



## **Planning Commission**

**November 18, 2025 6:00 PM,**

**City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers**

### **CALL TO ORDER**

### **ROLL CALL**

### **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 – October 28, 2025**

### **OTHER BUSINESS**

1. **Case 25-400-23 – Short-Term Rental – 3214 S. Hawthorne Ave** – A request to operate a Short-Term Rental at the property.
2. **Case 25-400-24 – Short-Term Rental – 21401 E. Eureka Road** – A request to operate a Short-Term Rental at the property.

### **ROUNDTABLE - NEXT MEETING JANUARY 13, 2026**

### **ADJOURNMENT**



## Planning Commission Minutes

October 28, 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 10/28/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Edward Nesbitt.

### 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 – October 14, 2025

#### Motion

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

### PUBLIC HEARINGS

1. **Case 25-100-21 – Rezoning – 19405 E. 40<sup>th</sup> Street Ct S** - A request to rezone the property from R-6 (Single Family Residential) to O-1 (Office 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.

In response to Chairwoman Wiley's question, Mr. Harker confirmed that the request pertains only to the property's zoning and does not include approval of the plat.

### **Applicant Comments**

Matthew Kriete of Engineering Surveys & Services, 1775 W. Main, Sedalia, stated that he is representing the applicant and is available to answer any questions.

### **Public Comments**

No public comments.

### **Motion**

Commissioner Michael Young made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

## **OTHER BUSINESS**

1. **Case 25-400-16 – Short-Term Rental – 2804 S. Whitney Ave** – A request to operate a Short-Term Rental 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.

In response to Chairwoman Wiley's questions, Mr. Harker stated that the business had been operating prior to applying for this permit.

### **Applicant Comments**

Lucy Vu Mashburn, 1008 Aspen Drive, Liberty, stated that she was representing the property owner and was available to answer any questions. Ms. Vu Mashburn added that the neighboring property owner, Ivy Kettlewell, would serve as the primary point of contact for any issues related to the property.

### **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 6, No 0, Abstained 0.

2. **Case 25-400-17 – Short-Term Rental – 23601 E. Strode Rd** – A request to operate a Short-Term Rental 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.

In response to Chairwoman Wiley's questions, Mr. Glaser stated that the business had been operating prior to applying for this permit.

**Applicant Comments**

Mark Kitchens, 333 SE Alexandria Drive, Lee's Summit, stated that they initially believed the property was located within the City of Blue Springs, which is why they had been operating without a license. He provided background information on the property and discussed plans for the surrounding properties owned by his family.

**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 6, No 0, Abstained 0.

3. **Case 25-400-20 – Short-Term Rental – 1231 S. Ash Ave** – A request to operate a Short-Term Rental 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. It was noted that there was a mistake in the staff report and it should have stated that there is a maximum of 6 adults.

In response to Chairwoman Wiley's question, Mr. Glaser stated that this applicant has not yet begun operating.

**Applicant Comments**

Alicia Gibson, 19405 E. State Route 78, stated that she works for BearBnB KC and would assist the owner in operating the short-term rental if approved. She reviewed the company's operating practices and stated she was available to answer any additional questions.

**Public Comments**

No public comments.

### **Motion**

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

4. **Case 25-400-21 – Short-Term Rental – 802 N. Delaware St** – A request to operate a Short-Term Rental 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.

In response to Chairwoman Wiley's question, Mr. Glaser stated that this applicant has not yet begun operating. He noted that although the property is located within a historic district, no additional permits would be required unless the owner intends to make physical alterations to the property.

### **Applicant Comments**

Alicia Gibson, 19405 E. State Route 78, stated that she works for BearBnB KC and would assist the owner in operating the short-term rental if approved. She reviewed the company's operating practices and stated she was available to answer any additional questions.

### **Public Comments**

No public comments.

### **Motion**

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

5. **Case 25-400-22 – Short-Term Rental – 16100 E. 38<sup>th</sup> Street S** – A request to operate a Short-Term Rental 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. It was noted that there was a mistake in the staff report and it should have stated that there is a maximum of 6 adults.

In response to Chairwoman Wiley's questions, Mr. Harker stated he believed that the business had been operating prior to applying for this permit.

### **Applicant Comments**

Mike and Rebecca Tomlin, 2909 S Swope Drive, noted they have not been operating and were available for any questions.

**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 6, No 0, Abstained 0.

**ROUNDTABLE - NEXT MEETING NOVEMBER 18, 2025**

**ADJOURNMENT**

*The meeting was adjourned at 7:16 p.m.*

**MEETING DATE:** November 18, 2025

**STAFF:** Gabe Glaser, Planner

**PROJECT NAME:** 3214 S Hawthorne Ave

**CASE NUMBER/REQUEST:** **Case 25-400-23 – Short-Term Rental – 3214 S Hawthorne Ave** – A request to operate a Short-Term Rental.

**PROPERTY ADDRESS:** 3214 S Hawthorne Ave

**APPLICANT/OWNER:** Yolanda Holden, Telik Investment Group, LLC

**APPLICANT ADDRESS:** 4021 SW Flintrock Dr, Lee's Summit, Mo 64082

**RESPONSIBLE AGENT:** Vicari Holden

**OWNER ADDRESS:** 6919 N Edison Ave, Kansas City, Mo 64151

**SUBJECT PROPERTY ZONING/LAND USE:** R-6 (Single-Family Residential)/Single-Family Residence

**SURROUNDING ZONINGS/LAND USES:**

- N:** R-6 (Single-Family Residential) / Single-Family Residential
- S:** R-6 (Single-Family Residential) / Single-Family Residential
- E:** R-6 (Single-Family Residential) / Single-Family Residential
- W:** R-6 (Single-Family Residential) / Single-Family Residential

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed October 30, 2025
- Notification signs were posted on the property October 31, 2025

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) persons total.
5. The maximum number of bedrooms shall be three (3).

- 6. A noise monitoring system conforming to City Code shall be installed and activated in the main living area, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
- 7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION:**

The applicant seeks approval of a Short-Term Rental at 3214 S Hawthorne Ave

**Current Zoning:** R-6 (Single-Family Residential)    **Current Use:** Single-Family  
**Former Zoning:** Prior to 2009: R-1b (Single-Family Residential)  
Prior to 1980: R-1 (Single-Family Residential)  
Prior to 1965: Not Zoned  
**Proposed Use:** Short-Term Rental

**BACKGROUND HISTORY**

**Proposal:**

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

**Property History:**

The subject site is described as Lot 16 of the Blue Ridge Manor subdivision recorded in 1954 and subsequently annexed into Independence shortly thereafter in 1956. County records indicate the structure was built in 1975. Upon adoption of the zoning ordinance, in 1965, the property was designated as a single-family zoning classification. It has remained under that zoning classification since.

The subject site is not currently available for bookings on any platform.

**Physical Characteristics of Property:**

The subject site is a corner lot, located at the intersection of 33<sup>rd</sup> Street and Hawthorne Avenue, approximately 22,081 square feet in size. County records indicate the dwelling encloses +/-2,060 square feet of living area in the main level. The dwelling consists of ranch-style architecture with a hipped roof, and features a brick façade, three bedrooms, and a finished basement.

**Characteristics of the Area:**

The subject site is located in southwestern Independence, on a side street off Blue Ridge Boulevard. Predominantly single-family residences of similar age and design characterize the surrounding neighborhood.

**Parking:**

Two driveways serve the proposed short-term rental. A circle drive is located in the front yard and an additional driveway off 33<sup>rd</sup> Street provides access to the rear of the dwelling. Both driveways combined provide approximately 2,500 square feet of parking area. The available parking space for the proposed dwelling meets and exceeds the minimum standards for short-term rentals.

**Unruly Guest/Security:**

The applicant has indicated a subscription to Minut noise monitoring service. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

**Short Term Rental Requirements:**

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service.
- **Property listing** - The property will be listed on AirBNB and VRBO, and Booking.com
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a two-bedroom short-term rental unit

This application follows the density limitations of the City Code.

