



Planning Commission

May 12, 2026 6:00 PM,

20201 E Jackson Drive – Room 149 – Santa Fe

CALL TO ORDER

ROLL CALL

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 – April 14, 2026**

OTHER BUSINESS

1. **Case 26-400-47 – Short-Term Rental – 1110 S Crisp Ave** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-48 – Short-Term Rental – 4125 S River Blvd** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING JUNE 9, 2026

ADJOURNMENT



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Planning Commission Minutes

April 14, 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 4/14/2026, 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.

1. Planning Commission Minutes – March 24, 2026

Motion

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

OTHER BUSINESS

1. **Case 26-400-18 – Short-Term Rental – 317 N. Cogan 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.

Commissioner Nesbitt stated that since Cogan is a narrow street, he would like to add another condition that would prevent street parking to staff's recommendation.

Applicant Comments

Dana VanDiver, 10241 NW 57th Terrace, Parkville, stated that she is the property owner and has long intended to operate an Airbnb. She outlined her proposed noise monitoring and parking plans, and stated that parties and smoking would not be permitted on the premises. Ms. VanDiver indicated she is willing to inform guests that street parking will not be allowed. She also stated that she plans to provide neighboring residents with her personal cell phone number so they may contact her directly regarding any concerns.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to add a condition that street parking not be allowed. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 2, Abstained 0.

Commissioner Dan O'Neill made a motion to approve the case with conditions as outlined by staff and the new condition added by the Planning Commission. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Case 26-400-22 – Short-Term Rental – 14104 E. 39th Street S.** – 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.

Commissioner Nesbitt noted street parking would not be allowed on 39th Street.

Applicant Comments

Steven Ward, 18213 Cliff Drive, stated that his grandfather assisted in constructing the duplex. He indicated that he has spoken with neighboring residents, who expressed concerns regarding a potential increase in crime. Mr. Ward stated that he informed them of the noise monitoring device that would be in place and provided his contact information so they may reach him directly with any concerns. He also noted that he will utilize guest screening services to help ensure responsible rentals. Mr. Ward stated that he completed a sex trafficking awareness course recommended by Airbnb and intends to accommodate stays longer than single-night rentals.

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 26-400-23 – Short-Term Rental – 1312 S. Emery 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.

In response to Chairwoman Wiley's question, Mr. Glaser stated the driveway was recently improved.

Applicant Comments

Alla Gorelik, 125 Revere St Unit C, Canton, MA, stated she works in the airline industry and likes Kansas City. Ms. Sole said this house has recently been renovated. She said she's hired a property management company who will respond within 10 minutes if there are any issues. She said her agent is also available to respond to any issues. Ms Sole said they discussed this proposal with neighbors and provided the neighbors with her and the property management company's contact information.

Public Comments

Shaun Foster, 3909 S. Phelps Road, stated he's been helping Ms. Sole with getting this Airbnb set up. He said Ms. Sole wants to be a good neighbor and has a support system for this operation.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Glaser stated that Ms. Gorelik had provided the property management company information to City staff.

In response to Commissioner Ashbaugh's question, Mr. Glaser stated that a property management company carries the same authority to address and handle any issues.

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.

4. **Case 26-400-25 – Short-Term Rental – 3829 S. Crane 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

Candice Moore, 601 NE Persimmon Circle, Lee's Summit, stated that the property was her mother's home and that she wishes to keep it within her family. She indicated that she has experience managing rental properties and has received guidance from a friend who operates Airbnbs. Ms. Moore stated that she is familiar with the neighboring residents and that they have her contact information to reach her with any concerns. She also noted that she resides approximately five minutes from the property.

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 7, No 0, Abstained 0.

5. **Case 26-400-26 – Short-Term Rental – 3021 Porter Road** – A request to operate a Short-Term Rental at the property.

Commissioner Young stated that he would recuse himself from consideration of this case due to his company's involvement with the subject 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

John Ross, 12611 Cherokee Lane, Leawood, Kansas, stated that he owns multiple rental properties, including one in Sugar Creek, and that the subject property in Independence had previously been used as a long-term rental. He indicated that he has long been interested in operating a short-term rental and would also like to make the property available for visiting family members. Mr. Ross stated that long-term rentals can present challenges with property upkeep, such as tenants failing to maintain the lawn or overall condition of the home, and he believes a short-term rental would allow him to better maintain the property for the benefit of the neighborhood.

In response to a question from Commissioner Nesbitt, Mr. Ross stated that the washer and dryer are located in the basement, and guests would have limited access to that area.

Public Comments

Mark Stewart, 3012 Porter Road, stated that there are already three rental properties in the neighborhood and that residents have expressed concerns. He noted that there are several children in the area and stated that if neighbors need to contact a property owner regarding an issue, it indicates that a problem has already occurred. Mr. Stewart stated that he would be supportive of a long-term rental but not a short-term rental.

In response, Mr. Ross stated that a long-term rental does not allow him to maintain the property to the same standard as a short-term rental. He indicated that he plans to screen guests and take all reasonable steps to select responsible renters. He also stated that, based on his data, the property is expected to be rented approximately 50 percent of the time. Mr. Ross stated he will give the neighbors his phone number in case they have any issues arise that they need to speak to him about.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Glaser stated there was no valid legal protest petition submitted for this case.

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 1.

6. **Case 26-400-27 – Short-Term Rental – 12717 E. 48th Street S.** – 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. In response to Chairwoman Wiley's question, Mr. Glaser stated the homeowner does live at the residence and plans to make other accommodations when the home is rented out.

Applicant Comments

Maria Leathers, 12717 E. 48th Street S, stated that she resides in a well-maintained neighborhood. She indicated that her fiancée lives approximately five minutes away and that she plans to relocate to his residence when she rents out her home. Ms. Leathers stated that she intends to market the home primarily to seniors visiting the area. She noted that she is familiar with her neighbors and that they have the ability to contact her directly with any concerns. Ms. Leathers also stated that she consulted with her homeowners association, which indicated that short-term rentals are permitted.

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 7, No 0, Abstained 0.

