



Planning Commission Minutes

October 14, 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 10/14/2025, 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 – September 9, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda and pull Case 25-310-02 for separate consideration. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. Case 25-310-02 – Preliminary Plat – A request for Preliminary Plat approval for a tract of land Northeast of the intersection of Highway M-78 and Little Blue Parkway.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker explained that the lot configurations had changed compared to the previous version, and that the Preliminary Plat reflected the realignment of Bly Road. Mr. Rick Arroyo agreed with Mr. Harker's explanation.

PUBLIC HEARINGS

1. **Case 25-100-18 – Rezoning – North Square** - A request to rezone the properties generally located North of Farmer, South of Nettleton, East of Spring and West of Main from R-30 (High Density Residential) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

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.

Public Comments

Emmett Morris, 508 N. Liberty St., spoke in support of the rezoning, encouraging its approval and noting that it would provide a strong foundation for the neighborhood's future growth.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Harker clarified that all properties included in this rezoning area are single-family residences and that the adjacent apartment complexes are not part of the rezoning.

In response to Commissioner Nesbitt's concern, Mr. Harker stated that staff verified all houses within the rezoning area are single-family residences and not apartments.

In response to Chairperson Wiley, Mr. Harker explained that the proposed rezoning would help preserve the integrity of the neighborhood's historic district, which was originally developed for single-family homes.

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.

2. **Case 25-100-19 – Rezoning – North Dodgion** - A request to rezone the properties along Dodgion Avenue between College Avenue and US 24 Highway from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

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.

Public Comments

No public comments.

Commissioner Comments

Regarding Commissioner Nesbitt's inquiry, Mr. Glaser clarified that 812 N. Dodgion Ave. should be corrected from C-2 (General Commercial) to R-6/PUD (Single-Family Residential/Planned Unit Development) due to lot size and setback requirements. He also noted that the property should be removed from the initial list of addresses proposed to change from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single-Family Residential).

Motion

Commissioner Dan O'Neill made a motion to approve the case as amended. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

3. **Case 25-100-20 – Rezoning – 1116 S Woodland Ave & 1506 W 23rd Street** - A request to rezone the properties at 1116 S Woodland & 1506 W 23rd Street from I-1 (Industrial) to R-12 (Two Family Residential).

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.

Applicant Comments

David Gillpatrick, 123 East Kansas Avenue, speaking on behalf of the applicant, Zackary Whitworth. In response to Chairperson Wiley's questions, Mr. Gillpatrick clarified that the alleyway extends the full length of the block, passing several houses, and serves as access to the property. He further noted that, based on current understanding, there has been no discussion or condition that would require the gravel parking area to be paved. Mr. Gillpatrick also stated that their goal is to enhance the area and improve its overall appearance.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker explained that while the property lines appear slightly misaligned on the maps, they do not extend onto the neighboring property. He further clarified that the alleyway shown is actually an access point to the property, not a platted alley. Regarding parking, he noted that if the property is rezoned, the owner would not be required to replace the gravel parking area with pavement unless new construction exceeds 50% of the property's market value or the gravel area falls into disuse and becomes overgrown, at which point the legal nonconformity would be lost and paving would be required.

In response to Commissioner Young, Mr. Harker confirmed the home is for sale and any proposed improvements would require internal administrative approval.

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.

4. **Case 25-200-10 – Special Use Permit – 711 N Arapaho Street** – A request to operate a Bed & Breakfast at the property.

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, 711 N Arapaho Street, shared that the couple, currently the only residents of their spacious home, have always enjoyed hosting friends and family. They would like to welcome travelers to the cozy basement studio, which has its own private entrance and bathroom, aligning with their dreams of building a future in real estate. She stated that they are confident they can meet the conditions outlined by the Staff.

Public Comments

No public comments.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

5. **Case 25-200-11 – Special Use Permit – 1112 Dickinson Road** – A request to operate a light equipment sales business at the property.

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

Steven Fairfield, 1112 N. Dickinson Road, shared that his family has owned the building for 30 years and that his business has operated among three businesses. He is seeking an additional business license to sell trailers. Mr. Fairfield is looking to get an additional business license to sell trailers.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Glaser stated the applicant proposes to pave 2,000 sf to allow a small display area within the gravel lot. Under Section 14409, which governs

light equipment sales, displayed items are required to be on an all-weather surface such as concrete or asphalt, prompting this request. No additional green space would be required.

ROUNDTABLE - NEXT MEETING OCTOBER 28, 2025

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.