



Planning Commission Minutes

November 19, 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 11/19/2024, 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, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - .

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.

Commissioner Nesbitt requested to pull Case 24-320-08 from the Consent Agenda.

1. Planning Commission Minutes – October 29, 2024

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. Case 24-320-08 – Final Plat – McBee Acres – A request for Final Plat approval for McBee Acres generally located at the northwest corner of US 24 and Salem Drive.

In response to Commissioner Nesbitt's question, Gabe Glaser advised parking was addressed in the conditions.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

PUBLIC HEARINGS

1. **Continued 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.

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. Mr. Harker reviewed the conditions of approval.

In response to Commissioner Nesbitt's question, Mr. Harker advised that there's a piece of City property between the right-of-way and the subject property. Commissioner Ashbaugh asked if the City maintains that piece of property between this development and the right-of-way. Mr. Arroyo stated he believes the City maintains the property and will continue to maintain the property.

Commissioner Nesbitt stated he would like to see electric vehicle charging stations required and questioned why we're allowing so few parking spots. Mr. Arroyo said electric vehicle charging stations are not required and there are challenges in requiring those with apartment buildings.

Mr. Arroyo stated the developer provided a plan that shows their anticipated parking needs and noted visitors wouldn't be able to park on the major streets around this development. Mr. Arroyo noted the parking ratio is 1.64 per unit.

Commissioner Nesbitt questioned why new apartments are being proposed when the Housing Study said the City no longer needs apartments. Mr. Arroyo stated the update to the Housing Study showed the City could use around 650 units before we reach saturation.

In response to Chairwoman Wiley's question, Mr. Arroyo stated they believe this development will be similar in height to the existing Pepperwood Apartments.

Applicant Comments

Clint Burkdoll, Olathe, KS, stated they're a local developer and said they would be willing to add some electric vehicle charging stations. He also noted they would be willing to mow the piece of City property. Mr. Burkdoll stated the site is steep and there are challenges with the topography, which is why it hasn't been developed yet.

Jason Osborne, Rosemann & Associates, 1526 Grand Blvd, Kansas City, said the garages will

hold standard trucks. Mr. Osborne said these would be market rate apartments and based their parking plan on existing developments.

In response to Commissioner Ashbaugh's question, Mr. Osborne stated they plan to have a valet trash service.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt stated he would like a condition added that requires electric vehicle charging stations.

Motion

Commissioner Edward Nesbitt made a motion to approve the case, with conditions as outlined by staff and the added condition from Commissioner Nesbitt. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Continued Case 24-100-24 – Rezoning – 2131 S. Scott Avenue** – A request by Andrew Rocco Mazzella to rezone the property from R-12 (Two-Family Residential) to C-2 (General Commercial).

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 O'Neill's question, Mr. Harker stated it's a cleaning business.

Applicant Comments

Erwin Gard, 1040 SW Luttrell, Blue Springs, stated he's representing the applicant. Mr. Gard stated he believes the business does not store cleaning chemicals, but sells the cleaning supplies.

In response to Chairwoman Wiley's question, Mr. Gard said they will improve the sidewalk, curb and gutter along Scott and 23rd Street and noted the gravel will be removed.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

3. **Continued Case 24-100-25 – Rezoning – 2301 S. Chrysler Avenue** – A request by the City to rezone the property from I-1 (Industrial) and R-6 (Single Family Residential) to R-6 (Single Family Residential).

Staff Presentation

Brian Harker presented updates for this case. He provided the Commission with a background on the use of the stadium. Mr. Harker stated in 2023, the Independence School District entered into a lease with the City and Van Horn High School baseball team started using the facility.

The Independence School District has invested funds to improve the property and seeks to enter into a Development Agreement with the City to continue use of the facility.

Public Comments

Beverly Lentz, 1208 W 24th St S, expressed concerns about environmental impact and the homeless population in that area.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Harker confirmed this is a corrective rezoning so that both plots are zoned the same and will have the same address. Chairwoman Wiley thanked staff for answering all the questions that were presented at the last meeting.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 24-100-26 – Rezoning – 17200 E. Medical Center Pkwy, 17203 & 17221 E. 23rd Street** – A request by the City to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to C-2 (General Commercial).

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.

Public Comments

Natalie Sevy, 17208 E 23rd St, stated she owns a property across the street from the Independence Utilities Center. She stated if there is going to be a jail on this property, she is opposed to this change.

Mr. Glaser noted this is a rezoning request and is not related to a future use of this property.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt

seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

1. Training provided by Lauber Law

Jeremy Lauber provided training to the Planning Commission.

ROUNDTABLE - NEXT MEETING DECEMBER 10, 2024

Staff noted we currently don't have any cases for the December 10, 2024 Planning Commission meeting and we anticipate canceling that meeting.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m.