7. **Case 26-400-33 – Short-Term Rental – 1526 E. Hayward 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

Ginny Weatherman, 9154 W. 194th Terrace, Bucyrus, Kansas, stated that she purchased the home last summer and has met several of her neighbors. She indicated that she has provided them with her phone number in the event any issues arise. Ms. Weatherman stated that her intent is to operate the property as a short-term rental during FIFA and, if successful, to continue operating it thereafter.

In response to a question from Commissioner Nesbitt, Ms. Weatherman stated that the basement would be locked and inaccessible to guests, and noted that the washer and dryer are located in the garage. She also stated that she resides approximately 45 minutes from the property. Staff noted that City Code requires a property manager to be located within a one-hour drive, and that this requirement is satisfied.

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.

8. **Case 26-400-35 – Short-Term Rental – 15212 E. 33rd Street S.** – 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

Ariel Vickery, 4313 S Briar Cliff Ave, Kansas City, stated her primary request is to operate between one week and twelve months. She said this usually includes families that endure a house fire or traveling medical professionals. She said the short-term rental would only help in between those longer-term rentals. She said she lives less than 5 minutes from the property.

In response to Chairwoman Wiley's question, Mr. Glaser stated Ms. Vickery would be allowed to run both a short-term rental and long-term rental as long as they are not booked at the same type for both types of rental. He noted she would also need a landlord license for any long-term rentals. Ms. Vickery stated she does have a landlord license for those long-term rentals.

Public Comments

Veronica Bolton, 6421 N. Greenhills Road, Kansas City, stated that she has done business with the Vickerys for many years and spoke to their character, noting that they are trustworthy and follow through on their commitments.

Marvin Sands, 15318 E. 33rd Street, stated that he has lived at his residence for 50 years. He expressed concern that approval of a short-term rental would set a precedent for similar activity in the neighborhood. He added that the neighborhood was intended for family living, not short-term occupancy.

Brandon Holder, 15301 E. 33rd Street, stated that this is a family-oriented neighborhood where residents know one another. He said Ms. Vickery has not communicated with neighbors and that when contacted, responses have been impersonal.

Mark Couch, 15306 E. 33rd Street, stated that he is opposed to the property being used as a short-term rental, expressing concern about unfamiliar individuals in the neighborhood around children.

Jeana Smead, 15206 E. 33rd Street, stated that she appreciates the concept of mid-term rentals but does not support allowing short-term rentals. She also noted concerns regarding trash at the

property.

Ms. Vickery stated that she understands the concerns and will work to improve communication with neighbors. She explained that short-term rentals would be limited and used only to fill vacancies between mid-term tenants. Ms. Vickery added that she could notify neighbors of guest arrivals and departures if helpful. She also noted that she lived at the property for 12 years but is not very social and has not regularly engaged with neighbors.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

9. **Case 26-400-37 – Short-Term Rental – 3416 S. Oxford 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

Veronica Bolton, 6421 N Greenhills Road, Kansas City, stated the property is currently owned by Andrew Steffen who lives in Florida. He owns both sides of the duplex and have both been used as long-term rentals in the past. Ms. Bolton said one lease was up, so they decided to turn that side into a short-term rental. They have talked to the other long-term renter, and he's okay with this plan and will let the property manager know if he has any issues with a short-term renter. Ms. Bolton said the owner owns several properties in Kansas City.

In response to Commissioner Nesbitt's question, Ms. Bolton said she doesn't get a lot of complaints on short-term rentals, nor do they see issues with parties.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING MAY 12, 2026

Commissioner Torres asked whether the City has information available on its website explaining

why short-term rentals may not be more concerning than long-term rentals. Mr. Arroyo stated that the website currently includes information on the application process only but noted that additional informational content could be considered.

Commissioner Ashbaugh asked whether the City has reviewed any regulations related to build-to-rent developments. Mr. Arroyo stated that such developments would require a Planned Unit Development (PUD) and would be subject to review and approval by both the Planning Commission and City Council.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

MEETING DATE: May 12, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1110 S Crisp Ave

CASE NUMBER/REQUEST: **Case 26-400-47 – Short-Term Rental – 1110 S Crisp Ave** - A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 1110 S Crisp Ave

APPLICANT/OWNER: Ian Vessey, AGreatBiz

APPLICANT ADDRESS: 523 NW 65th Ter, Kansas City, Mo 64118

SUBJECT PROPERTY ZONING/LAND USE: R-12 (Two-Family Residential)/Single-Family Residence

SURROUNDING ZONINGS/LAND USES:

N: R-12 (Two-Family Residential) / Single-Family Residence

S: C-2 (General Commercial) / Vacant Land

E: R-12 (Two-Family Residential) / Single-Family Residence

W: C-2 (General Commercial) / Vacant Land

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed April 22, 2026
- Notification signs were posted on the property April 24, 2026

FURTHER ACTION:

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) adults total.
5. The maximum number of bedrooms shall be four (4).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 1110 S Crisp Ave.

Current Zoning: R-12 (Two-Family Residential) **Current Use:** Single-Family

Former Zoning: Prior to 2009: R-2 (Two-Family Residential)

Prior to 1980: R-2 (Two-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The subject site is located within the Fairmount Highlands subdivision recorded in 1920. Jackson County records indicate the dwelling was built in 1940. The property was annexed to the City of Independence in 1961. Upon adoption of the zoning ordinance, in 1965, the property was designated with a two-family zoning classification. It has remained under that zoning classification since.

The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 10,450 square feet in size. County records indicate the dwelling encloses +/-1,660 square feet of living area. The dwelling consists of bungalow style architecture, and features lap siding.

Characteristics of the Area:

The subject site is situated at the northeast corner of Sterling Avenue and Truman Road. Various zoning district classifications and land uses characterize the area. Surrounding commercial uses include auto repair shops, gas stations, restaurants, and health services. Residential neighborhoods to the north and east consist of residences of similar age and characteristics.

Parking:

A single-car wide driveway approximately 60 feet in length, and a parking area in the side yard provide enough parking for 3 vehicles. An additional street parking space is available for guests. The available parking for the proposed short-term rental meets the minimum standards for short-term rentals.

