



## **Board of Adjustment**

**December 18, 2025 6:30 PM,  
Council Chambers - 111 E. Maple Ave.**

### **CALL TO ORDER**

### **ROLL CALL**

### **PUBLIC HEARING(S)**

1. **Case 25-999-13 – 2730 S. Jackson Circle - Variance to commercial fence requirements.**

### **APPROVAL OF MINUTES**

1. September 18, 2025

### **ADJOURNMENT**

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**MEETING DATE:** December 18, 2025      **STAFF:** Brian L. Harker, Planner  
**PROJECT NAME:** Commercial Fencing Standards  
**CASE NUMBER:** 25-999-013 – 2730 S. Jackson Circle – Variance to the Commercial Fencing Standards

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**APPLICANT:** Shawna Hull

**APPLICANT ADDRESS:** 2940 S. Jackson Drive

**OWNER:** Brett Star (3230 Tamiami)

**OWNER ADDRESS:** 3020 S. Jackson Drive

**PROPERTY ADDRESS:** 2730 S. Jackson Circle

**SURROUNDING ZONING/LAND USE:**

**North:** R-6 (Single-Family Residential)...undeveloped tract

**South:** I-1 (Industrial)...undeveloped lots

**East:** I-1 (Industrial)...undeveloped lots

**West:** I-1 (Industrial)...detension basin

**PUBLIC NOTICE:**

- Notification letters sent out to property owners within 185 feet on December 2, 2025.
- Legal notification published in the Independence Examiner on November 29, 2025.

**VARIANCE REQUEST**

**CITY CODE REQUIREMENTS:**

City Code **14-400-02-C. Office, Commercial and Industrial Zoning Districts.** The regulations of this subsection apply to all fences in O, C, and I zoning districts.

1. Location—A fence may be constructed on any side or rear property line but shall not be located in any required exterior setback or be closer to any public or private street than the principal building, whichever is greater...
3. Lots adjacent to arterial, minor arterial and collector streets—Fences shall consist of either brick, stone, integrally colored decorative concrete masonry units (CMU), exterior stucco, pre-cast concrete panels, wrought iron, plastic (PVC) or wood. The Community Development Director may approve alternate materials and designs of similar quality to those listed herein.
4. Lots adjacent to other streets—Fences shall consist of either vinyl clad chain link fabric or the materials identified in #3 above. The Community Development Director may approve alternate materials and designs of similar quality to those listed herein.

## BACKGROUND:

The AMR property, Lot 4A, is the first parcel of the Jackson Drive Industrial Park to be developed. The plat was approved by the City Council in December 2024.

The area was annexed into the city in 1963. Upon adoption of the Zoning Ordinance in 1965, the subject site was designated with an R-1 (Single-Family Residential) zoning classification. A city-wide rezoning was done in 1980 and this property was rezoned to M-1 (Industrial). When the Unified Development Ordinance (UDO) was adopted in 2009, the district was relabeled I-1 (Industrial).

## VARIANCES:

The AMR facility, at 2730 S. Jackson Drive, was recently completed and issued its Certificate of Occupancy. However, the permit for the facility did not authorize the erection of a fence, which requires a separate permit. Thus, after constructing a fence and receiving a violation notice, the applicant applied for a fence permit. However, the location of the fence and the materials used do not conform to Code, so the applicant has requested a variance.

The one request would allow the security gates and fences to remain to enclose the ambulance parking lot in the property's front exterior setback. SECTION 14-400-02-C...1 states, "A fence may be constructed on any side or rear property line but shall not be located in any required exterior setback or be closer to any public or private street than the principal building, whichever is greater".

The other request is to keep the plain chain-link fence as it was erected. This would require a variance from SECTION 14-400-C...4 of the UDO to allow for an exposed galvanized fence.

Lastly, barbed wire is not permitted by the Code.

## ANALYSIS

### Comprehensive Plan Guiding Land Use Principles:

The City's Comprehensive Plan designates Business Park uses for this property.

## REVIEW CRITERIA

Recommendations made by staff and decisions of the Board of Adjustment must be based on consideration of all the following criteria. All six criteria **MUST** be met for variance to be granted.

