



Planning Commission Minutes

October 15, 2024 6:00 PM

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 10/15/2024, in the 111 E Maple Avenue City Council Chambers, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh.

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

1. **Planning Commission Minutes – August 27, 2024 & September 10, 2024**
2. **Case #24-320-07 – Final Plat – Jackson Drive Industrial Park** – A request by Hullmark Construction for Final Plat at the northwest corner of R.D. Mize and Jackson Drive.

CASE WITHDRAWN

1. **Continued Case 24-100-18 – Rezoning – 12880 E. Kentucky Road** – A request by Jim Gamble to rezone the property from I-1 (Industrial) to C-3 (Service

Commercial).

CASE TO BE CONTINUED - STAFF RECOMMENDS THESE CASES BE CONTINUED TO THE OCTOBER 29, 2024 MEETING.

1. **Case 24-125-05 – Rezoning/PUD – 19300 E. 37th Terrace** – A request by JC Weston Construction to rezone the property from C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

Motion

Commissioner Edward Nesbitt made a motion to continue the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 24-100-17 Rezoning – 10109, 10116, 10120, 10124, 10125, 10200, 10201, 10202, 10205, 10321, 10323, 10325, and 10327 E 18th St S; 1800 and 1803 S Ash Ave; and 1804 and 1809 S Maywood Ave.** – A City rezoning from C-2 (General Commercial) to R-6 (Single-Family Residential).

Motion

Commissioner Edward Nesbitt made a motion to continue the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 24-400-21 Short-Term Rental – 309 E Short Ave** – A request by Ben Allgeyer to operate a Short-Term Rental.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser 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. Glaser reviewed the conditions of approval.

Applicant Comments

Rob Scarborough, 603 Quincy Blvd, Smithville, stated he would be the property manager for this address. He said the owner owns the two houses next door to each other. He noted he manages four other Short Term Rentals in Independence. He stated he has great reviews and has had no issues with those properties and the City.

Public Comments

Austin Gragg, 327 E Short Ave, stated the residents of this neighborhood are against making this home a commercial business. He's concerned about this property being owned by an investor and has out-of-town management. Mr. Gragg says this will lead to sex trafficking and drugs being brought into the neighborhood.

In response, Mr. Scarborough said he understands the feelings and sentiments. He stated he spoke to a neighbor this evening who was not against this application. He said the neighbor was

concerned that the lawn had not been mowed regularly this summer. Mr. Scarborough assured the neighbor that if this application is approved, it will be regularly mowed on a schedule. Mr. Scarborough said with the other properties he manages, he frequently sees people needing a short-term rental when dealing with a house fire or similar displacement.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Scarborough said when he spoke to the owner, they had planned to have one as a long term rental and one as a short term rental. He said the owner is not looking to sell the properties to his knowledge.

In response to Chairwoman Wiley's question, Mr. Glaser stated the City did not receive a protest petition on this application.

In response to Commissioner Young's question, Mr. Scarborough said he lives in Smithville and is within a 30-minute drive of this property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

2. **Case 24-400-22 Short-Term Rental – 915 S Brookside Ave** – A request by Jamee Woolery to operate a Short-Term Rental.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser 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. Glaser reviewed the conditions of approval.

In response to Commissioner Nesbitt, Mr. Glaser said there are some thickets and bushes along the road.

Applicant Comments

Jamee Woolery, 919 S. Brookside, stated they originally purchased this property for an elderly family member that has since entered hospice case. Ms. Woolery said they've done long-term rentals in the past, but prefer a short-term rental so they can keep the house in good condition.

In response to Commissioner Nesbitt's question, Ms. Woolery said they had advertised and were told by the City that they could keep the current bookings. Ms. Woolery said they've worked on improving the outside of the home all summer.

Commissioner O'Neill said there is a large elevation change and the weeds are not as tall as they appear in pictures.

In response to Chairwoman Wiley's question, Ms. Woolery said they have a company they hire when the driveway gets iced over.

Commissioner O'Neill suggested a sign that warns renters to be careful when backing out of the driveway, based on his experience when visiting the property.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion failed. Yes 3, No 3, Abstained 0.

ROUNDTABLE - NEXT MEETING OCTOBER 29, 2024

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.