**EXHIBITS**

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

STR License

Submitted

|                    |            |                |                |
|--------------------|------------|----------------|----------------|
| Application number | A00167     | Applicant name | Yolanda Holden |
| Application date   | 2025-09-11 |                |                |

> Collapse details

Submitted

Send license

Edit

Property Address  
3214 S HAWTHORNE AVE INDEPENDENCE MO 64052

Permit Held By  
Owner

Parcel Number  
278400919000000000

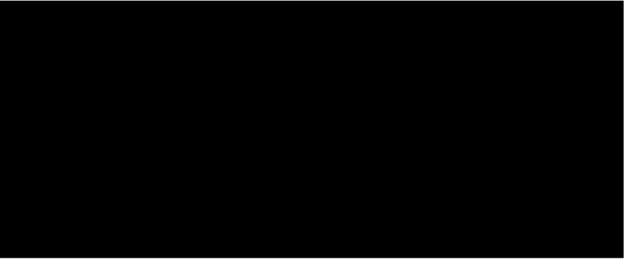
Rental Structure  
Single family

Permit Holder

First Name  
Yolanda

Last Name  
Holden

Company Name  
Telik Investment Group, LLC



Property Owner(s)

Property Owner #1

First Name  
Yolanda

Last Name  
Holden

Company Name  
Telik Investment Group, LLC



Property Manager

First Name  
Yolanda

Last Name  
Holden

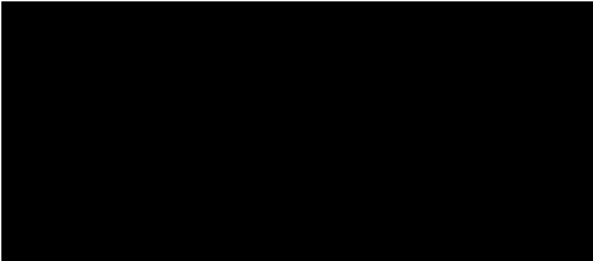
Company Name  
Telik Investment Group, LLC



Responsible Agent

First Name  
Vicari

Last Name  
Holden



Verification Documents

Floor Plan  
[floor\\_plan\\_2025-09-11-194543.pdf](#)

Evacuation Plan  
[fire\\_safety\\_2025-09-11-194543.pdf](#)

Parking Plan  
[parking\\_spaces\\_2025-09-11-194543.pdf](#)

Supplemental Questions

Collapse all ▼

What is the total number of bedrooms?



3

Total number of parking spaces available on the property?



10

What is your proposed total occupancy?



8

Is street parking allowed?



No

Please provide your Noise Management Plan:



We will use Minut as our noise monitoring service, and post signs up in the house informing of the quiet hours and the penalties for violating the city's noise ordinance.

Please provide your Trash Disposal & Collection Plan:



We will use Ted's Trash Service which is a weekly waste management collection service in the city of Independence.

Please provide all platforms that you plan to advertise on.



Airbnb, VRBO, and Booking.com

**Possible Violations**

We found no violations for this property

**Add Note**

Notes



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: October 29, 2025

Case Number: 25-400-23

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 3214 S Hawthorne Ave

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Yolanda Holden

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: November 18, 2025 at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall  
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

*Gabe Glaser*

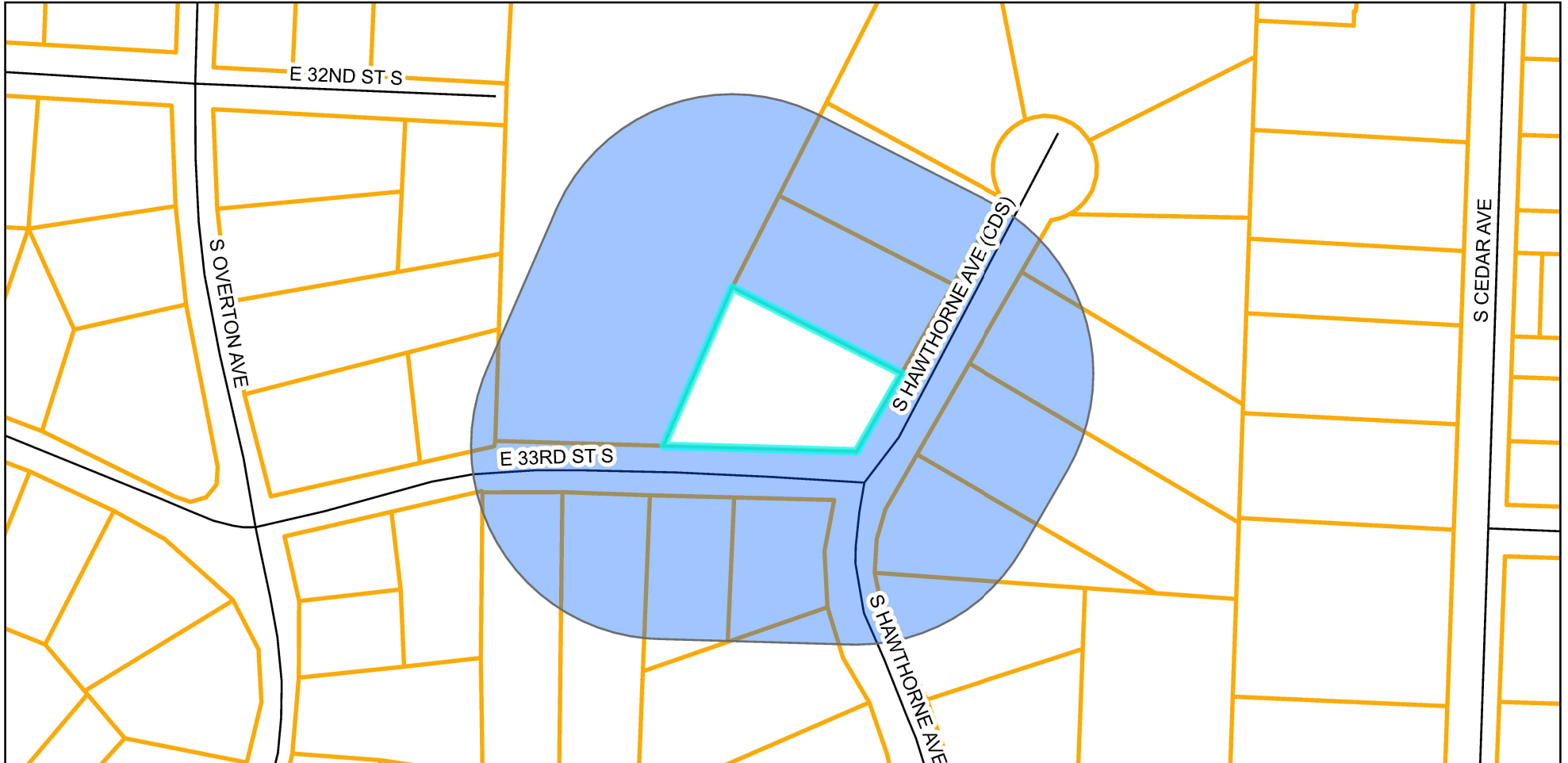
Gabe Glaser  
Planner

| Property Address     | Property Owner                          | Owner Address        | City         | State | ZIP Code |
|----------------------|-----------------------------------------|----------------------|--------------|-------|----------|
| 3205 S HAWTHORNE AVE | HYNDS JON & RENAE                       | 3205 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3207 S HAWTHORNE AVE | MARTIN THEODORE J & DORIS L             | 3207 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3208 S HAWTHORNE AVE | SMITH JANICE B                          | 3208 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3211 S HAWTHORNE AVE | DAVIS DIANNE                            | 3211 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3212 S HAWTHORNE AVE | BIBAT JOSEPHINE                         | 3212 S HAWTHORNE Ave | INDEPENDENCE | MO    | 64052    |
| 3214 S HAWTHORNE AVE | TELIK INVESTMENT GROUP LLC              | 4021 SW FLINTROCK DR | LEES SUMMIT  | MO    | 64082    |
| 3300 S HAWTHORNE AVE | THE SHOOP FAMILY REVOCABLE TRUST 5-8-15 | 3300 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3301 S HAWTHORNE AVE | HINKLE ZACHARY                          | 3301 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3302 S HAWTHORNE AVE | MERIOS RACHEL ANNE                      | 3302 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 3305 S HAWTHORNE AVE | BARFIELD DARRELL                        | 3305 S HAWTHORNE AVE | INDEPENDENCE | MO    | 64052    |
| 9705 E 33RD ST       | PRYOR DARRIUS L & SANDRA D              | 9705 E 33RD ST       | INDEPENDENCE | MO    | 64052    |
| 9801 E 33RD ST       | TURNER CLARA L & JOSIAH A               | 9801 E 33RD ST       | INDEPENDENCE | MO    | 64052    |
| 9805 E 33RD ST       | ACOSTA ESTEFANIA ZABALA                 | 9805 E 33RD ST       | INDEPENDENCE | MO    | 64052    |
| 9809 E 33RD ST       | WACHS MICHAEL E & DEBBIE S              | 9809 E 33RD ST       | INDEPENDENCE | MO    | 64052    |
| 9812 E 33RD ST       | LOPEZ SIXTO                             | 8415 PERSHING RD     | RAYTOWN      | MO    | 64138    |

# Notification Area Map

3214 S Hawthorne Ave

Case #25-400-23



## Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission  
Meeting Date: November 18, 2025



# Property Owner Notification Affidavit

STATE OF MISSOURI

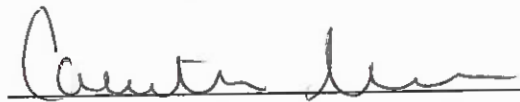
COUNTY OF JACKSON

Case No. 25-400-23

I, Courtne Norman, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

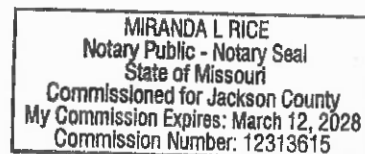
These notices were mailed on the 30 day of October, 2025.