A) First Request      B) Second Request

- The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.** A) *Yes, this is true. Firstly, the AMR building is located along the northern property line of the development containing a floodplain and landscaping buffer that occupies a large part of the lot. Secondly, the property abuts Jackson Circle and not Jackson Drive. Thirdly, a front yard location, for security purposes, enables activity in the parking lot to be easily seen. Fourthly, the emergency vehicles can quickly exit the premises.* B) *No. There are alternatives to plain chain-link fencing provided in the code.*

2. **The requested variance will not adversely affect the rights of adjacent property owners or residents.** A) *Yes, this is true. Again, the fencing will not be visible from Jackson Drive and, if vinyl coated, not be overly obtrusive.* B) *No. The plain chain-link materials, as erected, do not comply with the Code as written.*
3. **Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner.** A) *Yes, this is true. The use necessitates security fencing and the approved plans allowed parking in front of the building.* B) *No. There are alternatives to plain chain-link fencing provided in the Code.*
4. **The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.** A) *Yes, this is true. The front yard location provides swift access and the fence secures the vehicles.* B) *No. The plain chain-link may not be harmonious with the developing environment.*
5. **The alleged hardship has not been created by any person presently having an interest in the property.** A) *Yes, this is true. Staff approved the security parking to be located in front of the building.* B) *No. The plain chain-ink fence was erected on the property not in compliance with the code.*
6. **The variance, if granted, will not alter the essential character of the neighborhood.** A) *Yes, this is true. Security fencing is not an unexpected element in an industrial district.* B) *No. A plain chain-link fence, as not permitted by the Code would take away the four-sided architecture of the building that is required.*

## **EXHIBITS**

1. Narrative
2. Application
3. Variance Criteria
4. Code Section
5. Notification Letter
6. Notification Addresses
7. Notification Area Map
8. Mailing Affidavit
9. AMR Site Plan
10. Gate Drawing
11. Fence Drawing
12. Fence Permit



2940 South Jackson Drive – Independence, Missouri 64057  
[REDACTED]

11/18/2025

City of Independence  
Community Development  
111 E. Maple Avenue  
Independence, MO 64050

Attn: Board of Adjustment

Re:Case #25-99913

To Whom It May Concern:

Please accept this letter and trailing application documents as a formal request for code variance on the property located at 2730 S. Jackson Circle, Independence, MO 64057. This property is contracted to be leased by Global Medical Response (dba AMR – American Medical Response), for the use of hosting the area's local 911 dispatch center and ambulance service.

Due to the nature of the tenant's business and necessary stocked vehicles, we respectfully request a variance to the fencing code allowing a 6'0 chain-link fence with automatic operators with access control to secure the emergency vehicles. Without this fencing, the ambulances will be at an increased risk of being the target of theft due to the medications and expensive equipment kept on board.

Ownership of remaining lots located both in the remaining development as well as those located across Jackson Drive (within 185') is the same as the lot under review, resulting in no adverse effects to adjoining properties.

Respectfully,

A handwritten signature in blue ink, appearing to read "Shawna Hull", is written over a horizontal line.

Shawna Hull  
Hullmark Construction LLC



# Planning and Zoning Application Form

Community Development  
111 E. Maple Avenue  
Independence, MO 64050  
(816) 325-7421  
cdplanning@indepmo.org

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

### Project Information and Location

AMR

Project Name			
2730 South Jackson Circle – Independence, Missouri 64057			
Project Address/Location			
27950	2.6	1	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
11	11	Emergency Services	Emergency Services
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

### Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form	<input checked="" type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev.
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> One PDF copy of a plat map or site plan
<input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> Legal Description of the property in question

### Contact Information

Applicant		Owner	
Shawna Hull	Hullmark Construction LLC	Brett Starr	3230 Tamiami
Name	Company	Name	Company
[Redacted Contact Information]			

Architect/Engineer/Surveyor/Other:		Architect/Engineer/Surveyor/Other:	
Robert Walquist	Quist Engineering		
Name	Company	Name	Company
[Redacted Contact Information]			
		Address	
Phone	Email	Phone	Email

The applicant hereby agrees that the information provided above is accurate.

DocuSigned by: 	11/18/2025	DocuSigned by: 	11/19/2025
Applicant's Signature	Date	Owner's Signature	Date

## VARIANCE CRITERIA

The Board of Adjustment must make a determination on each criteria listed below. Please explain how the requested variance meets the following criteria. Attach additional sheets if necessary.

1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

Yes  No

Explain: Security fencing to protect essential emergency vehicles stocked with controlled substances and medical equipment

2. The requested variance will not adversely affect the rights of adjacent property owners or residents.

Yes  No

Explain: Adjacent properties are owned & maintained by like ownership

3. Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner.

Yes  No

Explain: Use of lot for emergency vehicle parking would be a safety concern without use of security fence.

4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

Yes  No

Explain: Requested variance will substantially improve public health and safety by deterring theft of essential emergency medical supplies both by eliminating public access to these vehicles and insuring that all needed supplies are present as expected by emergency personnel.

5. The alleged hardship has not been created by any person presently having an interest in the property.

Yes  No

Explain: (Abnormal) tenant state safety requirements are the catalyst for the variance.

