



Planning Commission Minutes

September 9, 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 9/9/2025, 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 – August 26, 2025

Motion

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

OTHER BUSINESS

1. **Case 25-400-11 – Short-Term Rental – 1115 S Leslie Street** – 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.

Applicant Comments

Bryan Barton, 114 Park Ave, Kansas City, stated he has over 40 years of hospitality experience and currently operates one short-term rental in Independence with a 5-star rating. He noted the property is within 20 minutes of his residence and has undergone several updates, including the installation of a new water heater.

James Wendleton stated he has met several of the neighbors and expressed his desire to give back to the neighborhood.

In response to Commissioner Nesbitt's question, Mr. Barton stated the office would be converted into a fourth bedroom and emphasized they would host no more than six guests at the property.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with the conditions as modified by staff to include four bedrooms with a maximum of six guests. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-400-12 – Short-Term Rental – 201 N Hardy Avenue** – A request to operate a Short-Term Rental.

*Commissioner Ashbaugh entered the meeting at 6:32 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

Adriana Bobbitt, 711 N Arapaho, stated that she and her husband, Nathaniel, have put their heart and soul into the house. She noted they have completed many renovations and have built friendships with neighbors.

Public Comments

Mark Pocock, 910 N Claremont, stated that the neighbors are not supportive of the application. He reported a party at the property with over 100 attendees, during which police recovered

numerous firearms. Mr. Pocock added that the property had been operating as a short-term rental prior to the application and speculated the applicant was discovered as a result of the party.

In response to Chairwoman Wiley's question, Mr. Harker confirmed that the property had been operating as a short-term rental before an application was submitted.

Nathaniel Bobbitt, 711 N Arapaho, stated he was not aware of any police chases leaving from the property. He acknowledged one incident in which a guest blocked a camera and approximately 30 people arrived. Ms. Bobbitt stated they contacted Airbnb to have those guests banned. She further explained that they reviewed all camera footage and observed no police presence.

Ms. Bobbitt confirmed to Commissioner Nesbitt that a noise monitoring device has since been installed at the property.

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.

PUBLIC HEARINGS

1. **Case 25-175-05 – UDO Amendment #76 – Community Garden** - A request to amend the Unified Development Ordinance relating to community gardens.

Staff Presentation

Rick Arroyo presented the case and reviewed the proposed changes.

In response to Chairwoman Wiley, Mr. Arroyo stated that a community garden currently does not require a permit. He explained it is allowed as a use on a site but is subject to restrictions such as setbacks.

Mr. Arroyo stated the City currently has only one community garden but has received inquiries about establishing additional gardens with structures for educational uses.

In response to Commissioner Young, Mr. Arroyo explained the code would determine the allowable size of any buildings. Commissioner Young also asked who would own the structure, and Mr. Arroyo clarified that ownership would rest with the property and garden owner, who would be responsible for paying property taxes on the building.

Commissioner Torres noted that when a recent community garden failed, conversations with community members revealed a lack of gathering space for educational purposes as a contributing factor. He added that the absence of a building also resulted in inadequate parking for community members.

In response to Commissioner Ashbaugh, Mr. Arroyo confirmed that community gardens could

be located in any zoning district. Commissioner Ashbaugh questioned whether temporary buildings or trailers would be permitted, and Mr. Arroyo explained such structures would be required to follow accessory building code standards.

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 25-175-06 – UDO Amendment #77 – ARTS District Electronic Message Signs** – A request to amend the Unified Development Ordinance to allow electronic message signs in the ARTS District.

Staff Presentation

Rick Arroyo presented the case and reviewed the proposed changes.

In response to Chairwoman Wiley's question, Commissioner Ferguson stated she believed the ARTS District originally did not want electronic message signs.

Mr. Arroyo stated that electronic message signs have improved with technology and noted there are now codes regulating brightness and size.

In response to Commissioner Young's question, Mr. Arroyo explained the proposed signs would be similar to the Farmer's Market sign and would not be illuminated.

Commissioner Torres stated he believes the change would benefit the ARTS District and emphasized the City's desire to remain competitive with other cities.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING OCTOBER 14, 2025

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.