  
\_\_\_\_\_  
Signature of Agent, Owner or Attorney

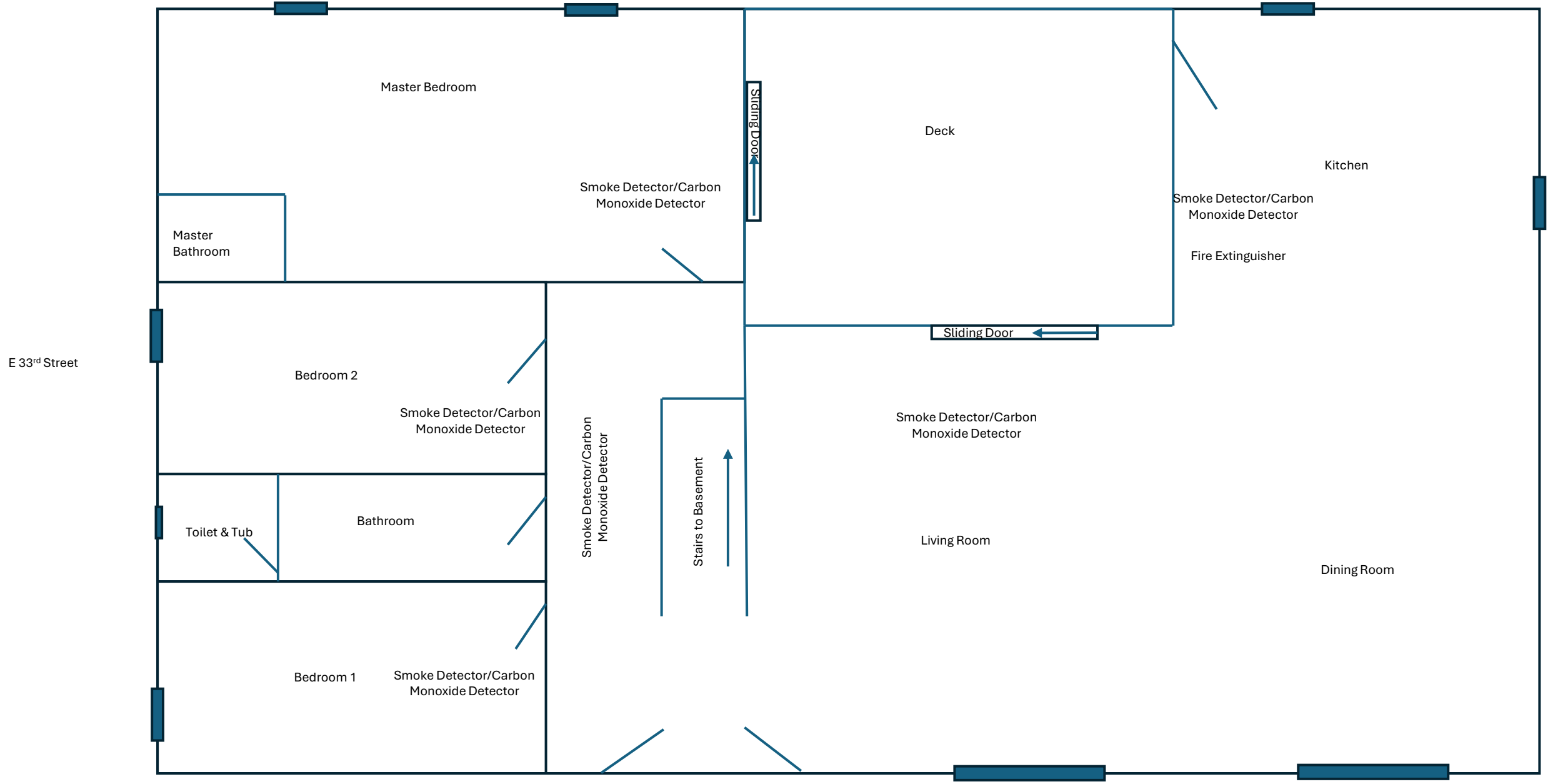
Subscribed and sworn to before me this 30 day of October, 2025.