6. The variance, if granted, will not alter the essential character of the neighborhood.

Yes  No

Explain: This variance is requested in an industrial/commercial development.

**14-400-02-C. Office, Commercial and Industrial Zoning Districts.** The regulations of this subsection apply to all fences in O, C, and I zoning districts.

1. Location—A fence may be constructed on any side or rear property line but shall not be located in any required exterior setback or be closer to any public or private street than the principal building, whichever is greater.
2. Height—Fences shall not exceed eight feet in height.
3. Lots adjacent to arterial, minor arterial and collector streets—Fences shall consist of either brick, stone, integrally colored decorative concrete masonry units (CMU), exterior stucco, pre-cast concrete panels, wrought iron, plastic (PVC) or wood. The Community Development Director may approve alternate materials and designs of similar quality to those listed herein.
4. Lots adjacent to other streets—Fences shall consist of either vinyl clad chain link fabric or the materials identified in #3 above. The Community Development Director may approve alternate materials and designs of similar quality to those listed herein.
5. Vacant lots—Vacant lots shall not be fenced. The Community Development Director may waive this prohibition for temporary or seasonal uses.
6. Anti-graffiti—When possible, fencing shall utilize anti-graffiti materials or treatment.
7. Permit required—All fencing constructed in O, C, and I districts shall require a permit from the Community Development Department.

(Ord. No. 17446; Ord. No. 17832; Ord. No. 17942; Ord. No. 17496; Ord. No. 19149, § 1, 8-17-2020; Ord. No. 19485, § 1, 9-18-2023)

# Property Owner Notification Letter

## City of Independence, Missouri

Date: 12/01/2025

Case No. 25-99913

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration of a variance. The Board of Adjustment will consider the case on the property, date and time identified below.

**Proposed project description:** New site for American Medical Response (AMR) operations including ambulance/emergency services and 911 call center. A variance to fencing code requested to allow for a 6'0 galvanized chain link fence with automatic gates for security sensitive and controlled supplies and equipment on board ambulances and in shop/office

**Applicant:** Hullmark Construction LLC

**Location of Property:** 2730 S. Jackson Circle, Independence, MO

**Board of Adjustment Meeting Date:** December 18, 2025, at 6:30 p.m.

**Location of public hearings:** City Council Chambers, City Hall  
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Shawanna Hull for Hullmark Construction LLC

Applicant (or Owner/Agent)

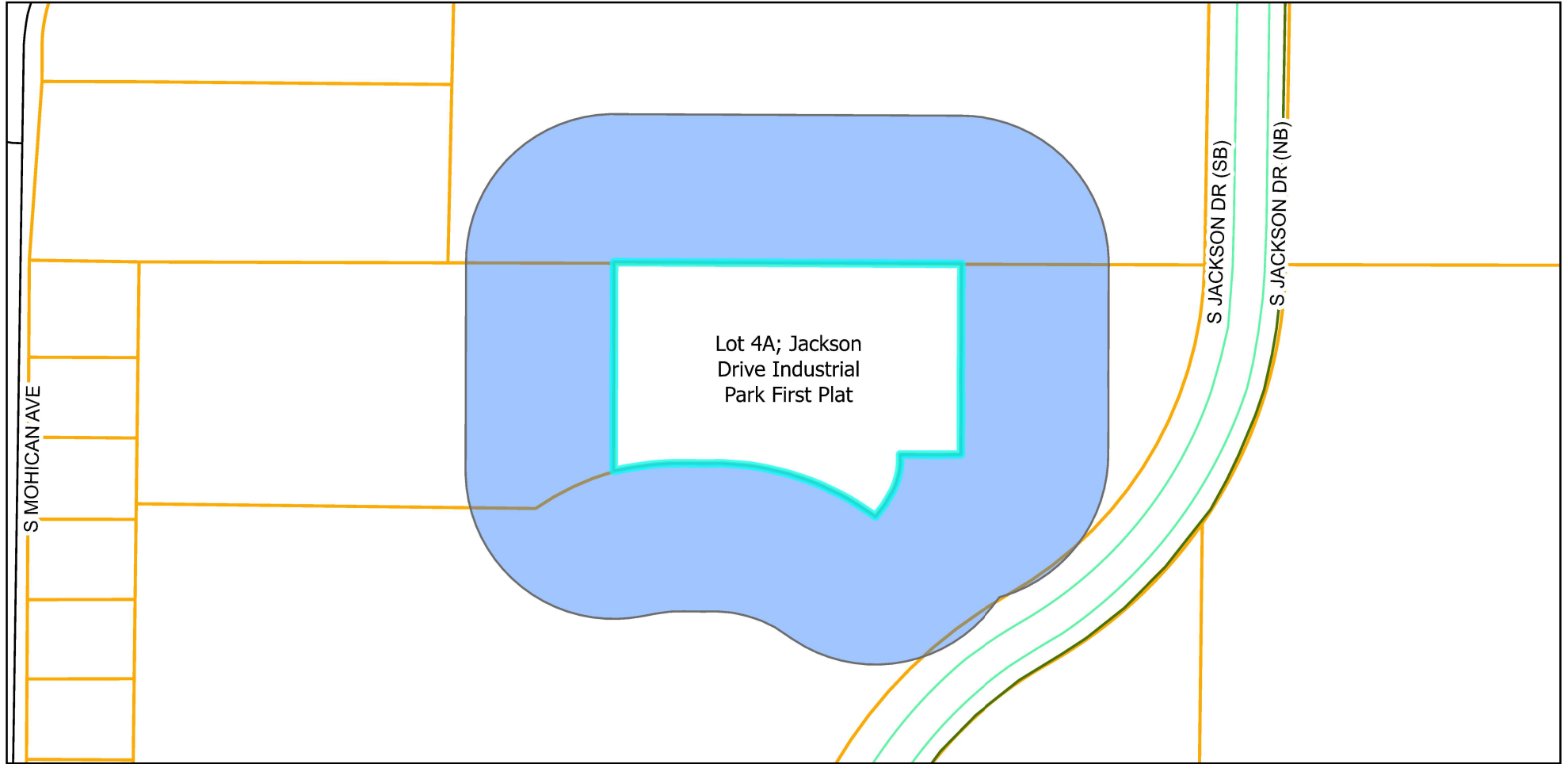
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
2500 S Jackson Dr	PLIGMO LLC	4791 W 215TH ST	BUCYRUS	KS	66013
No Address Assigned by City	3230 TAMIAMI LLC	3020 S JACKSON DR BLDG B	INDEPENDENCE	MO	64057
2800 S Jackson Dr	3231 TAMIAMI LLC	3021 S JACKSON DR BLDG B	INDEPENDENCE	MO	64057

