



## Planning Commission Minutes

June 24, 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 6/24/2025, 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 – June 10, 2025**

#### Motion

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

### CASE WITHDRAWN

#### 1. **Case 25-400-08 – Short-Term Rental – 2104 N. Liberty St** – A request to operate a Short-Term Rental.

Gabe Glaser noted this case has been withdrawn.

## **PUBLIC HEARING**

1. **Case 25-125-02 – Rezoning/PUD – 19300 E. 37<sup>th</sup> Terrace** – A request to rezone the property from C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

### **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. Arroyo stated the updated Housing Study showed we still had room for close to 700 new apartments. He noted this was approved last year but has changed significantly. Mr. Arroyo said the previously approved apartments throughout the City are accounted for in the number of units needed per the Housing Study. Commissioner Nesbitt asked if there are EV chargers and expressed concern that they are not required.

### **Applicant Comments**

Jason Osborne, 1526 Grand Blvd, Kansas City, stated he represents the Architecture firm and explained this has remained undeveloped because of the topography. Mr. Osborne said with the previous approved plan, they would have had to bring in too much fill. He stated they worked with planning staff to bring a better plan forward. Mr. Osborne noted they have more green space with this plan and will have more parking per unit than the previous plan. He stated this development team is focused on providing quality housing and would be market based on pricing.

In response to Commissioner O'Neill's question, Mr. Osborne stated their engineers have looked at this design and they believe they can handle any water concerns.

In response to Commissioner Nesbitt's question, Mr. Osborne said this structure is similar to the new Legends 267 apartments and the Oxbow Apartments in North Kansas City. Mr. Osborne noted this is strictly residential land and will be at the upper end of the middle price point. Mr. Osborne said each apartment will have individual water and electric meters and that equipment will be on the roof. He said although there is no requirement for EV charging stations, they do plan to have a couple.

In response to Chairwoman Wiley's question, Mr. Osborne said amenities will most likely include a fitness center, tranquility quarter, courtyard, coffee station, group area and community area for resident events.

In response to Commissioner Ashbaugh's question, Mr. Osborne said this will have a large courtyard with an amenity deck that includes a pool, grills, a walking track and playground. Mr. Osborne said there will not be a pickleball court because of the noise and noted there will be elevators for residents.

### **Public Comments**

No public comments.

### **Motion**

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

### **OTHER BUSINESS**

1. **Case 25-400-06 – Short-Term Rental – 3712 S. Crysler 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.

Mr. Glaser noted the City received a valid protest petition from those within 185 feet of the property and the Planning Commission would be making a recommendation to the City Council.

In response to Chairwoman Wiley's question, Mr. Glaser stated Business License staff did find this business operating illegally and told them to cease operations. After a second request to cease operation, they contacted staff and started this approval process.

### **Applicant Comments**

Michael Fry, 2118 NW Killarney Lane, Lee's Summit, explained that there is a pole barn in the back of the property that they use for boat storage. He said they were not aware that a license was required to run a Short-Term Rental. Mr. Fry said they didn't know they could turn off new reservations when they were first contacted by the City. He said this would be great for the community. Mr. Fry said they've put a new roof on the house and said they've made lots of improvements to the property. He said in the first couple of months they did have someone that had a party, so they no longer allow one-night or same-day reservations. Mr. Fry said they have a 5-star rating and haven't had any parties since making those changes.

Commissioner Nesbitt noted to Mr. Fry that if this is approved the county taxes will move to a commercial rate.

In response to Commissioner Young's question, Mr. Fry said the room behind the garage is used for the washer and dryer and a pantry.

In response to Chairwoman Wiley's question, Mr. Fry said they purchased the house next door and have plenty of parking. He said he talks to the neighbor to the south of this property and

hasn't had any issues with her. He said he has had issues with a neighbor to the north.

In response to Commissioner Ashbaugh's question, Mr. Fry said the protest petition may be because of the one party that was held there, but he's not sure.

**Public Comments**

No public comments.

**Motion**

Commissioner Dan O'Neill 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 25-400-07 – Short-Term Rental – 3804 S. Woodland 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 Chairwoman Wiley's question, Mr. Glaser stated this applicant has not been operating.

**Applicant Comments**

Dudley and Lynn Collums, 8406 S Outer Belt Road, Oak Grove, stated they are available for any questions. Ms. Collums said this is a great house and in a great location close to the stadiums. She stated all of her kids have a short-term rental, so they figured they need one too.

**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 7, No 0, Abstained 0.

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

Chairwoman Wiley noted Commissioner Torres will be out of the country, so the Election of Officers will be the second meeting in August.

Chairwoman Wiley stated Commissioner Young is on the FIFA Committee and will provide the Commissioners some information via email.

Chairwoman Wiley said the application for Wally's will be pushed out about six weeks and will not be before the Planning Commission in July as originally planned.

**ADJOURNMENT**

*The meeting was adjourned at 7:09 p.m.*