



## Planning Commission Minutes

February 24, 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 2/24/2026, 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, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres. Absent - Michael Young.

### 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 – February 10, 2026**

### Motion

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

### PUBLIC HEARINGS

1. **Case 26-100-02 – Rezoning – City owned properties located near Truman & Noland, Lexington & Memorial, and Lexington & Lynn** - A request to rezone the from C-2 (Commercial) and I-1 (Industrial) to HSQ (Historic Square).

### 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 explained that HSQ is a new zoning classification intended to allow the square to maintain similar development standards and to ensure that the Historic Square can remain as it currently exists today. He clarified that the rezoning applies only to city-owned properties. Individual property owners surrounding the square may request rezoning to the HSQ district at their discretion. This would allow them to rebuild according to HSQ standards rather than the current commercial standards.

Mr. Harker emphasized that this rezoning is unrelated to eminent domain. He stated that the affected properties will simply carry the new zoning designation, consistent with the previously adopted plan.

### **Public Comments**

Nina Falls, 18955 E. Geronimo Court, expressed concern about the possible elimination of the park and the rezoning of churches in the area.

Mr. Harker clarified that there are no plans to eliminate the park. He further explained that churches would only need to request rezoning if they were undertaking a major construction project, such as rebuilding after a fire.

Alversia Pettigrew, 811 N. Delaware, voiced concerns about losing the park and the possibility that the city might attempt to take her church through eminent domain.

Mr. Harker reiterated that the park is not part of the proposed rezoning and that the city has no plans to take any churches through eminent domain.

### **Motion**

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

### **OTHER BUSINESS**

1. **Case 26-400-01 – Short-Term Rental – 12115 E. 47<sup>th</sup> Terrace 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.

### **Applicant Comments**

Adam Austin, 12115 E 47th Ter S., states this is his second short-term rental in the City of Independence. He said that he currently lives at the residence and will move out before taking reservations.

### **Public Comments**

No public comments.

### **Motion**

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

2. **Case 26-400-07 – Short-Term Rental – 1425 W. Waldo 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**

Eric Benz, 12114 W 72nd Ter, Shawnee, KS, stated one side of the duplex will be used as a short-term rental and the other as a long-term rental.

### **Public Comments**

No public comments.

### **Motion**

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

### **ROUNDTABLE - NEXT MEETING MARCH 10, 2026**

Rick Arroyo distributed the draft Capital Improvement Program (CIP) document to the members. He noted that a representative from each department will be present at the March 10, 2026 meeting to address any questions regarding their respective projects.

Commissioner Ashbaugh expressed concern about companies constructing single-family homes intended solely for rental purposes. He stated that he would like City staff to explore potential measures to prevent this type of development from occurring in Independence.

### **ADJOURNMENT**

*The meeting was adjourned at 7:10 p.m.*