# Notification Area Map

2730 S Jackson Dr

Case #25-999-13



## Legend

-  Notification Area
-  Parcels
- Streets**
  -  Local
  -  Major Arterial

0 50 100 200 US Feet  
|-----|-----|-----|-----|

Prepared For: Board of Adjustment  
Meeting Date: December 18, 2025



# Property Owner Notification Affidavit

STATE OF MISSOURI

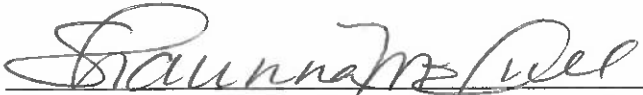
COUNTY OF JACKSON

Case No. 25-99913

I, Shawna Hull, 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 Board of Adjustment, 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.**

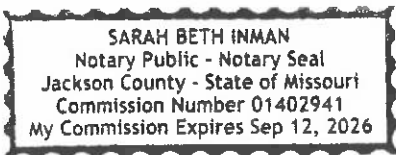
These notices were mailed on the 2nd day of December, 2025.

  
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 2nd day of December, 2025.

  
Notary Public

September 12, 2026  
Commission Expiration Date



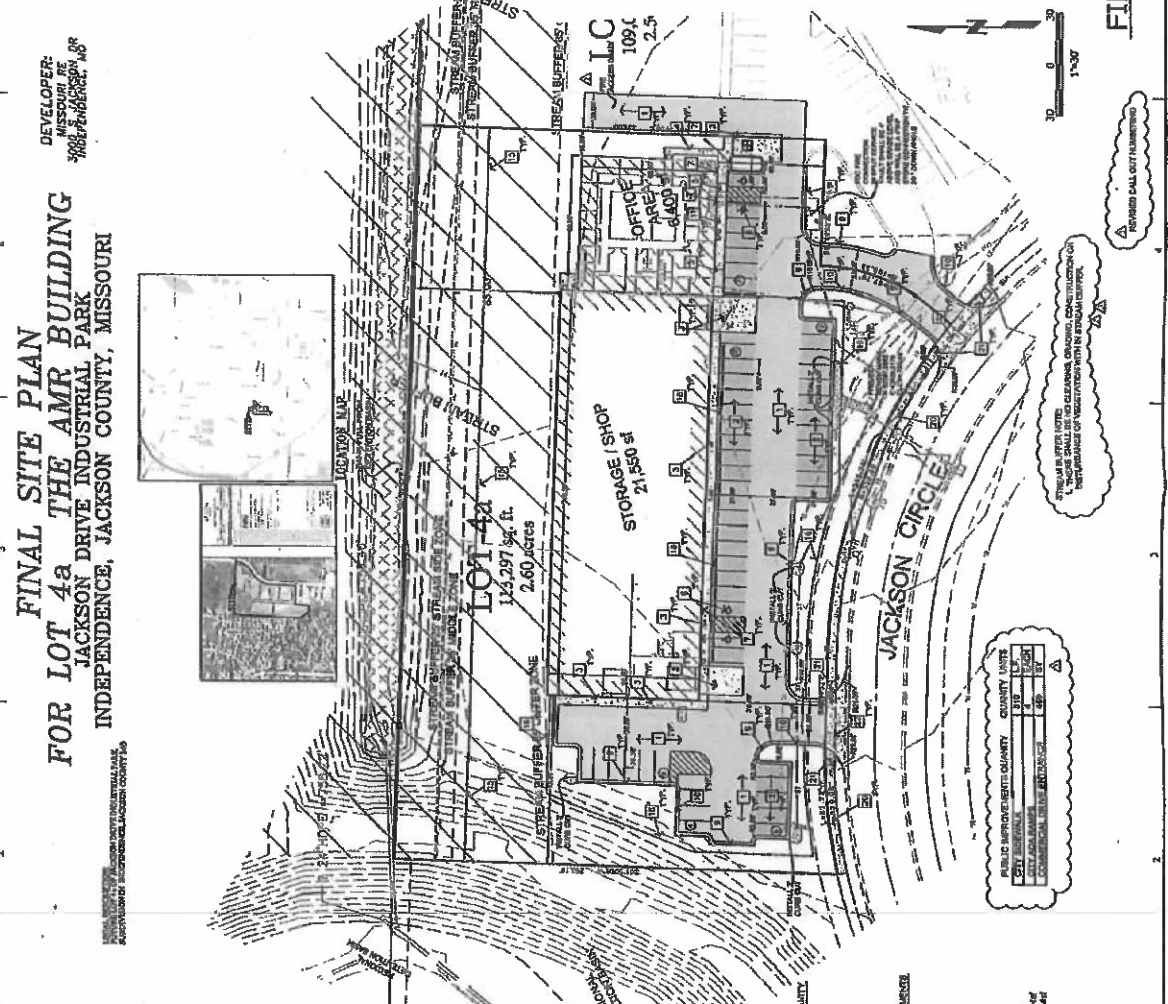


# AMR BUILDING INDEPENDENCE, JACKSON COUNTY, MISSOURI

City of Independence  
Department of Planning & Development  
1111 N. Columbus St.  
Independence, MO 64050  
Phone: 816.342.6623  
Fax: 816.342.6623  
Email: [planning@independence.org](mailto:planning@independence.org)

