



Planning Commission Minutes

May 13, 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 5/13/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Edward Nesbitt.

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 29, 2025

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

PUBLIC HEARINGS

1. Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial).

Brian Harker noted this case is being presented with the second Case 25-200-01.

Staff Presentation

Mr. Harker presented the cases. 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

Jacob with Olsson Associates, 1301 Burlington Street, Kansas City, stated he's available for any questions.

Public Comments

No public comments.

Commissioner Comments

Chairwoman Wiley stated she thinks this will be a great addition to the neighborhood.

In response to Commissioner Ferguson's question, Mr. Harker explained where the entrances will be located.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 25-810-01 - Preliminary Development Plan – 1550 S. Noland Road** – A request by Cable-Dahmer/Crash Champions for Preliminary Development Plan approval for a body shop.

Staff Presentation

Mr. 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

Robert Merritt, 1200 E. 104th Street, Kansas City, stated the configuration changed due to grading on the property. He said the look and feel of the project is still the same and they are okay with the conditions as outlined by staff.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.