



Planning Commission Minutes

April 15, 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 4/15/2025, 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, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh.

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 25, 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 6, No 0, Abstained 0.

OTHER BUSINESS

1. Case 25-600-02 – Special Sign Permit – 20001 E. Jackson Drive – A request by GrandMark Signs for a Special Sign Permit.

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 Chairwoman Wiley's question, Mr. Harker stated the height is needed to be seen from the highway. Mr. Harker said requiring masonry signs has become standard due to the aesthetic.

Commissioner Nesbitt noted that since the shopping center is 50% empty, the sign would be 50% empty.

Applicant Comments

Joe Tindall, 2105 Rivera Dr, Lawrence, KS, said this sign would greatly increase the owners' chances of retaining the current occupants and obtaining new tenants. He said the new owners have a history of turning around old shopping centers.

In response to Commissioner Nesbitt's question, Mr. Tindall said he believes there will be two larger sign spots for anchor stores and the rest will be the same size. Mr. Tindall said if a masonry sign is required, they will comply.

In response to Mr. Tindall's questions, Mr. Harker stated stone would be required to fit the character of the current Hartman Heritage and Menard's signs. Mr. Harker also noted the Menard's sign is 60-feet tall.

Public Comments

No public comments.

Motion

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

2. **Case 25-400-03 – Short-Term Rental – 1204 W. 32nd Street** – A request by Zoey LaFever 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.

Applicant Comments

Shannon LaFever, 5100 Sterling Ave, Raytown, stated they would like to offer this house to families looking for an affordable place to stay. She said eventually they would like to see it become a long-term rental. Ms. LaFever said they are okay with all the conditions of approval and that she lives about 5 minutes away if there are any issues.

In response to Commissioner Nesbitt's question, Ms. LaFever said the camper will be moved

before it's rented.

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 6, No 0, Abstained 0.

3. **Case 25-175-01 – UDO Amendment #72 – Auto Repair** – The City proposes Amendment #72 of the Unified Development Ordinance pertaining to auto repair.

Staff Presentation

Rick Arroyo presented the case. Mr. Arroyo explained this would expand this exception from the properties abutting Noland Road along the Miracle Mile to include the properties within 1,320 feet of Noland Road along this same stretch. There are a few existing auto repair and body shops located along 31st Street and off 32nd Street; these facilities are used by not only by the dealers along the Miracle Mile but customers as well. This amendment would allow these uses to expand and upgrade, if necessary, in the future. The map below highlights the area where the 750-foot separation requirement would not apply.

Mr. Arroyo said the city proposes a new use group called Motor Vehicle Equipment Installation, which are establishment primarily engaged in the replacement or improvement of existing systems, parts, or components, accessories or adding equipment for specific purposes (e.g., safety features like backup camera or entertainment systems).

This amendment will better assist the existing auto repair facilities to invest and expand along the Miracle Mile. Additionally, this amendment will clarify installation services that do not fit the auto repair classification.

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 6, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING APRIL 29, 2025

Chairwoman Wiley wished Mr. Arroyo a happy belated birthday.

ADJOURNMENT

The meeting was adjourned at 6:38 p.m.