



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Planning Commission Minutes

March 24, 2026 6:00 PM

20201 E Jackson Drive – Room 149 – Santa Fe

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 3/24/2026, in the 20201 E Jackson Drive Room 149 - Santa Fe Conference Room, Independence, MO 64057. 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.

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

1. **Planning Commission Minutes – March 10, 2026**

PUBLIC HEARINGS

1. **Case 26-100-03 – Rezoning – 710 S. Hawthorne Avenue** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

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

Applicant not present.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt expressed concern regarding the limited timeframe available to complete the work prior to the property proceeding to demolition. Rick Arroyo noted that established processes and procedures must be followed before any demolition can occur. Mr. Harker confirmed that the applicant has been properly notified of these requirements.

Motion

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

OTHER BUSINESS

1. **Case 26-400-02 – Short-Term Rental – 3701 S. Scott 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

Shawn Foster, 3909 S. Phelps Rd, stated that the property had a history of high crime prior to his purchase and subsequent renovation. Mr. Foster expressed his intent to operate a high-quality Short-Term Rental at this location. He also noted that he owns and manages another Short-Term Rental property that has operated successfully without complaints or issues.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt inquired about the potential for future expansion of parking to better accommodate guests. The applicant stated that, due to the involvement of additional partners in the property, he could not confirm whether the driveway would be expanded. Chairwoman Wiley requested that staff clarify the applicable parking regulations. Mr. Glaser explained that

the dimensions of Mr. Foster's property are sufficient to accommodate two vehicles on-site, with an additional vehicle permitted on the street. Chairwoman Wiley confirmed with Mr. Glaser that the current parking arrangement complies with applicable regulations.

Motion

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

2. **Case 26-400-16 – Short-Term Rental – 2880 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

Daniel Robison, 1631 Berry Ct, stated that he and his father have renovated the property in preparation for use as a short-term rental and look forward to offering it for occupancy. He noted that while this will be his first short-term rental, he has experience managing multiple long-term rental properties in neighboring cities.

Public Comments

No public comments.

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 26-400-19 – Short-Term Rental – 17101 E Berry Ln** – 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

Isabella Bare, 19315 Holke Rd, identified herself as the responsible agent for the short-term rental alongside the applicant, Joseph O'Loughlin, 3601 S. Marshall Dr. Mr. O'Loughlin stated that their goal is to create a welcoming environment for guests to enjoy the city, noting their commitment to maintaining and supporting the surrounding neighborhood. Ms. Bare and Mr. O'Loughlin indicated that they reside within minutes of the property and are able to respond to guest needs in a timely manner. They also noted that substantial renovations have been

completed to bring the property to a high standard and that they operate other successful short-term rentals in neighboring cities.

Commissioner Ashbaugh inquired about the front stairs, referencing a 2024 image. Ms. Bare and Mr. O’Loughlin confirmed that stairs are currently in place but did not specify when they were installed.

Public Comments

Jon Skoch, 2809 S. Baker Rd., expressed opposition to the use of the property as a short-term rental, stating that the neighborhood has historically been quiet and free of issues during his two years of ownership, until short-term rental activity began within the past month. Mr. Glaser addressed comments regarding the property being rented prior to Planning Commission approval, noting that such activity constitutes a code violation.

Mr. Skoch described two specific incidents. On March 6, 2026, he reported a large party at the property involving approximately 25–30 vehicles impacting surrounding homes. A second incident on March 14, 2026, involved guests with two dogs that exited the property and approached a pedestrian riding a bicycle. Mr. Skoch expressed concern for the safety of his family and neighbors and noted that existing long-term rental properties in the area have not created similar issues.

Jackie Davis, 2700 Baker Rd., stated that she regularly walks her dogs in the neighborhood and has observed multiple occupants and varying vehicles at the property. She also expressed concern regarding the applicants’ awareness of construction and renovation activities at the site. Ms. Davis indicated that she moved to the neighborhood seeking stability after leaving a community that had transitioned to short-term rentals, and she does not want a similar change in her current neighborhood. While she expressed acceptance of long-term rentals, she stated opposition to short-term rentals in the area.

Ms. Bare and Mr. O’Loughlin responded to the concerns raised. Mr. O’Loughlin stated that the property has the potential to contribute positively to the neighborhood. Ms. Bare acknowledged concerns regarding the rental of the property prior to approval and stated that additional measures have since been implemented, including security cameras, noise monitoring devices, and motion sensors. She also addressed the reported party, stating that the guests were reported to Airbnb and subsequently removed from the platform for violating property rules. Ms. Bare reiterated their intent to operate the property in a manner that maintains a quiet and respectful environment for the neighborhood.

Commissioner Comments

Chairwoman Wiley inquired about the applicants’ outreach to neighboring residents. Mr. O’Loughlin stated that he provided surrounding neighbors with his contact information, along with an apology letter, to address any potential concerns. Ms. Bare added that a strict parking

policy will be implemented.

Commissioner Nesbitt asked how long the property had been operating as a short-term rental. Mr. O'Loughlin stated that rentals began in the last week of February 2026 as an initial trial period. He further indicated his understanding that short-term rental restrictions would be lifted in approximately two months. When asked whether they were aware that a permit was required prior to renting, Ms. Bare stated that she had not been informed of this requirement by staff.

Mr. O'Loughlin issued an apology to staff, the Commissioners, and Chairwoman Wiley for not following the required permit application process.

Chairwoman Wiley asked staff to explain the standard process for short-term rental applications. Mr. Glaser stated that applicants are required to obtain a business license, which includes Planning Commission approval.

Mr. Glaser also addressed the issue of the property being rented prior to approval. He explained that, during the application review process, staff examines police reports associated with the property. An application was submitted on February 4 through a third-party portal used by operators. At that time, staff reviewed available records and found no indication of rental activity or related police reports. Staff was therefore unaware that the property was being rented at the time of application and had not received any reports indicating occupancy by renters.

Commissioner Ashbaugh asked Mr. Skoch whether he had contacted the police regarding the incidents on March 6 and March 14. Mr. Skoch stated that he had not, as he was uncertain whether it was appropriate, and instead chose to observe whether the applicants would address the issues. He added that he would contact the police if similar incidents occur in the future. Ms. Bare stated that, following the departure of the guests, she inspected the property and found that the noise monitoring device had been tampered with; she indicated that the equipment has since been updated.

Commissioner Ashbaugh asked staff whether repeated incidents, such as parties, could result in revocation if the short-term rental were approved. Rick Arroyo responded that staff could initiate revocation proceedings if two or more complaints are received within a three-month period, or if violations occur that endanger public safety, health, or welfare. In such cases, the matter would be brought before the Planning Commission for consideration of revocation.

Commissioner Ashbaugh also asked whether the applicants could reapply if the request were denied. Mr. Arroyo confirmed that reapplication would be permitted.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was rejected Yes 3, No 4, Abstained 0.

4. **Case 26-400-20 – Short-Term Rental – 3307 S. Chrysler 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

Heidi Lopez-Huezo, 1600 NW 38th St, Kansas City, stated that this is the first property she and her fiancé have undertaken. Ms. Lopez-Huezo indicated that she is readily available by phone at all times and is committed to complying with all applicable city codes and operating ordinances. She added that she has long been interested in operating a short-term rental alongside long-term rental properties.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING APRIL 14, 2026

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.