



Planning Commission Minutes

February 11, 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 2/11/2025, 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, Michael Young. Absent - Jose Torres.

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.

1. Planning Commission Minutes – January 28, 2025

Motion

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

PUBLIC HEARINGS

1. **Case 25-100-08 – Rezoning – 1009 N Kiger Rd** – A request to rezone the property from R-12 (Two-Family Residential) to R-6 (Single-Family Residential).

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.

Applicant Comments

Tobin Kennedy, Gladstone, stated he would like to rezone the lot from R-12 to R-6 so a potential buyer can build a single-family house. Mr. Kennedy explained that if the rezoning is approved, he must do a minor subdivision and obtain a variance to the setback requirements. He also mentioned that if the variance isn't approved, seek to rezone the property back to R-12.

Public Comments

Reggie Wolf, 1015 N Kiger, commented as long as it's one house he's in agreement with the rezoning.

Jessie Baker, 1011 N Kiger, mentioned that he doesn't have any opposition to the single-family house.

Commissioner Comments

In response to Chairwoman Wiley's question, Rick Arroyo stated this is a step process in which for the minor subdivision to be approved for one lot, the rezoning needs approval. Once the single lot is obtained, a variance can be applied for.

Motion

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

ROUNDTABLE - NEXT MEETING FEBRUARY 25, 2025

Chairwoman Wiley noted that there will **not be a second meeting in February**.

ADJOURNMENT

The meeting was adjourned at 6:18 p.m.