



## Planning Commission Minutes

April 29, 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 4/29/2025, 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, Virginia Ferguson, Jose Torres, Michael Young, \*Eric Ashbaugh. Absent - Dan O'Neill.

### 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 – April 15, 2025**

#### Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

### **CASES TO BE CONTINUED - Staff requests these cases be continued to the June 10, 2025 meeting.**

1. **Case 25-100-12 – Rezoning – 12939 E. US 40 Highway & 4611 S. Norfleet Road – A request by Ed Reese to rezone the property on 40 Highway from C-2 (General Commercial) to C-3 (Service Commercial) and the property on Norfleet from C-1**

(Neighborhood Commercial) to C-3 (Service Commercial).

**Motion**

Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

2. **Case 24-400-06 – Short-Term Rental – 300 N. Cedar Ave** – A request by William Zhong to operate a Short-Term Rental.

**Motion**

Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

**PUBLIC HEARINGS**

1. **Case 25-125-01 – Rezoning/PUD – 11601 E. US 24 Highway** – A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a preliminary development plan.

\*Commissioner Ashbaugh entered at 6:09 p.m.

**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.

**Applicant Comments**

Jim Gamble, 3500 S. Mize Ridge Court, stated Shane Sparks is the owner and developer and is also available for questions. Mr. Gamble reviewed the project and the history of zoning for the lot. He stated he had received a phone call from a neighbor who requested a fence, where the City then added the fence as a condition. Mr. Gamble said Mr. Sparks is okay with the conditions as outlined by staff.

Shane Sparks, 521 NE Emerald Drive, Lee's Summit, stated they currently have 17 tenants who would like to remain living there.

In response to Commissioner Nesbitt's question, Mr. Harker stated this is a PUD, and it could not be torn down and new apartments built.

**Public Comments**

Angela Wright, 11601 E US 24 Highway, Unit M, stated she's lived there since November, and

it's the nicest place she's ever lived. Ms. Wright said the owner is very responsive and hopes this passes so she can remain a tenant.

Steve Jung, 11601 E US 24 Highway, Unit F, stated he's lived there for a long time, and it's always been well run. He said it's quiet, clean and the new owners are friendly. He stated he's in favor of this passing so he can continue to live there.

Carl Short, 11601 E US 24 Highway, stated he's lived there almost two months, and it's one of the nicest places the VA has helped him get. He said the owner is very responsive to take care of any issues. He said he would like to see this pass so he can stay until the day he dies.

### **Motion**

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

2. **Case 25-200-04 – Special Use Permit – 18801 E. 39<sup>th</sup> Street #D09D** – A request by Distinguished Body Art to operate a Tattoo Shop.

### **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 stated the City is not at its limit for tattoo shops.

### **Applicant Comments**

Brandie Karnes, 605 N Austin St #A, Oak Grove, stated they are a family shop and have over 20 years of experience. They will offer body piercings, tattoos, waxing and aftercare, and she reviewed the accolades of their other shops. Mrs. Karnes noted they pierce children with needles and will not have staple guns which are more dangerous and scary for children.

Anthony Karnes, 605 N. Austin St #A, Oak Grove, said they're excited to come to Independence. He said this would be the first mall in Missouri with a tattoo shop. Mr. Karnes said they will have privacy screens on the windows, so people are not able to see in.

In response to Commissioner Nesbitt's question, Mr. Karnes said they will have partitions up when people are getting tattoos or piercings.

In response to Chairwoman Wiley's question, Mrs. Karnes stated the Independence Center ownership was excited about their business.

### **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 MAY 13, 2025**

**ADJOURNMENT**

*The meeting was adjourned at 6:43 p.m.*