Miranda L Rice  
\_\_\_\_\_  
Notary Public

March 12, 2028  
\_\_\_\_\_  
Commission Expiration Date



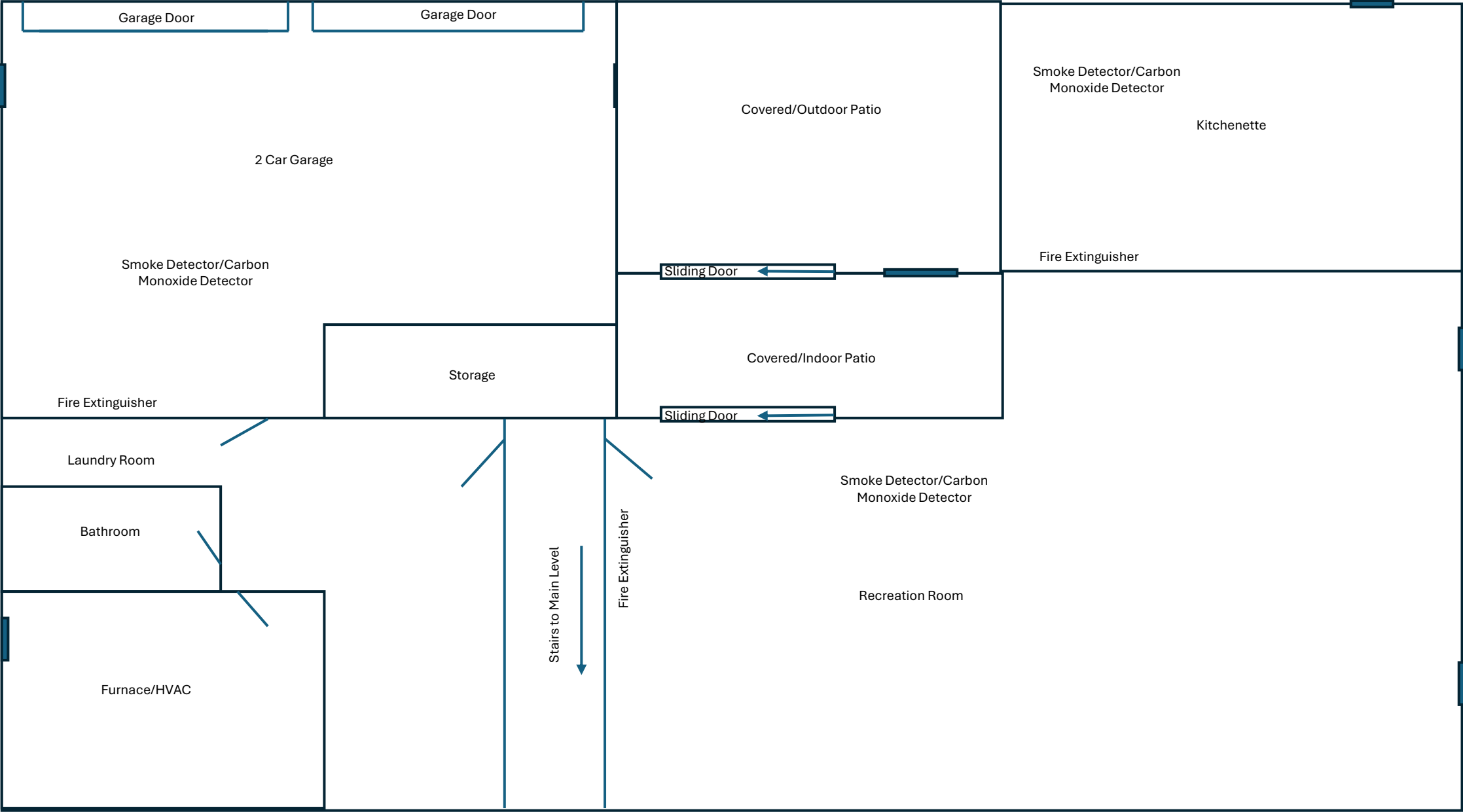
Floor Plan/Main Floor



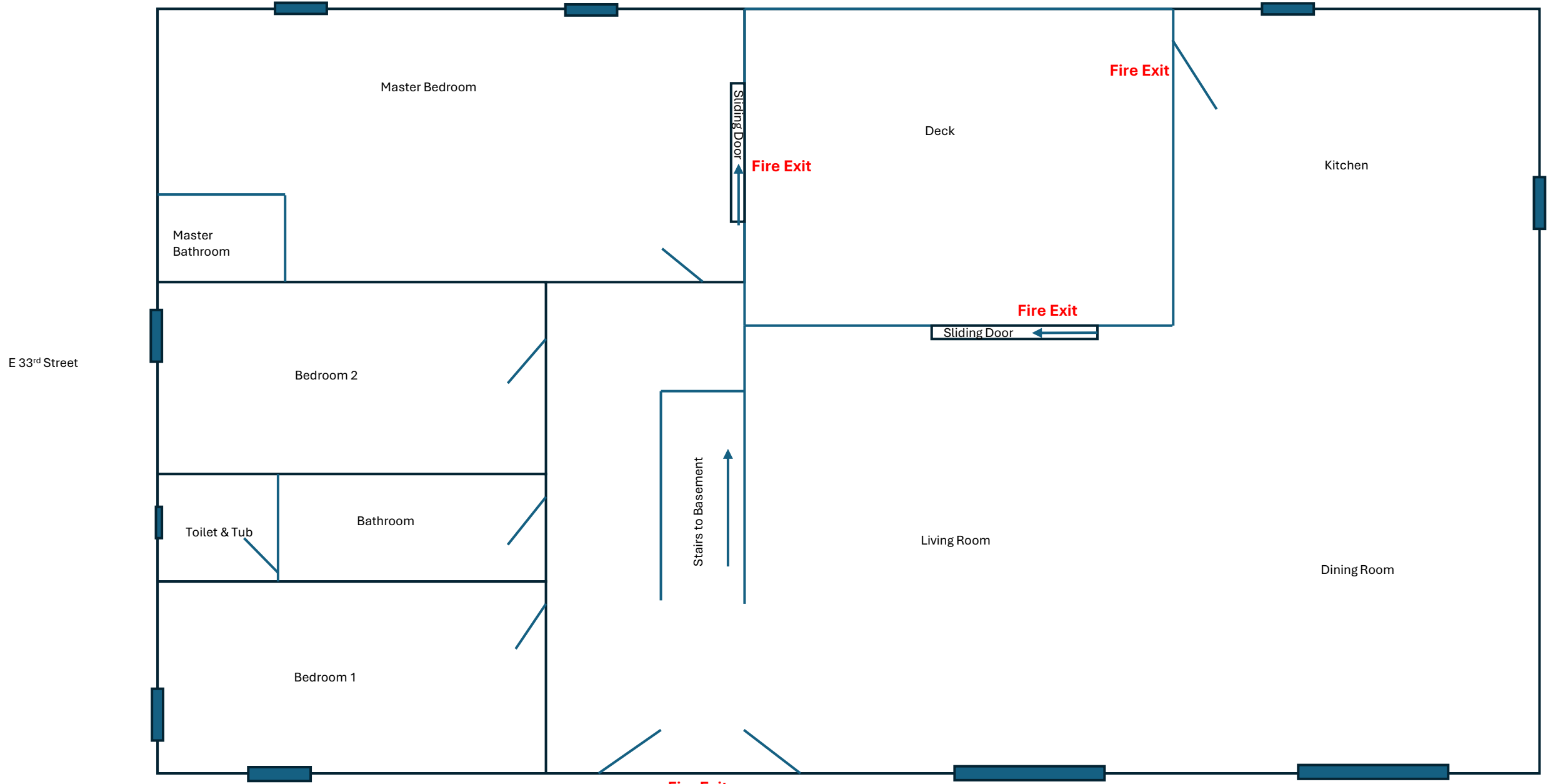
E 33<sup>rd</sup> Street

Floor Plan/Basement

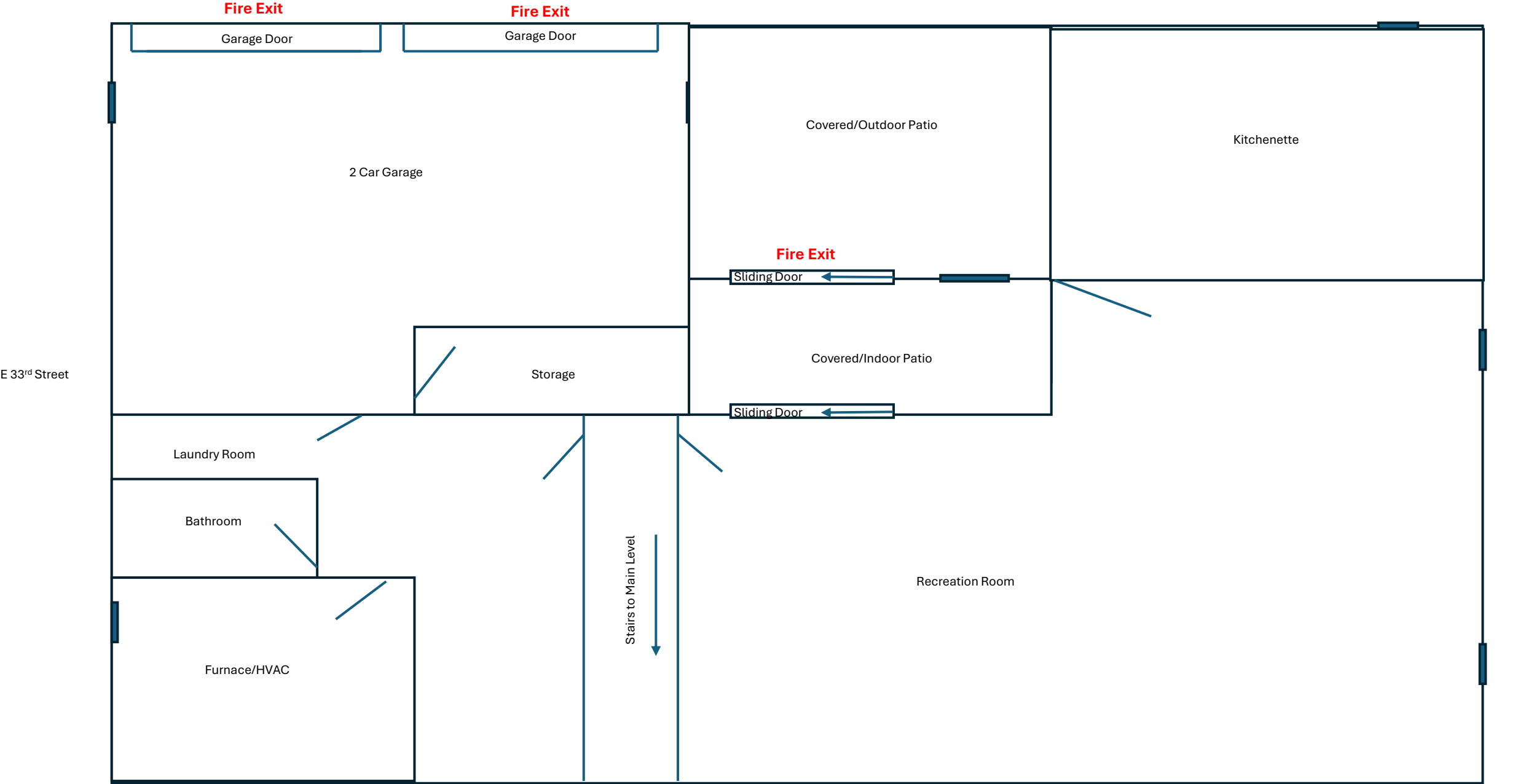
E 33<sup>rd</sup> Street



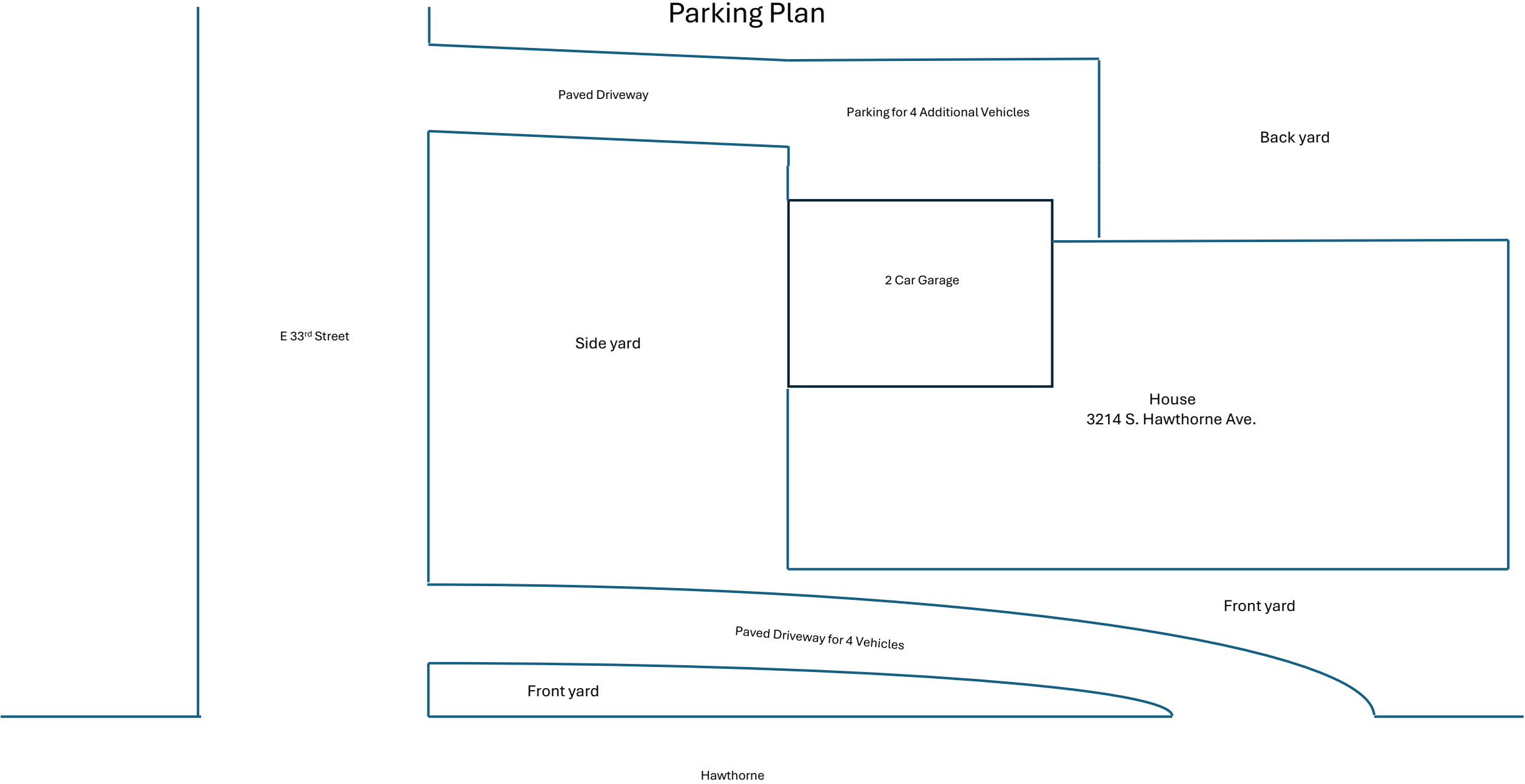
Evacuation Plan/Main Floor



# Evacuation Plan/Basement



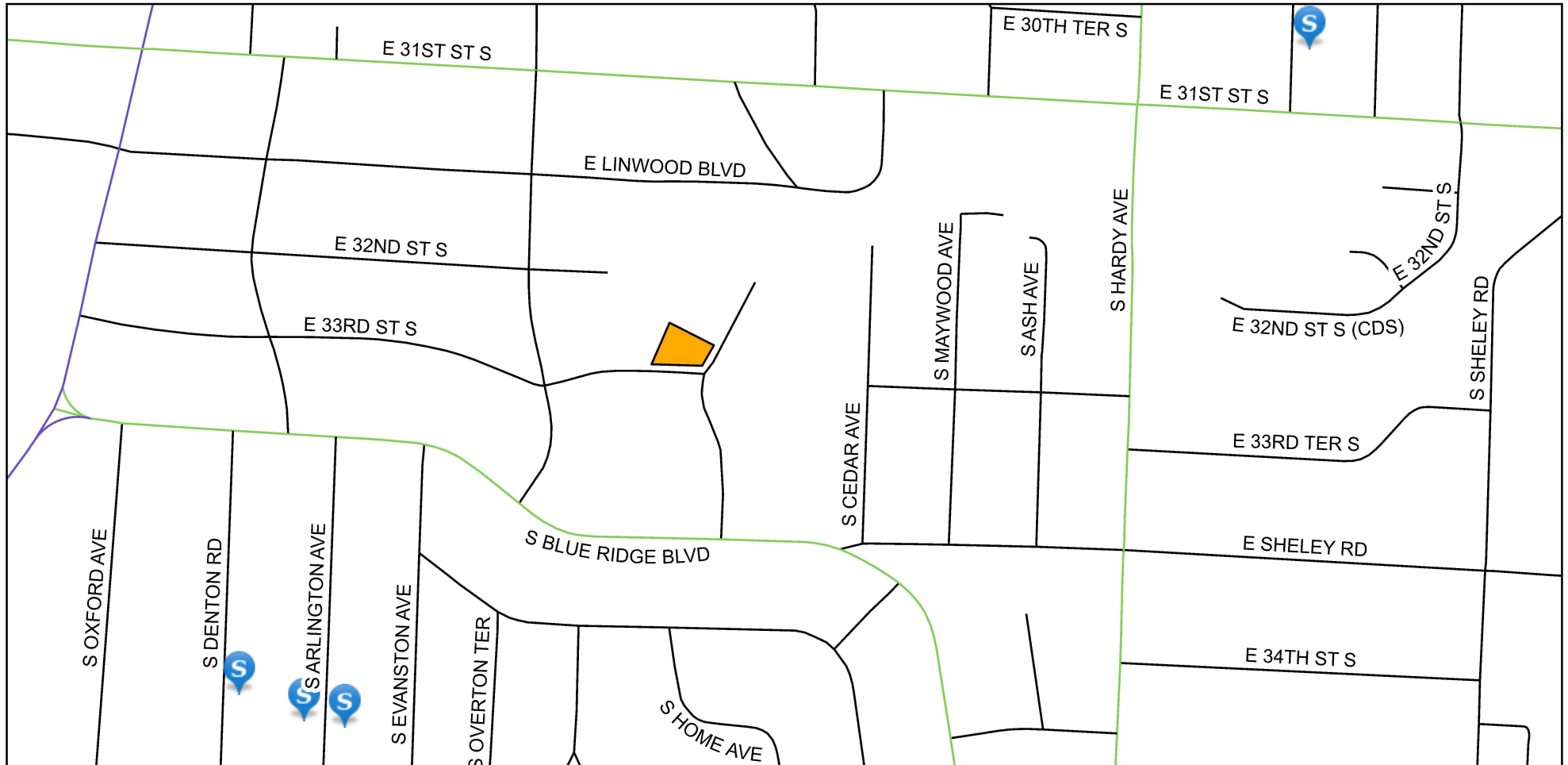
Parking Plan



# Nearest Short-Term Rental

3214 S Hawthorne Ave

Case #25-400-23



## Legend

-  Proposed Short-Term Rental
-  Short Term Rentals

0 500 1,000 2,000 US Feet

Prepared For: Planning Commission  
 Meeting Date: November 18, 2025



**MEETING DATE:** November 18, 2025

**STAFF:** Brian L. Harker, Planner

**PROJECT NAME:** 21401 E. Eureka Road – Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 25-400-24 – Short-Term Rental – 21401 E. Eureka Road** – A request by Kerry Eikenbary to operate a Short-Term Rental.

