



Planning Commission Minutes

February 10, 2026 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 2/10/2026, 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, Edward Nesbitt, Dan O'Neill, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Virginia Ferguson.

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 – January 27, 2026**

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 25-400-10 – Short-Term Rental – 409 S. Main Street** – 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

Damon Caldwell, 605 N Main St, explained why he is interested in running a short-term rental and stated he is available for any questions.

In response to Commissioner Nesbitt, Mr. Caldwell stated he currently operates two short-term rentals in other cities.

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 5, No 0, Abstained 0.

2. **Case 26-400-03 – Short-Term Rental – 16401 E. Cogan Drive** – A request to operate a Short-Term Rental at the property.

Staff Presentation

Mr. 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. He confirmed to the commissioners that only four adults would be allowed due to limited parking.

Applicant Comments

Blake Webb, 16401 E Cogan Dr, explained why he is interested in running a short-term rental and stated he is available for any questions.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 26-400-04 – Short-Term Rental – 1947 Belmont Place** – 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

Nelish Patel, 1106 SW Foxtail Dr., Grain Valley, stated he is interested in operating the property as a short-term rental and made himself available for questions. Mr. Patel noted that he owns and manages other short-term rentals in other cities and that the subject property was previously used as a long-term rental.

He stated that, if approved, he would establish a regular lawn maintenance schedule and make exterior improvements to enhance the property's appearance. He also confirmed that the second driveway is paved and available for parking.

Public Comments

Sarah Diman, 2000 S. Belmont Pl., located across the street from the proposed rental, expressed concern that the street is narrow and that additional street parking could create issues.

Susie Warnock, 1936 S. Belmont Pl., stated concerns regarding potential parties and a lack of respect for the neighborhood.

Sara Totty, 2001 S. Belmont Pl., expressed concerns about landscaping and trees encroaching onto her property, as well as potential street parking impacts.

Mr. Patel acknowledged the neighbors' concerns. Regarding parking, he stated he would instruct tenants not to park on the street. To address concerns about parties, he stated he would not rent the property to individuals who reside in the Kansas City area.

He further explained that short-term rentals provide greater management control compared to long-term rentals, including the ability to terminate reservations early if issues arise. Mr. Patel stated that neighbors would be provided with contact information for the managing company in the event of concerns.

In response to Commissioner O'Neill, Mr. Glaser confirmed that no protest petition had been filed with the City.

In response to Ms. Diman, Mr. Glaser explained the definition of a short-term rental and clarified that a short-term rental license is not transferable to a subsequent property owner.

Rick Arroyo outlined the City's revocation procedures should multiple complaints be received regarding a short-term rental.

Ms. Diman asked whether she should contact the police or the property manager if a party was in progress. City Prosecutor Mitch Langford stated that she may contact the police; however, he noted that doing so may impact the relationship with the property owner and that police response options may be limited. He added that he has not received complaints regarding short-term rental tenants but frequently addresses issues involving long-term rentals.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

4. **Case 26-400-05 – Short-Term Rental – 3509 S. Maybrook Avenue** – 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

Stormie Pryor, 3510 S Maybrook Ave, stated she is interested in operating the property as a short-term rental and made herself available for questions.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING NEXT MEETING FEBRUARY 24, 2026

Mr. Arroyo announced that the March 10 Planning Commission meeting will be held at City Hall for the final time. He stated that future meetings will be conducted at a new location, which is yet to be determined. The Planning Commission will be notified once the new location has been finalized.

ADJOURNMENT

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