Unruly Guest/Security:

The applicant has indicated the use of a noise monitoring device as part of their noise management plan. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to a trash service.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a four-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

1110 S Crisp Ave Independence MO 64054

STR License

Submitted

Application number

A00228

Application date

2026-03-16

Applicant name

Ian Vessey

> Collapse details

Submitted

Send license

Edit

Property Address

1110 S CRISP AVE INDEPENDENCE MO 64054

Parcel Number

27110180702000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Ian

Last Name

Vessey

Company Name

AGreatBiz



Mailing Address

523 NW 65th Ter, Kansas City, MO 64118

Property Owner(s)

Property Owner #1

First Name

Ian

Last Name

Vessey

Company Name

AGreatBiz



Mailing Address

523 NW 65th Ter, Kansas City, MO 64118

Property Manager

First Name Last Name Company Name
Ian Vessey AGreatBiz



Mailing Address

523 NW 65th Ter, Kansas City, MO 64118

Responsible Agent

First Name Last Name Company Name
Ian Vessey AGreatBiz



Mailing Address

523 NW 65th Ter, Kansas City, MO 64118

Verification Documents

Floor Plan

[floor_plan_2026-03-16-135051.pdf](#)

Evacuation Plan

[fire_safety_2026-03-16-135051.pdf](#)

Parking Plan

[parking_spaces_2026-03-16-135051.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

8

What is your proposed total occupancy?

10

Is street parking allowed?

Yes

Please provide your Noise Management Plan: ^

The property will have two decibel detectors, located on each side of the home. The devices will alert the responsible agent if the noise is sustained at over 60 decibels for more than 5 minutes between the hours of 10pm to 8am. The Good Neighbor Guidelines will be posted in the home, as well as referred to in all listings.

Please provide your Trash Disposal & Collection Plan: ^

Trash will be picked up each Wednesday morning. Both the trash and recycling bins are labeled with rules and the trash plan. Both bins need to be placed at the street by Tuesday night by 10pm.

Please provide all platforms that you plan to advertise on. ^

Airbnb, VRBO

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: April 22, 2026

Case Number: 26-400-47

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 1110 S Crisp Ave

Total Maximum occupancy: Eight (8) guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Ian Vessey, AGreatBiz

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: May 12, 2026 at 6:00 p.m.

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons

20201 E Jackson Drive, Independence, MO 64057

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel C Glaser

Gabriel C Glaser

Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

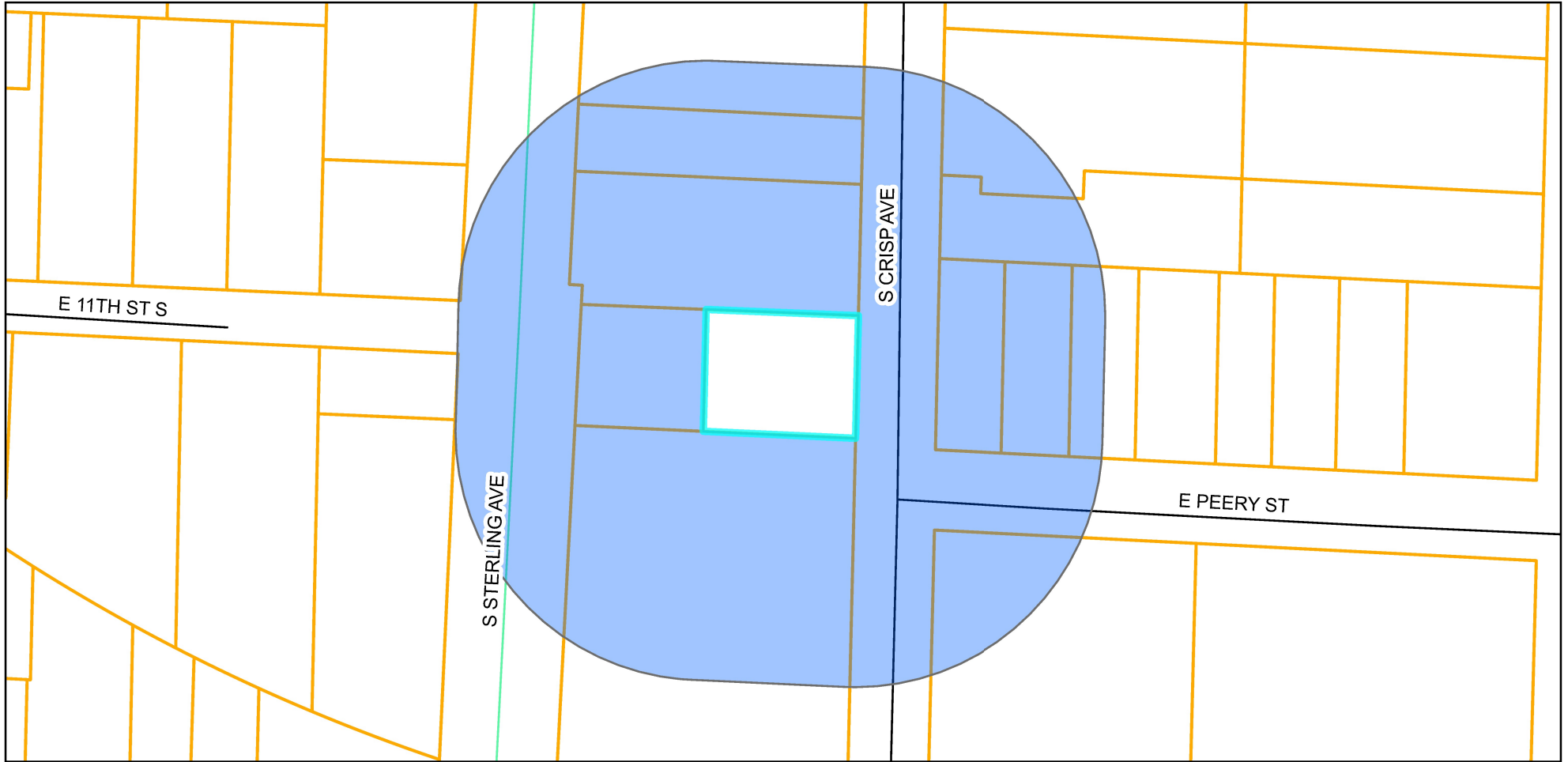
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1020 S STERLING AVE	HUANG WEILE & LIU JOAN	1020 S STERLING AVE	INDEPENDENCE	MO	64054
1100 S STERLING AVE	SAITTA INVESTMENTS LLC	12104 E 39TH TER	INDEPENDENCE	MO	64052
1101 S CRISP AVE	1101 S CRISP LLC	5477 OWENS WOOD CT	CENTREVILLE	VA	20120
1102 S CRISP AVE	PHANTER LLC	9020 NE 123RD ST	LIBERTY	MO	64068
1103 S CRISP AVE	ALONZO EULISER	1103 S CRISP AVE	INDEPENDENCE	MO	64054
1104 S CRISP AVE	ARF 6 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
1106 S CRISP AVE	EVAN GOLDSTEIN LIVING TRUST DATED 04/30/2019	9053 TAMAROA TER	SKOKIE	IL	60076
1107 S CRISP AVE	REYES AYALA ROSE ELENA	1107 S CRISP AVE	INDEPENDENCE	MO	64054
11200 E TRUMAN RD	SINGH JAPNIK	2232 WABASH CIR	SPARKS	NV	89434
11202 E PEERY ST	LAND TRUST OF JACKSON COUNTY, MISSOURI	4035 CENTRAL	KANSAS CITY	MO	64111
11204 E PEERY ST	BECKNER DOROTHY JEAN	1704 E 223RD	CLEVELAND	MO	64734
11206 E TRUMAN RD	AUTOZONE INC	P O BOX 2198 DEPT 8088	MEMPHIS	TN	38101-2198

