INDEPENDENCE
★ MISSOURI ★

A GREAT AMERICAN STORY

Planning Commission Minutes

March 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 3/11/2025, 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, 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.

1. Planning Commission Minutes – February 11, 2025

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

PUBLIC HEARINGS

1. **Case 25-100-09 – Rezoning – 420 S. M-291 Highway –** A request to rezone the property from C-2 (General Commercial) to I-1 (Industrial).

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.

Applicant Comments
Aaron Day, 9512 S. Main Entrance Drive, Lake Lotawana, stated their current hours are 8:00 a.m. to 6:00 p.m. and said their trucks are single-axle day cabs and don't create a lot of noise.

In response to Chairwoman Wiley's question, Mr. Day stated he spoke to his City Councilmember and explained that the noise would not be an issue and that the residential lot is a non-conforming lot. Mr. Day showed the Commissioners where the driving school would take place. He said there will be a loss of some trees, but there will still be numerous trees as a buffer from other lots.

In response to Commissioner O'Neill's question, Mr. Day said he will not have fuel stored on the lot. He noted they will use Phillips 66 to fill up trucks as needed.

Mr. Harker noted the site plan will be reviewed and processed per City Code when and if this application is passed. He said the tree concerns will be addressed as part of the site plan process.

Chairwoman Wiley noted this lot is unable to get water and sewer, so this use may be appropriate.

Public Comments
No public comments.

Commissioner Comments
Commissioner Ashbaugh stated he would like to add a condition that a tree preservation plan be required.

Motion
Commissioner Dan O'Neill made a motion to approve the case, with the added condition. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 25-400-01 – Short-Term Rental – 910 W. Waldo Ave –** A request 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's question, Mr. Glaser noted the maximum occupancy is 8.

Applicant Comments
Bryan Barton, 114 Park Ave, Kansas City, stated he and James Wendleton own the property. He said they have a lot of experience running short-term rentals, and they have a 5-star rating on Airbnb. Mr. Barton said short-term rentals allow them to better keep the property maintained than if they were to use the property for a long-term rental.

In response to Commissioner Nesbitt's question, Mr. Barton said he lives less than 20-minutes away and are okay with the conditions of approval.

In response to Commissioner Ferguson's question, Mr. Barton said there are three spots available behind the house and one car could park in front of the home.

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.

2. **Case 25-400-02 – Short-Term Rental – 2120 N. McBride Ave –** A request 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. He noted the applicant lives in the other half of the duplex and the bedroom in the basement is not a conforming bedroom and be used or advertised as such. Mr. Glaser stated the original application listed the Short-Term Rental address as 2118, but that's where the applicant lives. He noted the Short-Term Rental would actually be for 2120 N. McBride Avenue.

Applicant Comments
Lewis Galloway, 2118 N. McBride Ave, stated this would be his first time running a Short-Term Rental. Mr. Galloway said he's excited about the possibility of having a Short-Term Rental versus a Long-Term Rental so he can keep up with property maintenance on the residence.

Public Comments
No public comments.

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

3. **Capital Improvements Program**

Rick Arroyo gave an overview of the Capital Improvements Program (CIP) 2025-2031. He noted the CIP is a fluid document and may change due to changes in project scope or funding availability. Mr. Arroyo provided an overview of the 193 projects that will total over $924 million dollars.

Deputy Police Chief Jason Petersen outlined the Police Department projects, including the scope of the new Justice Center. In response to Commissioner Nesbitt's question, Deputy Chief Petersen stated the amount estimated last year was considerably smaller due to a different scope of the project and a significant increase in construction costs. He noted technology needs have changed and the new Justice Center now includes the Municipal Court. Deputy Chief Petersen reviewed the radio tower project and stated the infrastructure has to be replaced sooner rather than later.

Parks, Recreation & Tourism (PRT) Director Morris Heide shared the highlights of the PRT projects, including the Truman Memorial Building, Vaile Mansion & Bingham Wagoner Repairs and the Independence Athletic Complex upgrades. In response to Commissioner Nesbitt's question, Mr. Heide stated the Truman Memorial Building will turn 100 years old next year and is a historic building. He said there is hope to have a Trails Museum in the future.

Finance Director Melissa Caberra noted construction costs are growing about 1.5% per quarter. Ms. Caberra reviewed the proposed bonds going to City Council that would finance renovating the current Independence Utilities Center and construction of three new fire stations. In response to Commissioner Nesbitt's question, Ms. Caberra stated the City is hoping to issue the bonds to finance construction now instead of later, when costs continue to rise. In response to Commissioner Ashbaugh's question, Ms. Caberra stated the City's sales taxes are not growing at the same pace of expenditures.

Christina Heinen, Health & Animal Services Director, stated if the bond passes on April 8th, the City will purchase the Animal Shelter from Jackson County. In response to Chairwoman Wiley's question, Ms. Heinen stated the County has been working on the maintenance concerns. She noted the City has great relationships with staff in other local jurisdictions. In response to Commissioner Nesbitt's question, Ms. Heinen stated the City owns the land, the County owns the building and in exchange for use of the County's building, the City provides animal services to the unincorporated parts of Jackson County and at Jackson County Parks. In response to Commissioner O'Neill's question, Ms. Heinen said Jackson County would like the City to have money in hand before negotiating a contract for the building.

Information Technology Director Jason Newkirk, outlined their three projects. He noted two are security-related projects and the third is the replacement of the data center. In response to Chairwoman Wiley's question, Mr. Newkirk said these project extensions are essential to the City providing secure operations moving forward.

Joe Hegendeffer, Power & Light Director, reviewed their projects, including substations, transmission lines and transformers, which are all general maintenance. Mr. Hegendeffer noted the County Meadows Feeders will provide reliability to the entire region along US 40 Highway, west of M-291 Highway. In response to Chairwoman Wiley's question, Mr. Hegendeffer stated several of these projects will help with future data centers.

Municipal Services Deputy Director Matt McLaughlin highlighted several department projects and noted several are grant-funded. Mr. McLaughlin outlined the future plans to move the central garage, wastewater, stormwater and water all into one facility. In response to Commissioner Nesbitt's question, Mr. McLaughlin explained there are five funds that fund some of these projects and each of those funds have to be budgeted separately. Commissioner Nesbitt expressed concern about projects that he doesn't feel are needed yet and doesn't agree with how many citizens some of these projects say they'll benefit.

Chairwoman Wiley requested Mr. Arroyo explained the rating system. Mr. Arroyo explained that while all projects are important and identify needs throughout the city, there is a scoring criterion for each project but it should not be looked at as one project being better than another rather a criteria that provides information on what projects may be mandates, how it may impact regions of the City, and how projects are funded all play into the score.

Commissioner Nesbitt stated he didn't understand why 65% of the funding source graph was showing Unfunded. Ms. Caberra explained that until voters decide on the GO Bonds, those projects are unfunded.

Motion

Commissioner Edward Nesbitt made a motion to make a recommendation to the City Manager to approve the Capital Improvements Program as presented. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 2, Abstained 0.

ROUNDTABLE - NEXT MEETING MARCH 25, 2025

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.