



Planning Commission Minutes

January 28, 2025 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 1/28/2025, in the 111 E Maple Avenue, 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 24-320-06 off the Consent Agenda.

1. Planning Commission Minutes – January 14, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. Case 24-320-06 – Final Plat – Timber Creek Ranch, 5th Plat – A request for approval of a Final Plat generally located north of Bundschu and Old Mill Road.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker explained that the reason the plat looks different is because the preliminary plat phase lines changed.

Motion

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

PUBLIC HEARINGS

1. **Continued Case 25-100-03 – Rezoning – 10900 E Truman Rd** – A request to rezone the property from I-1 (Industrial), C-2 (General Commercial), and R-12 (Two Family Residential) to I-1 (Industrial).

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.

In response to Commissioner Nesbitt's question, Mr. Glaser reviewed the stream buffer and water detention requirements.

Applicant Comments

Dustin Ferrell, 26917 E Flynn Rd, stated they would like an awning for their trucks and to complete this project, they need to combine these properties.

Public Comments

No public comments.

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.

2. **Case 25-100-06 – Rezoning – 336 N. Hocker Ave** – A request to rezone the property from I-1 (Industrial) to R-6 (Single Family Residential).

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 noted the applicant was unable to attend.

In response to Commissioner Ashbaugh's question, Mr. Harker stated Municipal Services would determine if any curbing needs to be extended.

In response to Commissioner Nesbitt's question, Mr. Harker stated the house is currently categorized as a dangerous building. He further noted that the applicant must obtain a permit to address this issue, in addition to rezoning.

Public Comments

No public comments.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 1.

ROUNDTABLE - NEXT MEETING FEBRUARY 11, 2025

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.