Notification Area Map


1110 S Crisp Ave

Case #26-400-47



Legend

 Notification Area

0 75 150 300 US Feet


Prepared For: Planning Commission
Meeting Date: May 12, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

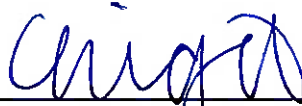
COUNTY OF JACKSON

Case No. 26-400-47

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 22 day of April, 2026.



Signature of Agent, Owner or Attorney

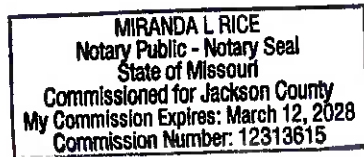
Subscribed and sworn to before me this 22 day of April, 2026.

Miranda L Rice

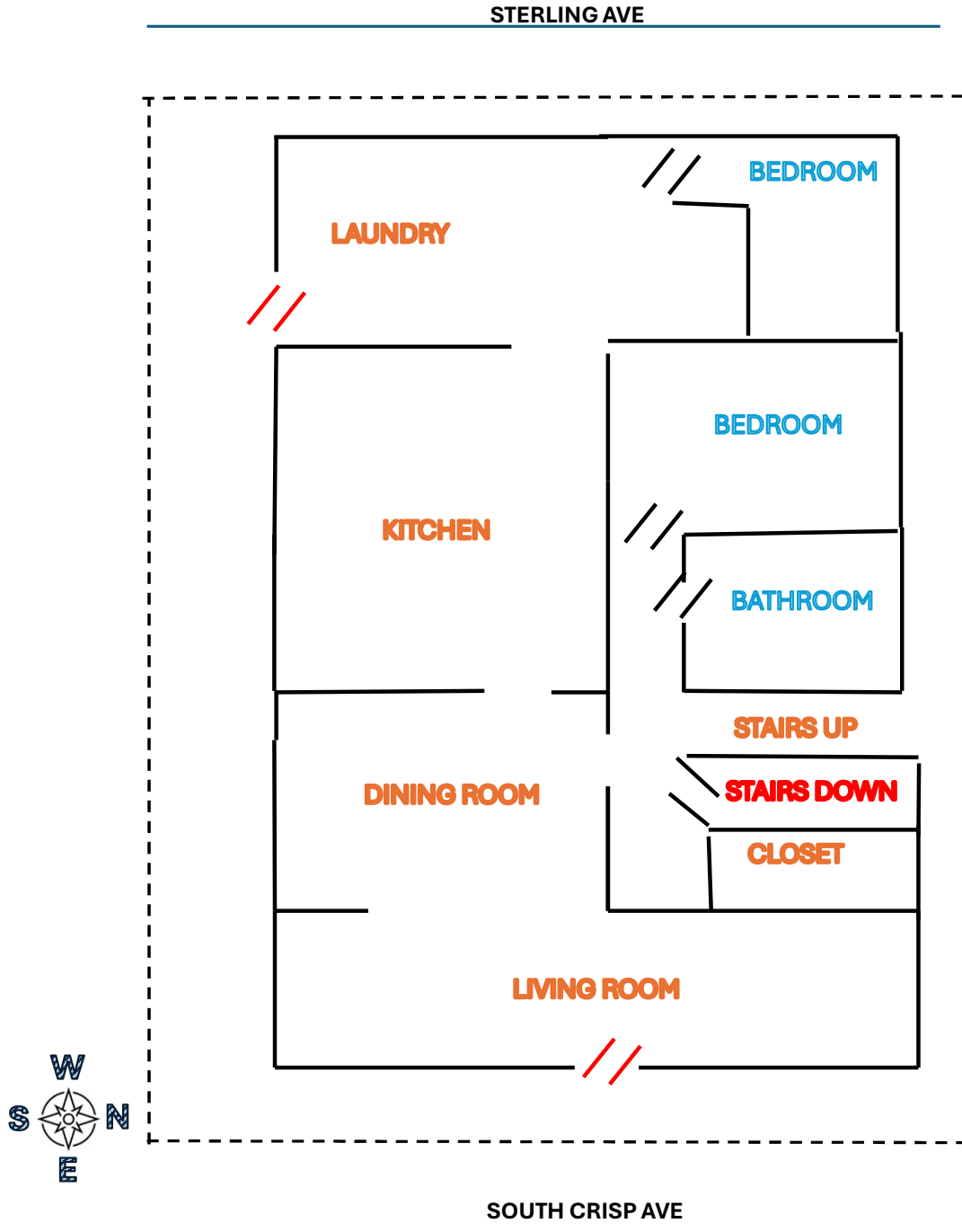
Notary Public

03-12-2028

Commission Expiration Date

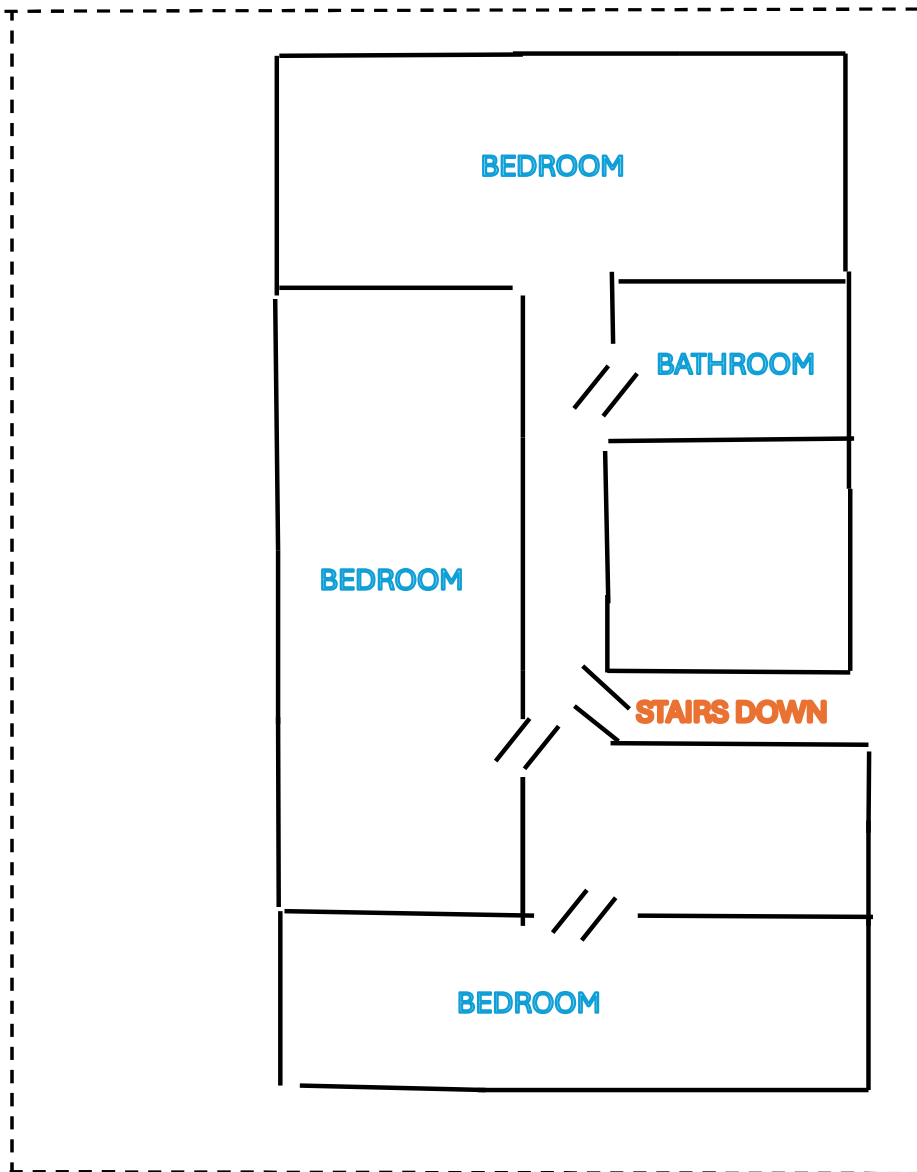


FLOOR PLAN
1110 S CRISP AVE
MAIN LEVEL



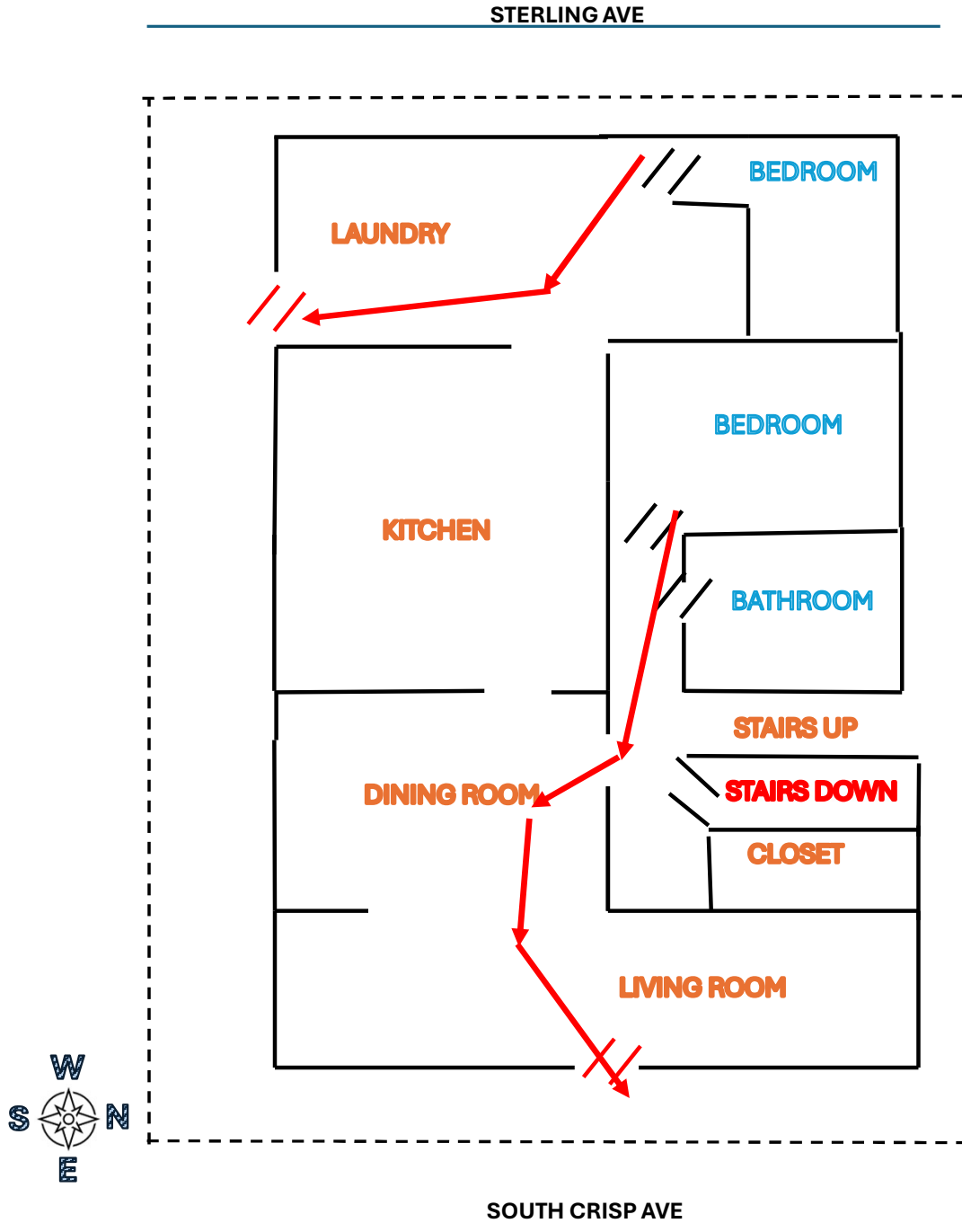
FLOOR PLAN
1110 S CRISP AVE
2nd Level

STERLING AVE

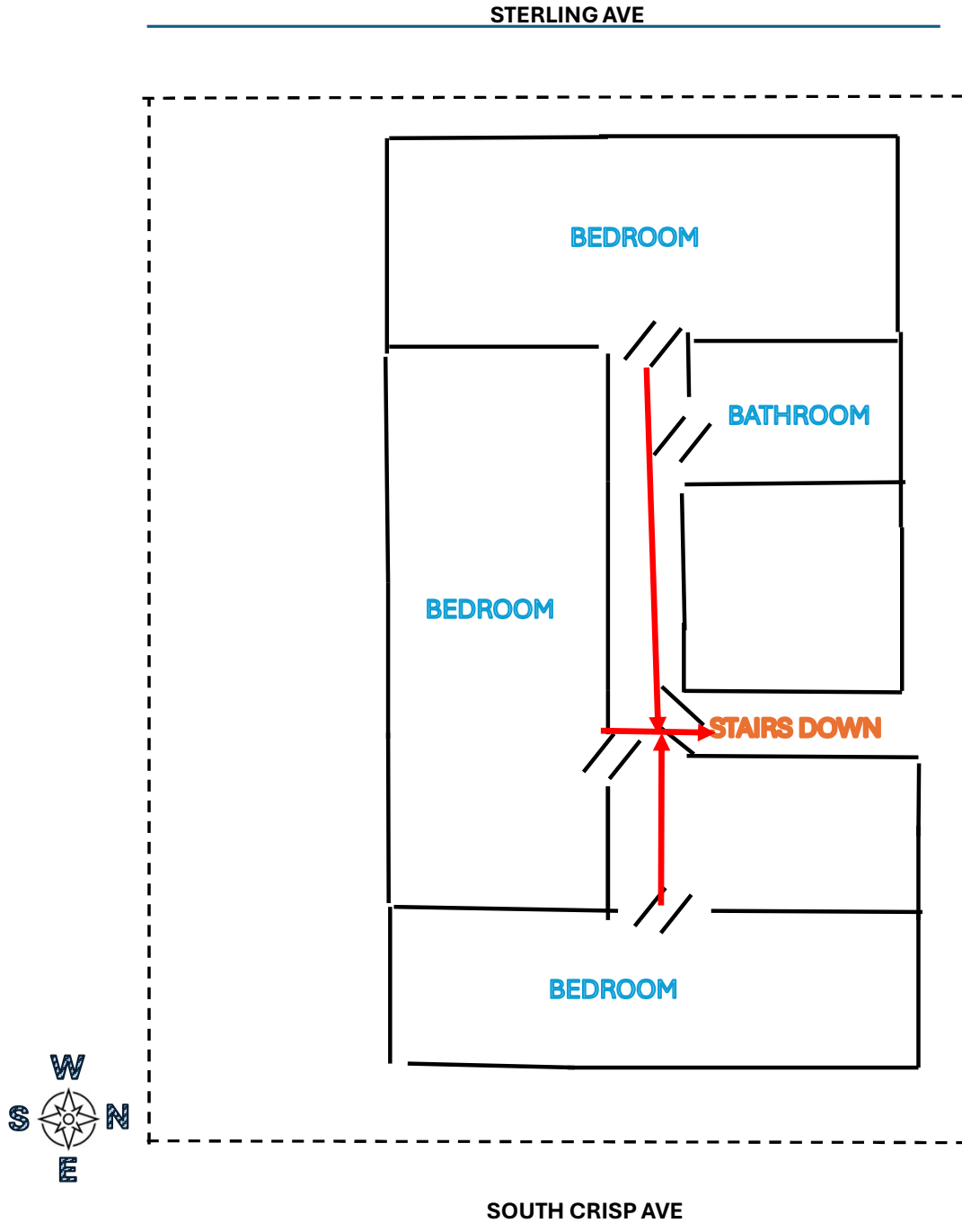


SOUTH CRISP AVE

EVACUATION PLAN
1110 S CRISP AVE