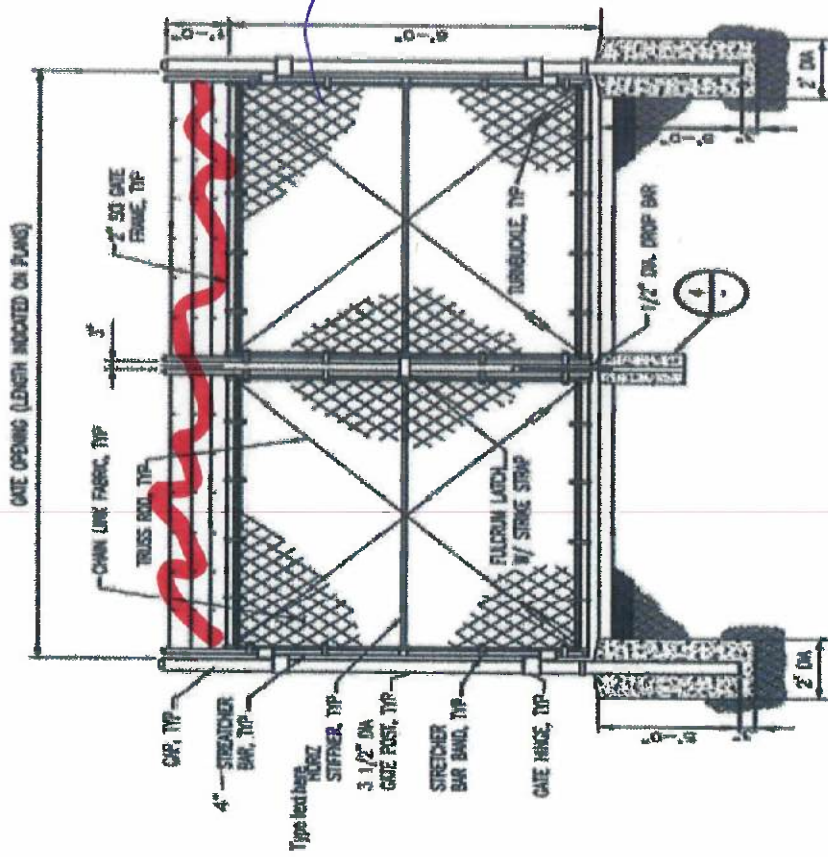
PROJECT NO.	C200
DATE	05/12
SCALE	AS SHOWN
DESIGNER	Q&A
APPROVED	
DATE	

- PLAN NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE SUBDIVISION ORDINANCE AND ALL APPLICABLE ORDINANCES.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE UTILITY ORDINANCE AND ALL APPLICABLE ORDINANCES.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE SIGNAGE ORDINANCE AND ALL APPLICABLE ORDINANCES.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE LANDSCAPE ORDINANCE AND ALL APPLICABLE ORDINANCES.
  6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE LIGHTING ORDINANCE AND ALL APPLICABLE ORDINANCES.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE TRAFFIC ORDINANCE AND ALL APPLICABLE ORDINANCES.
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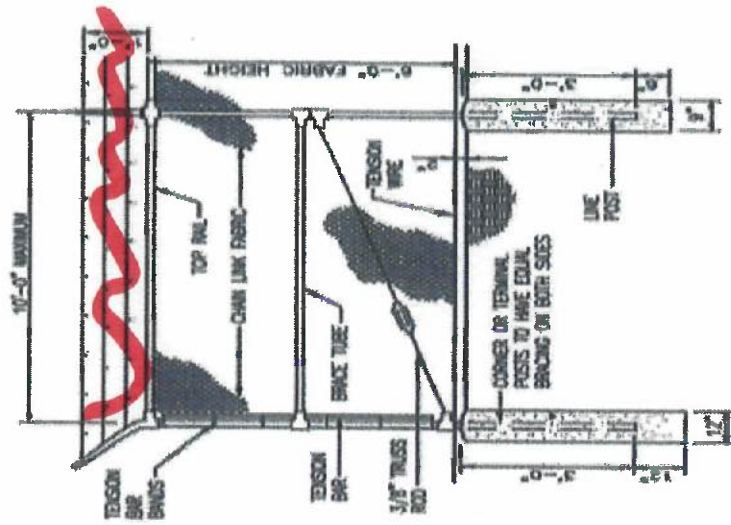


**STANDARD LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	1. CITY BOUNDARY WITH NAME
(Symbol)	2. WATER MAIN
(Symbol)	3. PRIVATE WATER MAIN INTERCHANGE
(Symbol)	4. PUBLIC BENCHMARK QUANTITY
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(Symbol)	49. PUBLIC BENCHMARK QUANTITY
(Symbol)	50. CITY BOUNDARY WITH NAME

