults and no more eight (8) persons in total.
4. The maximum number of bedrooms shall be three (3).
5. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

In response to Commissioner Nesbitt's question, Mr. Garrett said they recently became aware about an issue with the septic system on the property. Mr. Garrett noted that if there is an issue with the septic system, it will have to be fixed before a business license can be issued.

Applicant Comments

Quentin Kearney, 25550 E. Bundschu, stated there are three septic systems on the property, one for each building. Mr. Kearney said he has experience running a Short-Term Rental. He advised to protect their properties, they don't auto-accept reservations and research the social media accounts of those that will be staying at the residence. Mr. Kearney said the house is updated and they have a lot of animals around the property.

Public Comments

No public comments.

Motion

Commissioner Nesbitt made a motion to approve Continued Case 23-400-19 – Short-Term Rental – 25550 E. Bundschu Road, with conditions as outlined by staff. Commissioner O'Neill seconded the motion. The motion passed with six affirmative votes and one negative vote.

Case 24-400-01 – Short-Term Rental – 9619 E. 29th Terrace S

Staff Presentation

Josh Garrett presented the case. Mr. Garrett 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. Garrett reviewed the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The maximum occupancy of the premises shall be limited four (4) adults and no more six (6) persons in total.
4. The maximum number of bedrooms shall be two (2).
5. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

Applicant Comments

Laneshia Neely, 9619 E. 29th Terrace S, stated she wants to go back to school and doesn't want to take out student loans. She stated she's hoping to earn extra income by renting out her home when she goes to stay with her parents nearby. Ms. Neely said she's rehabbed the house and will be very selective on who can rent her home.

In response to Commissioner H. Wiley's question, Ms. Neeley said she is prepared to pay for the noise monitoring device to be in compliance with the regulations.

In response to Commissioner O'Neill's question, her parents are around 20 minutes away.

In response to Commissioner Ashbaugh's question, Mr. Garrett said before the business license is issued, they ensure all the conditions have been followed. He said the business license is good

for one year and before renewing the business license, they would ensure the regulations are still be adhered to.

Public Comments

No public comments.

Motion

Commissioner O’Neill made a motion to approve Case 24-400-01 – Short-Term Rental – 9619 E. 29th Terrace S, with conditions as outlined by staff. Commissioner Ashbaugh seconded the motion. The motion passed with six affirmative votes and one negative vote.

ROUNDTABLE

Chairwoman McClain noted Commissioner Ferguson’s partner passed away and that thoughts are with her during this difficult time.

Commissioner L. Wiley requested staff get Commissioner O’Neill and Ashbaugh the recent training materials.

Commissioner O’Neill noted Northpoint is opening one of their buildings next Wednesday and there is a Chamber Luncheon.

Commissioner H. Wiley thanked everyone for allowing her to attend the meeting virtually.

ADJOURNMENT

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