**PROPERTY ADDRESS:** 21401 E. Eureka Road

**APPLICANT/OWNER/RESPONSIBLE AGENT :** Kerry Eikenbary, Kerry Enterprises

**APPLICANT/OWNER/RESPONSIBLE AGENT ADDRESS:** Kerry Eikenbary, 19203 E. 28<sup>th</sup> Street S.  
Independence, MO.

**ZONING/LAND USE:** R-A (Residential-Agricultural)

**SURROUNDING ZONINGS/LAND USES:**

**North:** R-A (Residential-Agricultural)...horse stable and pasture

**East:** R-A (Residential-Agricultural)...rural, single-family residence

**West and South:** R-4 (Single-Family Residential-*Low Density*)...an expanding single-family subdivision

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed October 30, 2025
- Notification signs were posted on the property October 31, 2025

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) persons total.
5. The maximum number of bedrooms shall be three (3).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

## PROJECT DESCRIPTION

### PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 21401 E. Eureka Road.

|                        |                                                                     |
|------------------------|---------------------------------------------------------------------|
| <b>Current Zoning:</b> | R-A (Residential-Agricultural)                                      |
| <b>Current Use:</b>    | Single-Family Residence                                             |
| <b>Former Zoning:</b>  | Prior to 2009: A-1 (Agricultural)<br>Prior to 1975: Not in the City |
| <b>Proposed Use:</b>   | Short-Term Rental                                                   |

## BACKGROUND HISTORY

### Proposal:

The applicant seeks approval from the Planning Commission to legally use this property as a Short-Term Rental.

### Property History:

The property was annexed into the City in 1975 (Ordinance 2861) and assigned the A-1 (Agricultural) zoning designation. The 1960's-era home was built prior to annexation. The property was reclassified as R-A (Residential-Agricultural) with the adoption of Unified Development Ordinance (UDO) in 2009.

### Physical Characteristics of Property:

The property is approximately 1,320 square feet in area. The dwelling is a ranch with a single car garage, a two-car wide driveway and has light tan siding and a red, shake-shingle wainscot. The level lot has a large lawn with the house centered on the property surrounded by large trees. On the main floor of the house is a living room, a kitchen, a dining room, a laundry room, a master bedroom with a bathroom, two additional bedrooms, a bathroom and a garage. Guests will not have access to the basement.

### Characteristics of the Area:

The property is located in a rural area of southeast Independence at the eastern edge of the Little Blue Valley. There are more wooded and hilly areas a short distance to the east. Small single-family homes lie adjacent-and-nearby to the east and west. A large pasture with horse stable operation lies across the road to the north.

### Parking:

The property has a two-car driveway with a single-car garage. The driveway allows parking for four vehicles. The guests will not have access to the garage. The narrow rural road does not provide the possibility for street parking.

### Unruly Guest/Security:

Guests will not be allowed to have parties or events. The house is on an acre lot with no immediate neighbors. Security cameras will have noise detection that sends notifications to the applicant's phones. Further, the applicant's noise management plan must include a continuous noise monitoring device for the main living area.

### **Short Term Rental Requirements:**

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of a continuous noise monitoring device in the main living area.
- **Trash Removal** – The applicant has indicated a subscription to Republic Trash Service. Refuse is collected on a weekly basis on Thursdays.
- **Property listing** - The property will be listed on AirBNB, and VRBO
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan has been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit.

This application follows the density limitations of the City Code.

### **EXHIBITS**

1. Application
2. Notification Letter
3. Notification Area Map
4. Notification Addresses
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

STR License

Submitted

|                    |            |                |                 |
|--------------------|------------|----------------|-----------------|
| Application number | A00168     | Applicant name | Kerry Eikenbary |
| Application date   | 2025-09-15 |                |                 |

> Collapse details

Submitted

Send license

Edit

Property Address  
21401 E EUREKA RD INDEPENDENCE MO 64057

Permit Held By  
Owner

Parcel Number  
24930010600000000

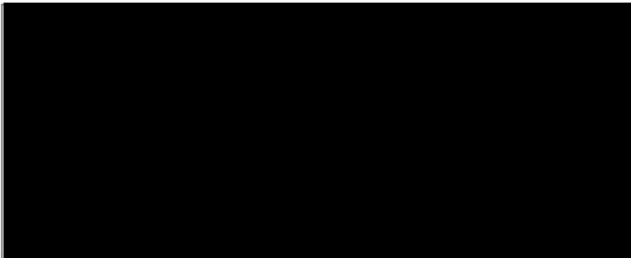
Rental Structure  
Single family

Permit Holder

First Name  
Kerry

Last Name  
Eikenbary

Company Name  
Kerry Enterprises



Property Owner(s)

Property Owner #1

First Name  
Kerry

Last Name  
Eikenbary

Company Name  
Kerry Enterprises

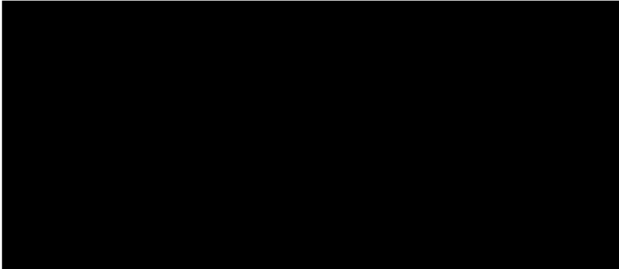


Property Manager

First Name  
Kerry

Last Name  
Eikenbary

Company Name  
Kerry Enterprises

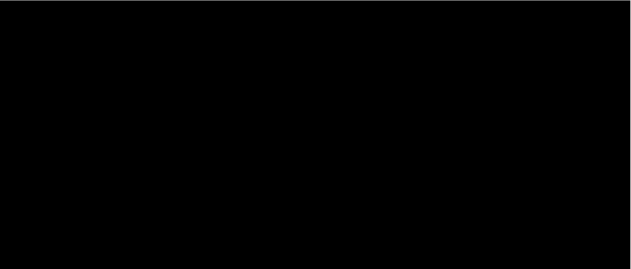


Responsible Agent

First Name  
Kerry

Last Name  
Eikenbary

Company Name  
Kerry Enterprises



Verification Documents

Floor Plan

[floor\\_plan\\_2025-09-15-210526.pdf](#)

[floor\\_plan\\_2025-09-15-210526.pdf](#)

Evacuation Plan

[fire\\_safety\\_2025-09-15-210526.pdf](#)

Parking Plan

[parking\\_spaces\\_2025-09-15-210526.pdf](#)

Supplemental Questions

Collapse all ▼

What is the total number of bedrooms? ^

3

Total number of parking spaces available on the property? ^

4

What is your proposed total occupancy? ^

6

Is street parking allowed? ^

No

Please provide your Noise Management Plan: ^

Guests are not allowed to have parties or events. The house is on an acre lot with no immediate neighbors. Our security cameras have noise detection that sends to our phones.

Please provide your Trash Disposal & Collection Plan: ^

The trash is picked up by Republic Trash Service on Thursdays.

Please provide all platforms that you plan to advertise on. ^

Airbnb, VRBO

**Possible Violations**

We found no violations for this property

**Add Note**

Notes



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: October 30, 2025

Case Number: 25-400-24

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 21401 E. Eureka Road

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Kerry Eikenbary

[REDACTED]  
[REDACTED]

Planning Commission Meeting Date: November 18, 2025 at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall  
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7823.