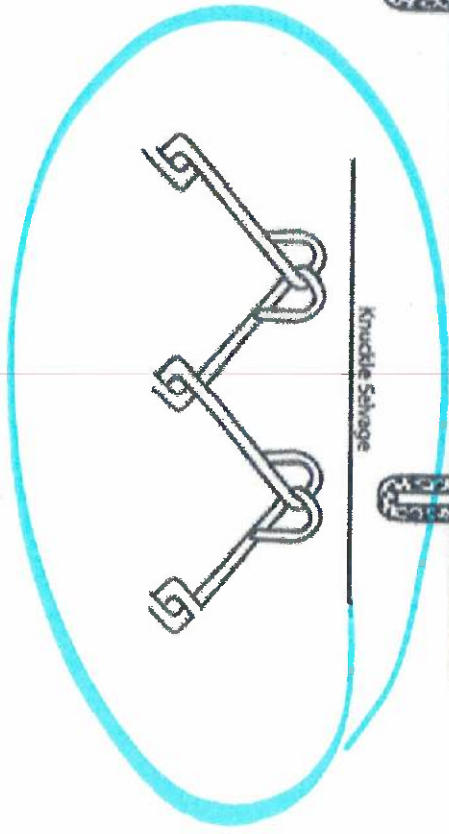
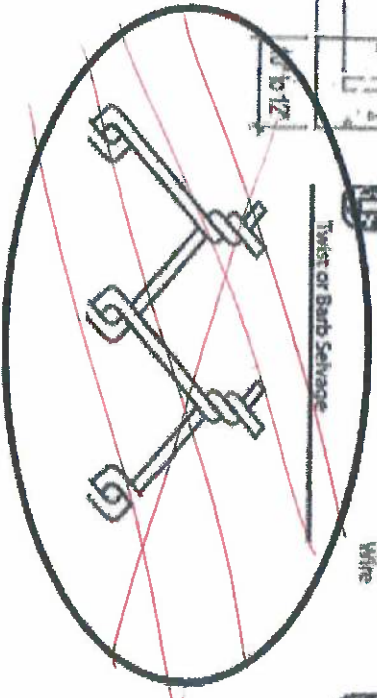
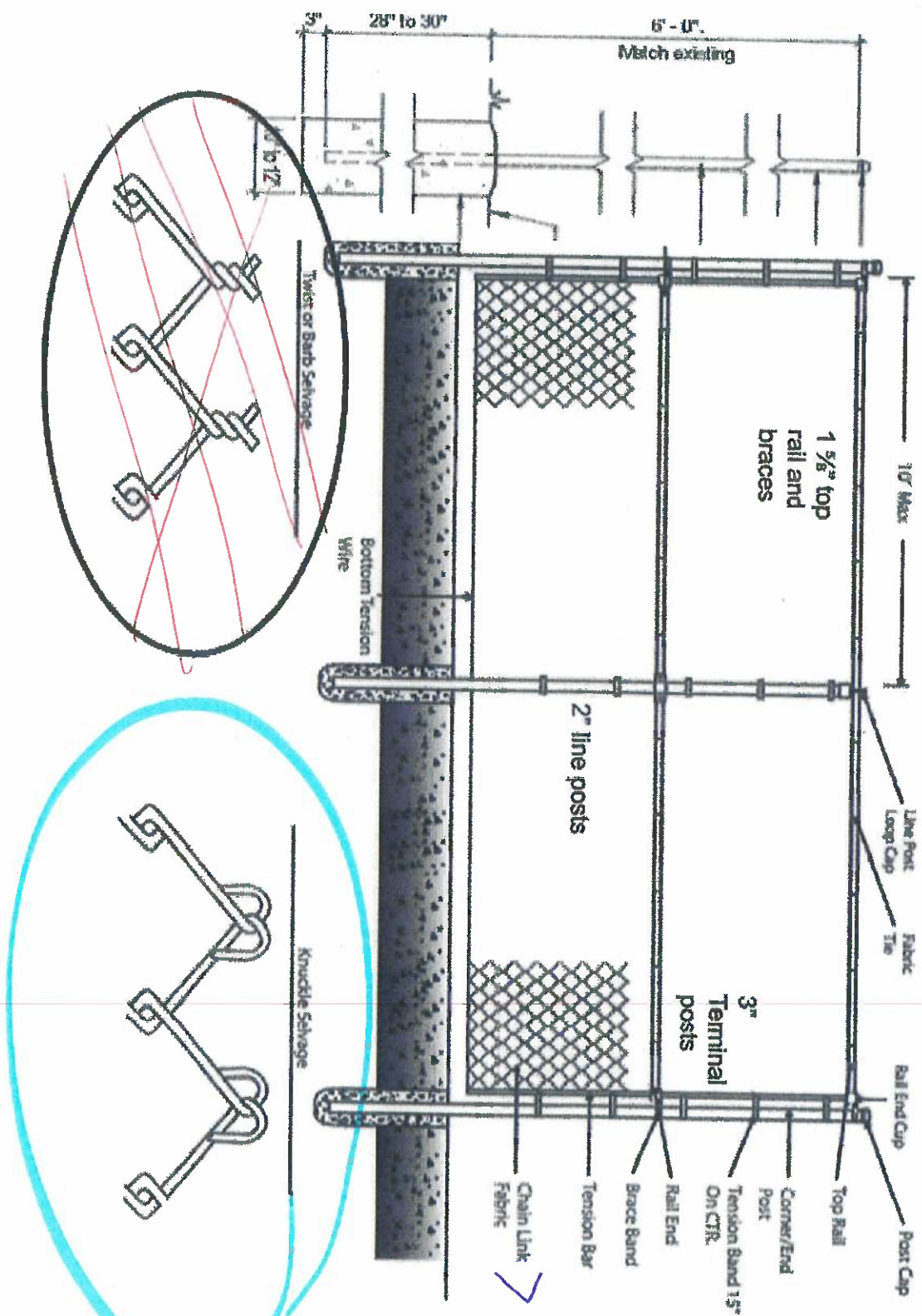


*Must be coated*



2 DOUBLE SWING CHAIN LINK GATE

1 SECURITY FENCE DETAIL  
NOT TO SCALE



Must be coated >

# Miscellaneous Building Permit Application

111 E Maple P.O. Box 1019 Independence, Mo 64051

Phone: (816) 325-7401

**FOR OFFICE USE ONLY:** Permit Number: \_\_\_\_\_ Application Date: \_\_\_\_\_

**Type of Permit**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Cell Tower         | <input type="checkbox"/> Parking Lot   |
| <input type="checkbox"/> Fire Sprinkler        | <input type="checkbox"/> Cell Tower Antenna | <input type="checkbox"/> Retaining Wall __Com__Res                                     |
| <input type="checkbox"/> Fire Suppression Hood | <input type="checkbox"/> Awning             | <input checked="" type="checkbox"/> Fence <input checked="" type="checkbox"/> Com__Res |
| <input type="checkbox"/> Fuel Storage Tank     | <input type="checkbox"/> Tent               | <input type="checkbox"/> Moving  |

