



Planning Commission Minutes

July 23, 2024 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 7/23/2024, in the 111 E Maple Ave City Council Chambers, 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, Cindy McClain, Virginia Ferguson, Jose Torres. Absent - Dan O'Neill.

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.

Motion

Commissioner Laurie Dean Wiley made a motion to approve the Consent Agenda.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

1. Planning Commission Minutes – June 25, 2024 and July 9, 2024

NOTE OF CASES WITHDRAWN

1. **Continued Case 24-200-05 – Special Use Permit – 4503 S. Chrysler Ave** – A request by Suita Diaz-Dawson to operate a Bed & Breakfast.
2. **Case 24-100-15 – Rezoning – 11222 E. Winner Road** – A request by Cheri Beavers to

rezone the property from R-6 (Single Family Residential) to R-12 (Two Family Residential).

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE AUGUST 13, 2024 MEETING.

1. **Case 24-125-07 – Rezoning/PUD – Jackson Drive & R. D. Mize Road** – A request by Jim Pollard to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12/PUD (Two-Family Residential/Planned Unit Development) and approving a preliminary development plan.

Motion

Commissioner Edward Nesbitt made a motion to continue the case to August 13, 2024.

Commissioner Laurie Dean Wiley seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 24-125-08 – Rezoning – 2710 S. Westport Road** – A request by Rosemary Hoover to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

Motion

Commissioner Laurie Dean Wiley made a motion to continue the case to August 13, 2024.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

PUBLIC HEARING

1. **Case 24-100-16 – Rezoning – 15552 E. US 24 Highway** – A request by Robert and Carolyn Rogers to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to R-6 (Single Family Residential).

Staff Presentation

Josh Garrett presented the case. Mr. Garrett 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

Melanie Rogers, 15552 E. US 24 Highway, stated her mother owns the property. She gave a history on the property and said her mother used to be a hairdresser and used this property for her business. Ms. Rogers said she started living at this property and they no longer plan to use this property for business purposes.

In response to Commissioner Nesbitt's question, Mr. Arroyo said staff can work with Ms. Rogers on if the carport is allowed to stay or be moved to another part of the property.

In response to Commissioner Wiley's question, Mr. Garrett stated the zoning code does not

allow more than 40% of a paved yard, but if approved, this property would be grandfathered in.

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 6, No 0, Abstained 0.

**ROUNDTABLE - PLANNING COMMISSION ESSENTIALS MARC TRAINING & NEXT MEETING
AUGUST 13, 2024**

Mr. Arroyo outlined upcoming Planning Commission training available for Commissioners.

Mr. Arroyo announced Planner Josh Garrett has taken a new position and this will be his last meeting. Commissioners and Mr. Arroyo thanked Mr. Garrett for his service and wished him well in his new position.

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.