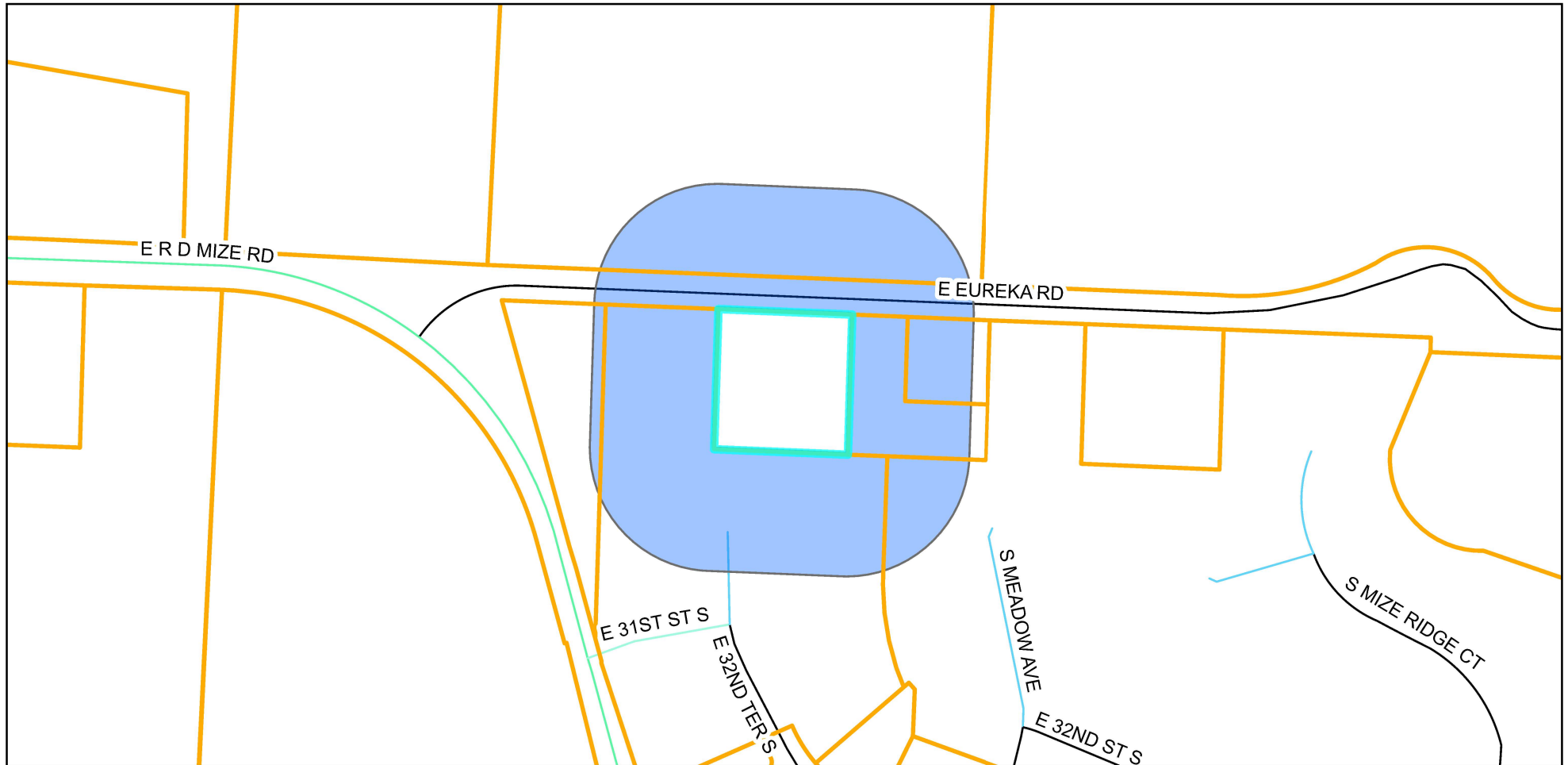
*Brian L. Harker*

Brian L. Harker  
Planner

# Notification Area Map

21401 E Eureka Rd

Case #25-400-24



## Legend

-  Parcels
-  Notification Area

Prepared For: Planning Commission  
Meeting Date: November 18, 2025



| Property Address  | Property Owner             | Owner Address     | City            | State | ZIP Code   |
|-------------------|----------------------------|-------------------|-----------------|-------|------------|
| 21301 E EUREKA RD | LOWERY DAN & LAURA         | 21301 E EUREKA RD | INDEPENDENCE    | MO    | 64057-2910 |
| 21315 E EUREKA RD | ROCK BLUFF DEVELOPMENT LLC | 1203 E US HIGHWAY | 24 INDEPENDENCE | MO    | 64050      |
| 21400 E EUREKA RD | SAE ENTERPRISES LLC        | 19203 E 28TH ST S | INDEPENDENCE    | MO    | 64057      |
| 21409 E EUREKA RD | STALLBORIES ADAM V         | 1574 W 6 HWY      | MARYVILLE       | MO    | 64469      |
| 21411 E EUREKA RD | GARNER KEEGAN              | 21409 E EUREKA RD | INDEPENDENCE    | MO    | 64057      |

# Property Owner Notification Affidavit

STATE OF MISSOURI

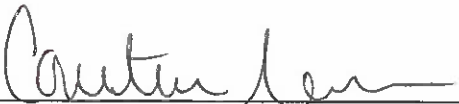
COUNTY OF JACKSON

Case No. 25-400-24

I, Courtne Norman, of lawful age being first duly sworn upon oath, state:

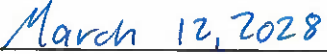
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 30 day of October, 2025.

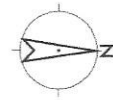
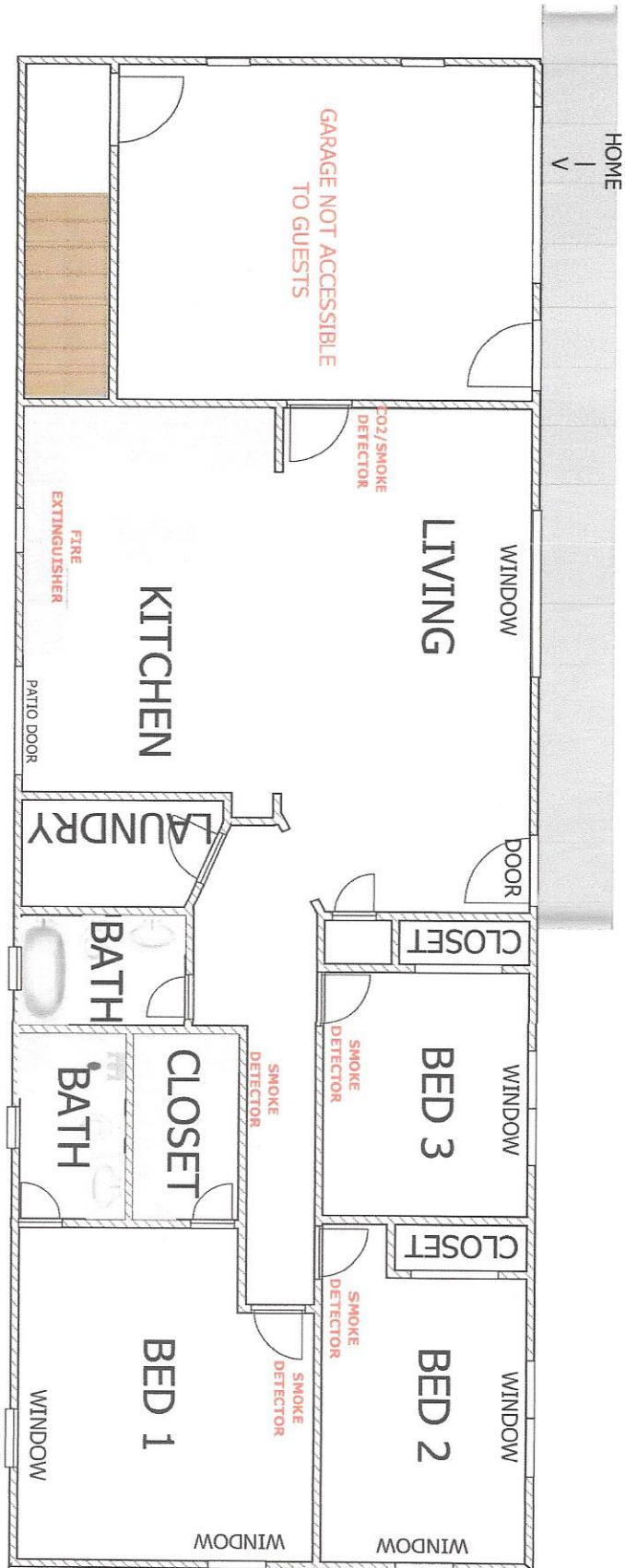
  
