



## 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.*