MAIN LEVEL

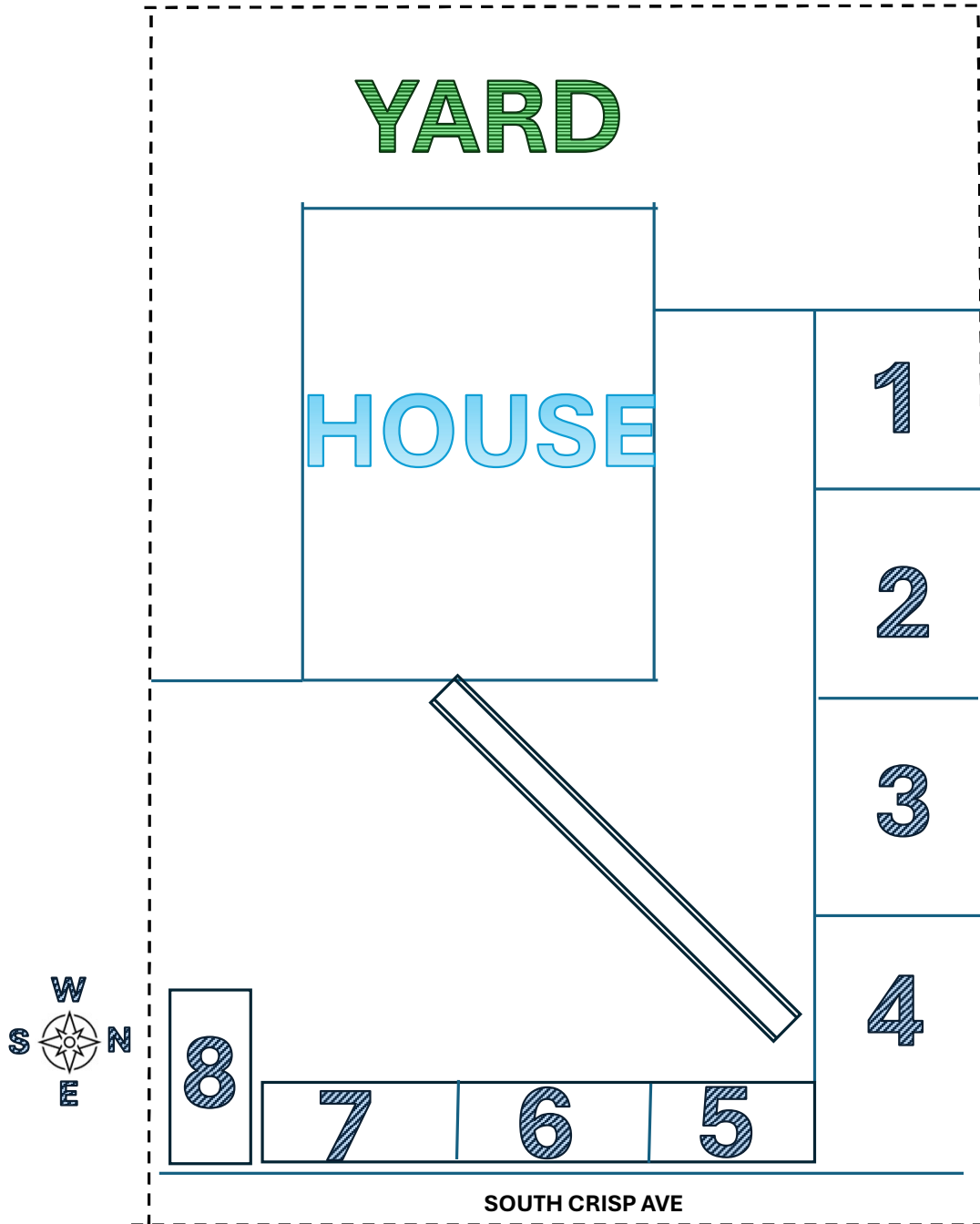


EVACUATION PLAN
1110 S CRISP AVE
2nd Level



PARKING PLAN
1110 S CRISP AVE

STERLING AVE



Nearest Short Term Rental

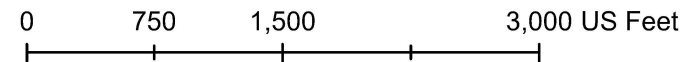
1110 S Crisp Ave

Case #26-400-47



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
Meeting Date: May 12, 2026



MEETING DATE: May 12, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 4125 S River Blvd

CASE NUMBER/REQUEST: **Case 26-400-48 – Short-Term Rental – 4125 S River Blvd** - A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 4125 S River Blvd

APPLICANT/OWNER: Danny and Karen Price, Landmark Equity Group

APPLICANT ADDRESS: 15954 S Murlen #264, Olathe KS, 66062

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)/Single-Family Residence

SURROUNDING ZONINGS/LAND USES:

N: R-6 (Single-Family Residential) / Single-Family Residence

