



## Planning Commission Minutes

March 25, 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 3/25/2025, at 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 – March 11, 2025**

#### Motion

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

### PUBLIC HEARINGS

1. **Case 25-100-10 – Rezoning – Zaun Ave & Hocker Ave** – A request by the City to rezone the properties along Zaun Avenue and Hocker Avenue north of Truman Road 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.

### **Public Comments**

Kalen Kendall, 519 N. Hocker, questioned how this will affect homeowners in the area. Mr. Harker explained why correcting this zoning is important to the homeowners, including being able to rebuild a single family home if there was a major loss on the property. Mr. Kendall stated in light of this information, he is in favor of this rezoning.

### **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.

2. **Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive** – A request by the City to rezone the properties from O-1 (Office 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.

### **Public Comments**

No public comments.

### **Commissioner Comments**

Commissioner Nesbitt noted there are CIP Projects in the area. Mr. Harker stated he would correct his staff report to reflect those projects.

### **Motion**

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

3. **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

### **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**

Keith Fogliani, 3312 S. Cochise Ave, provided a brief history of the Pop Warner organization and why they're hoping to rename this street.

### **Public Comments**

No public comments.

### **Commissioner Comments**

In response to Chairwoman Wiley's question, Mr. Glaser reviewed how much of Necessary Road remains.

**Motion**

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

**ROUNDTABLE - NEXT MEETING APRIL 15, 2025**

**ADJOURNMENT**

*The meeting was adjourned at 6:33 p.m.*