Signature of Agent, Owner or Attorney

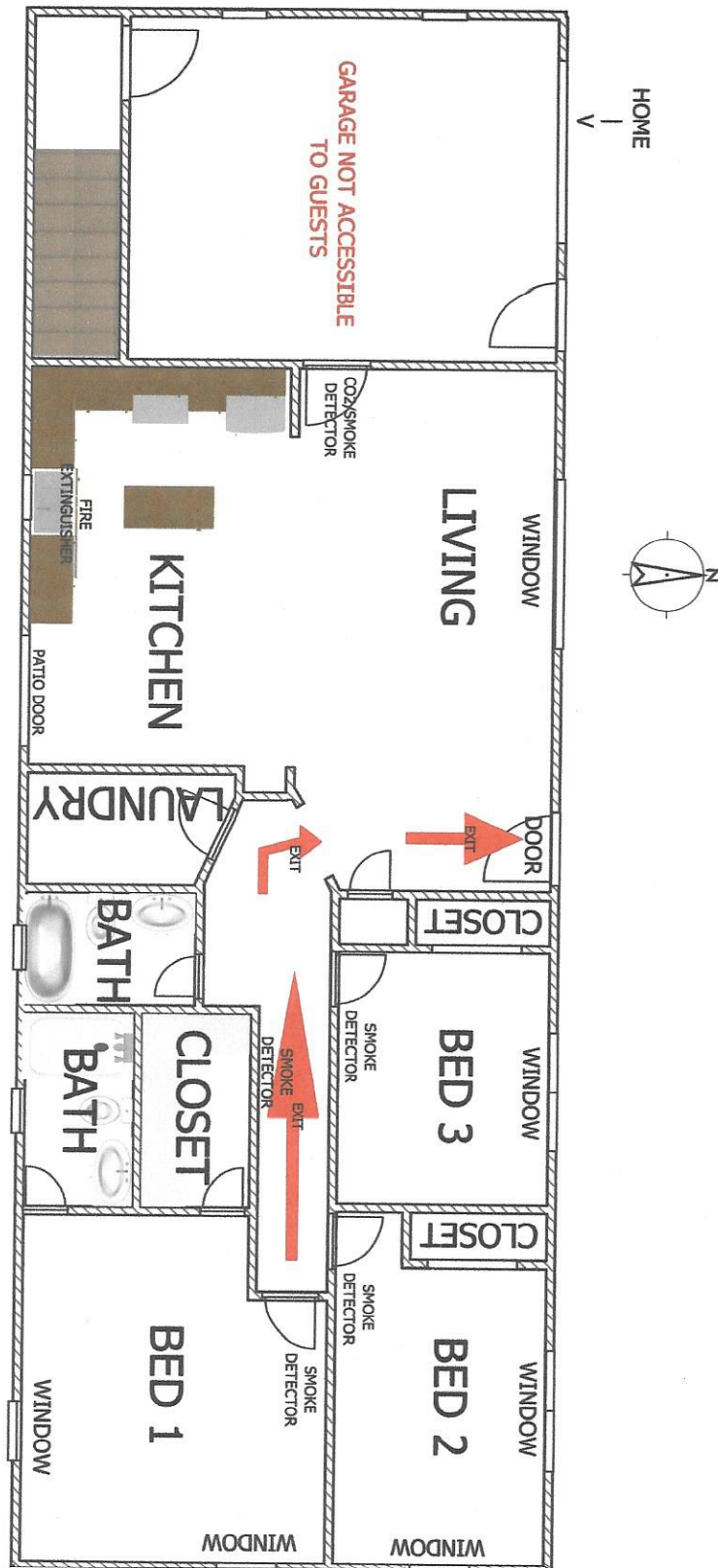
Subscribed and sworn to before me this 30 day of October, 2025.

  
Notary Public

  
Commission Expiration Date

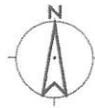
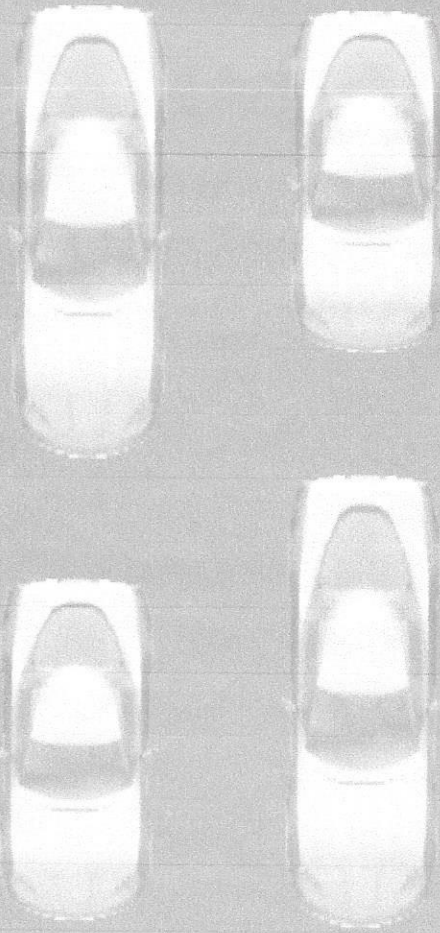






E EUREKA RD

PARKING



HOME



WINDOW

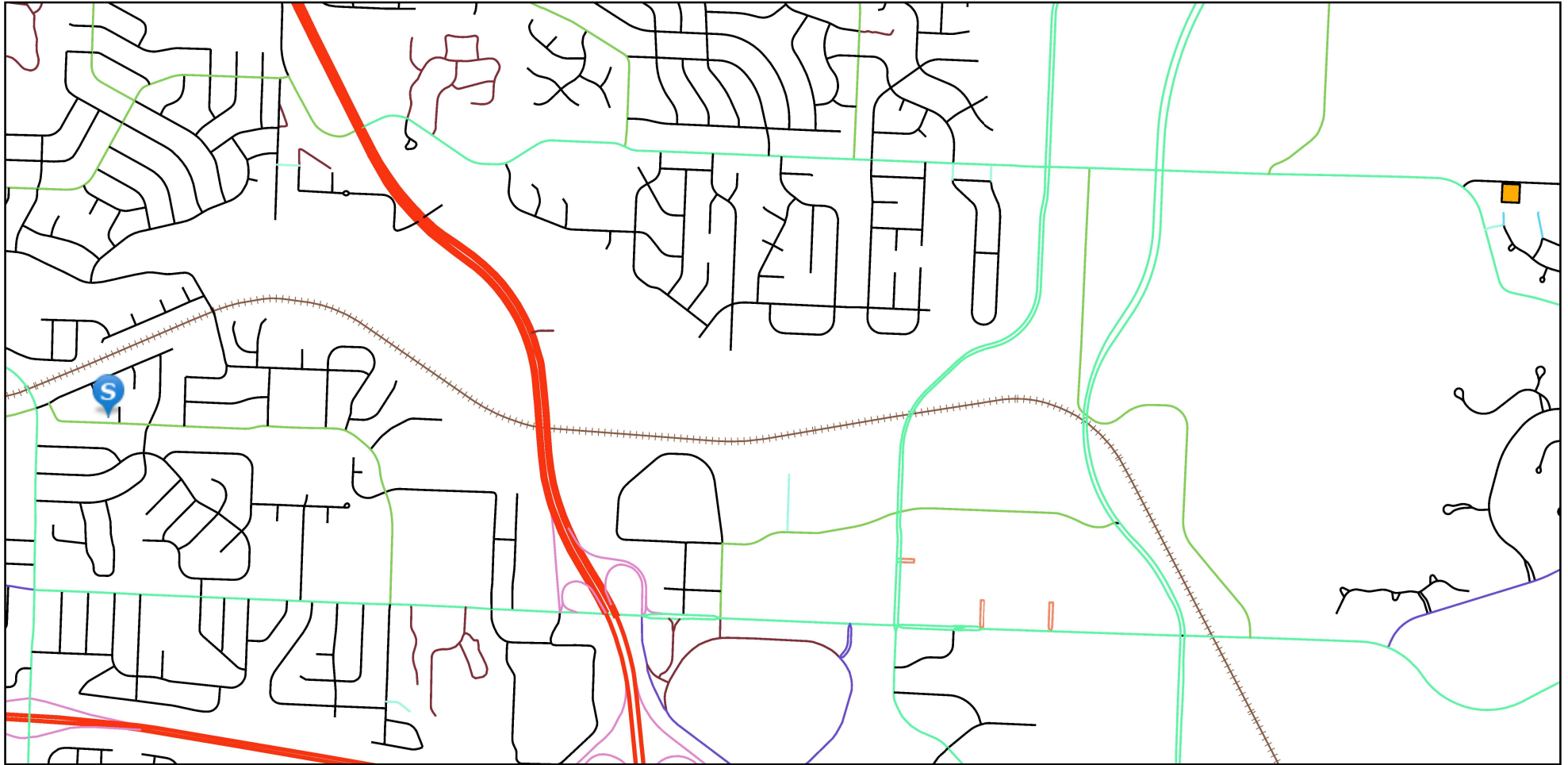
DOOR

GARAGE NOT ACCESSIBLE  
TO GUESTS

# Nearest Short-Term Rental

21401 E Eureka Rd

Case #25-400-24



## Legend

-  Proposed Short-Term Rental
-  Short Term Rentals

0 2,500 5,000 10,000 US Feet



Prepared For: Planning Commission  
Meeting Date: November 18, 2025

