



Planning Commission Minutes

November 18, 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 6:02 PM on 11/18/2025, 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 - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Michael Young. Absent - Jose Torres.

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

Motion

Commissioner Nesbitt made a motion to approve the Consent Agenda. Commissioner Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

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.

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

Yolanda Holden, 4021 SW Flintrock Dr., Lee's Summit, stated the property is a three-bedroom home she purchased in August. She explained she felt this would be a good location to begin operating a short-term rental, particularly with the upcoming World Cup. She noted she is unsure whether she will continue operating the rental after the event.

Ms. Holden stated she will use noise-monitoring equipment set to alert her if sound levels become excessive. She said she will not tolerate noise issues, parties, or any police involvement at the property.

In response to a question from Commissioner Ashbaugh, Ms. Holden said adding a fourth bedroom would be too costly, and she is comfortable with the limit of six adults for a three-bedroom home.

Public Comments

John Hines, 3205 S. Hawthorne Ave., stated he is concerned about potential noise and traffic impacts, particularly during the World Cup. He also noted there is currently a large pile of trash beside the house that appears to be construction material. He expressed concern that the property may not be properly maintained and could negatively affect his property value.

Ms. Holden acknowledged there is some construction debris at the house and stated the contractor expects to have the work completed by this weekend and will continue removing trash throughout the week. In response to Chairwoman Wiley's question, she stated she plans to begin by listing the property on Airbnb to see how that works. She noted both of her sons live about 20 minutes away from the house and will be available to respond if there are any issues.

Motion

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

2. **Case 25-400-24 – Short-Term Rental – 21401 E. Eureka Road** – 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.

Applicant Comments

Stacy Eikenbary, 19203 E. 28th Street S., stated she and her husband live less than three miles from the property and will not host guests when they are out of town. She said it is a very quiet neighborhood and believes it is a great area to provide a place for visitors to stay.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JANUARY 13, 2026

Community Development Assistant Director Rick Arroyo noted there will not be a December meeting and that the Planning Commission is expected to meet in City Hall in January.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.