S: R-6 (Single-Family Residential) / Single-Family Residence

E: R-6 (Single-Family Residential) / Single-Family Residence

W: R-6 (Single-Family Residential) / Single-Family Residence

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed April 22, 2026
- Notification signs were posted on the property April 24, 2026

FURTHER ACTION:

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) adults total.
5. The maximum number of bedrooms shall be three (3).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 4125 S River Blvd.

Current Zoning: R-6 (Single-Family Residential) **Current Use:** Single-Family

Former Zoning: Prior to 2009: R-1b (Single-Family Residential)

Prior to 1980: R-1 (Single-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The subject site was annexed into the city in 1956 and is located within the Fairway Gardens subdivision recorded in 1959. Jackson County records indicate the dwelling was built in 1961. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. It has remained under that zoning classification since.

The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 10,000 square feet in size. County records indicate the dwelling encloses +/-912 square feet of living area. The dwelling consists of ranch style architecture, and features shingle siding.

Characteristics of the Area:

The subject site is situated at the northeast corner of 42nd Street and River Boulevard. The surrounding area is characterized by a single-family zoning district classification. Residences in the surrounding subdivisions are of similar age and characteristics.

Parking:

A two-car wide driveway approximately provide enough parking for 2 vehicles. An additional street parking space is available for guests. The available parking for the proposed short-term rental meets the minimum standards for short-term rentals.

