



## Planning Commission Minutes

July 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 7/29/2025, 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, 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 to pull Case 25-320-03 from the Consent Agenda.

1. **Planning Commission Minutes – July 15, 2025**

#### Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-320-03 – Final Plat – Little Blue Estates, Plat 1B** – A request for approval of a Final Plat located west of Jackson Drive and north of Necessary Road.

In response to Commissioner Nesbitt's question, Mr. Harker stated there were four additional plats added.

### **Motion**

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

### **PUBLIC HEARINGS**

1. **Case 25-125-03 – Rezoning/PUD – 1316 S. Osage Street** – A request to rezone the property at 1316 S. Osage Street from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.

### **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 Commissioner Nesbitt's question, Mr. Harker stated the owner leases the property to the church. Mr. Harker noted the purpose of this rezoning/PUD is due to the number of children, not the intended use.

### **Applicant Comments**

Michael Jones, 1316 S. Osage, stated they are under a lease to purchase contract with the owner. He noted the church runs a preschool program and they are a non-profit organization. He noted the church recently moved, and they are looking to move their preschool over to this new location. Mr. Jones said they focus on children who have been displaced or are in foster care.

In response to Commissioner Nesbitt's question, they are not interested in enrolling more than 49 students and noted they have other locations around the metro.

### **Public Comments**

David Bailey, 1331 S. Osage, stated this church is in a very busy area with lots of crime and homeless people. He stated he believes this is a nuisance and is not fit for the neighborhood. He said they are a for-profit business and it should only be a church.

Mr. Jones stated they moved their church into this location in May and have done a lot of clean-up on the property. He said the outdoor play time will be during the day when most people are at work. Mr. Jones said they will be installing security cameras and have recently started towing abandoned vehicles to clean up the area.

In response to Commissioner Nesbitt's question, Mr. Jones said the fence will be on the Osage side. He also noted the Health Department has been out and they are close to being able to obtain a permit.

In response to Commissioner Ashbaugh's question, Mr. Jones said there will be additional

lighting installed with their security system.

### **Commissioner Comments**

In response to Commissioner Ashbaugh's question, Mr. Harker stated there hasn't been any new construction, so a lighting plan wouldn't be required or reviewed.

### **Motion**

Commissioner Edward Nesbitt made a motion to add a condition that a lighting plan be submitted and approved by staff. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

Commissioner Edward Nesbitt made a motion to approve the case, with the conditions stated by staff and the condition added by the Planning Commission. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-200-08 – Special Use Permit – 3417 S. Denton** – A request for a Special Use Permit to operate a Bed & Breakfast.

### **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 explained the difference between a Bed & Breakfast and a Short-Term Rental. He noted if the owner lives in the house, it's a Bed & Breakfast.

In response to Commissioner Nesbitt's question, eight was suggested because of the option for people to bring children. Commissioner Nesbitt questioned if there would be enough parking for the homeowner and guests. He's also concerned that this would not have an accessible parking area.

### **Applicant Comments**

MacKenzie Lance, 3417 S. Denton, stated only she would have access to the garage. She noted she is planning to pave the gravel area for one guest vehicle.

In response to Commissioner Nesbitt's question, Ms. Lance said the spare room is under the garage. He noted to Ms. Lance that he will be requesting a larger driveway as a condition of approval.

### **Public Comments**

No public comments.

### **Commissioner Comments**

After discussion, the Planning Commissioners agreed that condition 6 should be amended that

only 6 guests (4 adults, 6 total) be allowed at one time. Condition 7 should be amended to require the driveway be widened to 30-feet from the street to the garage.

**Motion**

Commissioner Edward Nesbitt made a motion to approve the case with conditions as stated by staff and amended by the Planning Commission. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

With a vote from the Planning Commission, Case 25-400-09 was heard before Case 25-175-03.

3. **Case 25-175-03 – UDO Amendment #74 – Historic Square District** – A request to amend the Unified Development Ordinance relating to the Historic Square District.

**Staff Presentation**

Tom Scannell presented the case. Mr. Scannell stated the existing HSQ District was included in the UDO when it was adopted in 2009; this district was based on the 2005 Independence Square Revitalization Plan which had a focus more on facade upgrades, repurposing, or infill on empty lots with the intent of strengthening its historical architecture influence and style. Unfortunately, this District was never implemented and has become out of date with current market conditions and the recently adopted Reshaping the Square Redevelopment Plan.

Mr. Scannell noted the HSQ District is intended to be applied to the Independence Square generally between Pleasant Street to the west, Walnut Street to the south, Truman Road to the North and the railroad tracks to the East of Noland Road. The purpose of the District is intended to preserve and enhance the unique character of the City's historic square area. It aims to create a vibrant, artistic, safe, and bustling downtown filled with new residents, thriving eateries, and entertainment where friends and family can enjoy their surroundings. This district is an active center of living and commerce, showcasing the history and architecture unique to Independence.

Mr. Scannell stated this amendment is a key step in the implementation of Reshaping the Square master plan and creates a set of redevelopment standards designed to closely align with the objectives outlined in this Plan.

Chairwoman Wiley questioned if she could vote on this case due to her working on the Square Master Plan. Mr. Langford stated she did not need to recuse from voting.

Chairwoman Wiley questioned if the City is giving up anything by doing this amendment. Mr. Scannell said it should be easier for revitalization and the City would not be giving anything up.

Mr. Scannell stated the Master Plan did account for the demolition of City Hall and the Police Department.

In response to Commissioner Nesbitt's question, Mr. Scannell reviewed what changes there would be within the HSQ District. He noted the transition zone would allow for more flexibility that it could be residential or non-residential. Mr. Scannell said this is only a UDO Amendment and does not have any tax incentives.

Commissioner O'Neill said it sounds like this will make zoning easier for developers.

**Public Comments**

No public comments.

**Motion**

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

**OTHER BUSINESS**

1. **Case 25-400-09 – Short-Term Rental – 1308 N. Vista Drive** – 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.

Commissioner Nesbitt said short-term rentals really need to have accessible parking spaces and he'd like to see the driveway widened. Mr. Glaser reviewed the parking standards and noted short-term rentals are not required to be ADA-compliant.

**Applicant Comments**

Wanda Crose, 2021 Blue Mills Road, stated they have several long-term rentals and are interested in trying a short-term rental.

Marshall Crose, stated he'd like to get his kids involved with cleaning and mowing/upkeep of the house. He said he thinks the driveway is appropriate for the house and neighborhood.

**Public Comments**

Ed Monaco, 1310 S. Vista Drive, said he's concerned about a constant flow of people in and out all the time.

Mr. Crose said they will have a noise monitoring device and he's only 20 minutes away should there be any issues at the residence.

**Commissioner Comments**

Commissioner Ashbaugh noted it may not make sense for this house to have an accessible parking spot.

City Attorney Langford noted it would not be appropriate to add a condition to require an accessible parking space for short-term rentals without the Council's direction.

**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.

**ROUNDTABLE - NEXT MEETING AUGUST 12, 2025**

Info Only - Case 25-100-16 – Rezoning – 2310 S. Harvard – was withdrawn.

Commissioner Nesbitt stated he would like staff to look into the driveways for short-term rentals and bed and breakfast. Mr. Scannell said staff could look into parking and report back to the Planning Commission.

In response to Commissioner Ashbaugh's question, Mr. Scannell said if there is a site plan, light standards do apply.

**ADJOURNMENT**

*The meeting was adjourned at 8:00 p.m.*