**Project Information**

Project Address: 2730 S. Jackson Circle, Independence, MO 64057

Project/Tenant Name: AMR

Description of Work: Installation of 6'0 chain link fence with gates and operators and 6'0 vinyl fence for buffer per Final Site Plan for Lot 4a - The AMR Building

Does work include any site work, filling or construction in the FEMA regulated floodplain?  Yes  No

If yes, a floodplain development permit is required. Link to FEMA flood guidelines: <https://msc.fema.gov/portal>

**Fire Alarm Permits Only**

Will the alarm system be monitored?  Yes  No

**Fire Suppression Hood Permits Only**

What type of hood system?  Type I  Type II

**Fuel Storage Tank Permits Only**

Where is the storage tank located?  Above Ground  Underground

**Commercial Tent Permits Only**

Has the flame retardant certificate on the tent fabric been provided?  Yes  No

**Retaining Wall**

What is the height of the retaining wall from the footing to top of the wall? \_\_\_\_\_ feet

What is the foundation material? \_\_\_\_\_

**Fence Permits Only**

What is the depth of the support post footings? 48 inches

**Commercial Awning Permits Only**

Will the awning contain any lettering?  Yes  No

If yes, a separate sign permit is required.

**Applicant/Design Professional Information**

Applicant: Hullmark Construction LLC

Applicant Address: 2940 S. Jackson Drive, Independence, MO Zip: 64057



**General Contractor/Subcontractor Information**

General Contractor Name: Hullmark Construction LLC

Address: 2940 S. Jackson Drive, Independence, MO Zip: 64057



Electrical Contractor Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mechanical Contractor Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Plumbing Contractor Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Cost Breakdown**

Total Construction Cost: \$53,000.

**Submittal Requirements**

**-PLEASE CONTACT US AT (816) 325-7401 OR [BPpermits@INDEPMO.ORG](mailto:BPpermits@INDEPMO.ORG) FOR CURRENT SUBMITTAL PROCESS.**

To submit for a new permit please email all required documents to [bpermits@indepmo.org](mailto:bpermits@indepmo.org). Once received, the listed applicant will be notified by email on payment options.

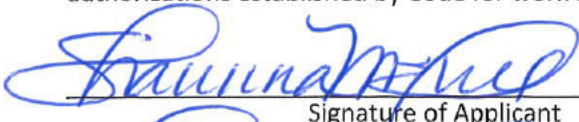
-Items may also be mailed or brought into the office to: City of Independence – ATTN: Building Permits, 111 E Maple Ave Independence, MO 64050.

-The application, plans, and fees are due at time of submittal. Incomplete submittals will not be accepted or processed. **Payment must be made before the application will be routed for review.**

**Issuance Requirements**

- All permit types require the general and trade contractor's to have or obtain a business license.
- Cell Tower, Awning, Retaining Wall, and Fence permit types require the contractor to have or obtain a contractor's license.

NOTICE TO APPLICANT: Your signature is required to validate this form. Upon signing you assume all responsibilities and authorizations established by Code for work authorized there-in.



Signature of Applicant

10/28/2025

Date



Signature of Contractor

10/28/2025

Date



## Board of Adjustment Minutes

September 18, 2025 6:30 PM

Council Chambers - 111 E. Maple Ave.

### CALL TO ORDER

A meeting of the Board of Adjustment was held at 6:30 PM on 9/18/2025, 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 - Roy Browne, John Davies, Anthony Sommer, Cody Atkinson, Cindy McClain. Absent - .

### PUBLIC HEARING(S)

1. **Case 25-999-11 – 1905 S Arlington Ave** - Variance to setback requirements.

*Gabe Glaser gave the staff report.*

#### Motion

*Board member John Davies made a motion to approve the case. Board member Anthony Sommer seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.*

2. **Case 25-999-12 – 14108 E 39<sup>th</sup> St S** - Variance to lot standards.

*Brian Harker gave the staff report.*

#### Motion

*Board member Cindy McClain made a motion to approve the case. Board member Anthony Sommer seconded the motion. The motion failed: Yes 1, No 4, Abstained 0.*

## **APPROVAL OF MINUTES**

1. July 17, 2025

### **Motion**

*Board member* Anthony Sommer made a motion to approve the case. *Board member* Cody Atkinson seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

### **ADJOURNMENT**

*The meeting was adjourned at 7:08 p.m.*