



Planning Commission Minutes

July 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 7/15/2025, 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, 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.

Commissioner Nesbitt requested Case 25-600-03 be pulled off the Consent Agenda.

1. **Planning Commission Minutes – June 24, 2025**

Motion

Commissioner Dan O'Neill made a motion to approve the Amended Consent Agenda.

Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-600-03 - Special Sign Permit – 11601 E. US 40 Highway** – A request by Wal-Mart for approval of a special sign.

In response to Commissioner Nesbitt's question, Mr. Glaser explained why a special sign permit is required for this application.

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.

PUBLIC HEARINGS

1. **Case 25-100-15 – Rezoning – 201 E. Partridge Avenue** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial).

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 explained that this is a corrective rezoning.

In response to Commissioner Nesbitt's question, Mr. Glaser stated the fence will be considered by the Board of Adjustment on Thursday.

Applicant Comments

Lila Skots, 404 NE Pavillion Dr, Grain Valley, stated fencing is one of the goals because of several issues they've had with homeless and crime on the property.

In response to Commissioner Nesbitt's question, Ms. Skots said the primary reason for the rezoning is because of the crime in the area, including loitering, illegal dumping and a recent shooting.

In response to Commissioner O'Neill's question, Ms. Skots said they're requesting the fence be between 4 to 6 feet tall.

Public Comments

Steven Calderone, 301 E. Partridge, stated he's against the fence and stated there is a homeless camp in the area. He stated he has signed petitions for those who live at 301 Partridge who are against their request for a fence.

Commissioner Comments

Chairwoman Wiley noted that the Planning Commission is only looking at the zoning and not details about the fence.

In response to Commissioner Ashbaugh's question, Mr. Arroyo explained the fence for residential buffer will still be required. Mr. Arroyo said the Board of Adjustment will discuss and decide on the fence in the front of the lot.

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.

2. **Case 25-200-05 – Special Use Permit – 11037 E. Winner Road** – A request by Englewood Market to operate a convenience store.

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

Ali Hassan 700 Lakeshore Drive, Raytown, stated

Cosum Hassan 11307, stated they plan to sell fast hot food like fried chicken and fish, drinks, small grocery items and snacks. He said after talking with the Englewood Neighborhood District, they have decided not to sell liquor and tobacco and they will not be open after 9 p.m.

Public Comments

Tammy Parsons, 11100 E. Winner Road, stated she lives in Englewood and owns a business in Englewood. She stated Englewood already has a convenience store and a diner where people can get hot fast food. Ms. Parsons said she's concerned about traffic and trash in the area and stated she doesn't believe Englewood needs another convenience store.

Teresa Dorsch, 1817 S. Appleton Ave, stated she's not really for or against having a new business in Englewood, but she is worried about another convenience store in Englewood. She said when they met with the Hassan's, they also agreed to not have any games of chance. She said they also were not aware that this business would be in the Arts District.

In response to Chairwoman Wiley's question, Mr. Hassan said being in the Arts District they would want to have a very nice sign and would talk to the building owner to see if they could paint the outside. Mr. Hassan also noted they would like to sell the work of local artists.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Arroyo said Englewood has a special zoning district. Mr. Arroyo said because this is a Special Use Permit, there could be conditions added pertaining to what can be sold and what time they could close at night.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 4, No 2, Abstained 0.

ROUNDTABLE - NEXT MEETING JULY 29, 2025

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.