



## Planning Commission Minutes

March 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 3/10/2026, in the 111 E Maple Ave, 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, Michael Young. Absent - .

### 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 24, 2026

#### Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

### CASE WITHDRAWN (INFORMATION ONLY – NO ACTION REQUIRED)

1. **Case 26-400-09 – Short-Term Rental – 818 S. Main Street** – A request to operate a Short-Term Rental at the property.

## **OTHER BUSINESS**

1. **Case 26-400-12 – Short-Term Rental – 202 S. Fuller 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**

Joren Branstetter, 2003 N Ponca Dr, stated that the property used to be a long-term rental but he intends to convert it into a short-term rental due to upcoming tourist attractions in the area. He confirmed that he will comply with all applicable noise regulations and noted that he lives nearby, allowing him to promptly address any issues that may arise with tenants.

### **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 7, No 0, Abstained 0.

2. **Case 26-400-13 – Short-Term Rental – 3115 S. Vermont Avenue** – 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**

Robert Petkoff, 2504 NE Ridge Creek Ct., Blue Springs, stated that the property was previously used as a long-term rental. He intends to convert it to a short-term rental during the FIFA event. After the event concludes, he has not yet decided whether he will continue operating it as a short-term rental.

### **Public Comments**

Debra Charlene Wood, 3117 S. Vermont Ave., expressed concerns about the potential impact of short-term rental tenants on the neighborhood, particularly regarding children being exposed to possible disturbances or illegal activities.

Mr. Petkoff stated that he plans to rent the property for week-long stays rather than daily rentals. He acknowledged Ms. Wood's concerns and expressed hope that longer booking periods would encourage responsible behavior from tenants during their stay.

Chairwoman Wiley asked how Mr. Petkoff would prevent parties from occurring at the property. Mr. Petkoff responded that he has not previously experienced issues with parties at properties he has owned or managed. If needed, Mr. Petkoff stated would be able to address the issues if any arise.

### **Motion**

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

3. **Case 26-400-14 – Short-Term Rental – 2319 S. Cedar Avenue** – 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**

Joseph Ortiz, 2322 S Cedar Ave, stated that he and his wife purchased the property as an investment. He noted that he lives down the street from the short-term rental property and would be able to monitor it and address any concerns that may arise.

### **Public Comments**

No public comments.

### **Motion**

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 26-400-15 – Short-Term Rental – 3840 S. Chrysler Avenue** – 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**

Alisha Gibson, 19405 E. 78 Hwy, appeared on behalf of the applicant as the property manager. In response to Commissioner Nesbitt's concerns regarding driveway parking, she stated that up to four vehicles can park in the driveway back-to-back without encroaching onto the sidewalk. She also noted that if any concerns arise involving tenants, the property, or neighbors, BearBnB Property Management Company would be able to respond and address the issue within one hour.

Commissioner Ashbaugh asked about a photograph of the property that showed items in the driveway and inquired whether those items had been removed. Ms. Gibson stated that the photograph was taken during the previous owner's occupancy and confirmed that the current owner has since cleared the driveway.

### **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 7, No 0, Abstained 0.

## **5. Capital Improvements Program**

Rick Arroyo, Assistant Director of Community Development, presented the City of Independence's Capital Improvements Program (CIP) for 2026–2032 to the Planning Commission. He provided an overview of the program and noted that the departments included in the CIP are Police, Fire, Power and Light, Parks and Recreation, Municipal Services, and Technology Services.

Jason Peterson, Deputy Police Chief, discussed the department's plans related to the demolition of the existing police building.

Melissa Cabrera, Finance Director, presented information regarding plans for the Fire Department, including the development of three new fire stations and the associated equipment needed for firefighters.

Mike Jackson, Director of Municipal Services, discussed the department's planned projects, including bridge improvements, generator installations, wastewater treatment plant upgrades, sewer relocations, and the use of General Obligation Bond funds.

Morris Heide, Director of Parks and Recreation, outlined the department's plans for park improvements, building maintenance, and equipment maintenance and replacement.

Joe Hegendeffer, Director of Independence Power and Light, discussed future plans to expand power infrastructure to support neighborhoods and businesses throughout the city.

Jason Newkirk, Technology Services Director, presented the department's plans for the coming years, including hardware and software improvements intended to maintain and secure the city's network systems.

**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 1, Abstained 0.

**ROUNDTABLE - NEXT MEETING MARCH 24, 2026**

Chairwoman Wiley noted the March 24, 2026 meeting will be located at the Independence Municipal Commons, 20201 E Jackson Dr.

**ADJOURNMENT**

*The meeting was adjourned at 8:00 p.m.*