Unruly Guest/Security:

The applicant has indicated the use of a noise monitoring device as part of their noise management plan. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Waste Management for trash collection.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

4125 S River Blvd Independence MO 64055

STR License

Submitted

Application number

A00229

Application date

2026-03-16

Applicant name

Danny Price

> Collapse details

Submitted

Send license

Edit

Property Address

4125 S RIVER BLVD INDEPENDENCE MO 64055

Parcel Number

33340102200000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Danny

Last Name

Price

Company Name

Landmark Equity Group, LLC



Mailing Address

15954 S Murlen #264 Olathe KS 66062

Property Owner(s)

Property Owner #1

First Name

Danny

Last Name

Price

Company Name

Landmark Equity Group, LLC



Mailing Address

15954 S Murlen #264 Olathe KS 66062

Rentalscape Property Overview - 3/30/2026 / 8:50:57 A

Property Manager

First Name	Last Name	Company Name	
Danny	Price	Landmark Equity Group, LLC	[Redacted]

[Redacted]	Mailing Address
	15954 S Murlen #264 Olathe KS 66062

Responsible Agent

First Name	Last Name	Company Name	
Karen	Price	Landmark Equity Group	[Redacted]


Mailing Address
15954 S Murlen #264 Olathe KS 66062

Verification Documents

Floor Plan	Evacuation Plan
floor_plan_2026-03-16-225516.pdf	fire_safety_2026-03-16-225516.pdf


Parking Plan
[parking_spaces_2026-03-16-225516.pdf](#)

Supplemental Questions

Collapse all 

What is the total number of bedrooms? 

3

Total number of parking spaces available on the property? 

2

What is your proposed total occupancy? 

6

Is street parking allowed? 

Yes

Please provide your Noise Management Plan: ^

We will have City policy/ordinance posted next to front door of the home (inside). The Good Neighbor Guide will be posted as well and also in the booking agreement. In addition, the rules of the short term rental prior to booking will have to be accepted which includes the following: quiet hours 10pm - 8am. We will have absolutely no parties or gatherings allowed - we will have exterior cameras to monitor this as well.

Please provide your Trash Disposal & Collection Plan: ^

Waste Management - Wednesdays. We will have weekly recycling and trash service. The cans will be stored inside the garage and wheeled out on necessary dates

Please provide all platforms that you plan to advertise on. ^

Airbnb via Guesty

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: April 22, 2026

Case Number: 26-400-48

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 4125 S River Blvd

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Danny and Karen Price, Landmark Equity Group

[REDACTED]
[REDACTED]

Planning Commission Meeting Date: May 12, 2026 at 6:00 p.m.

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons
20201 E Jackson Drive, Independence, MO 64057

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel C Glaser

Gabriel C Glaser

Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

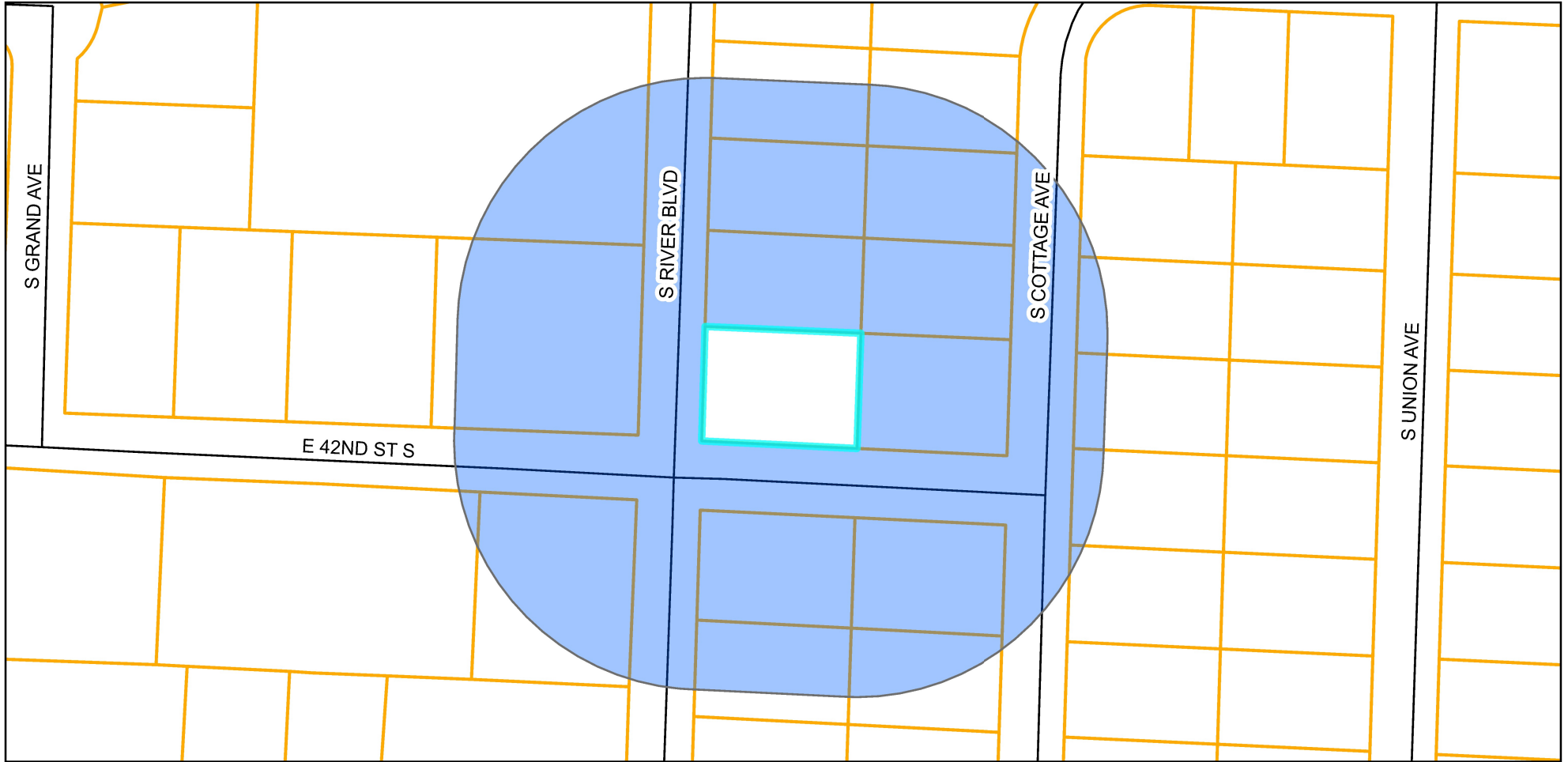
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
12501 E 42ND ST	CHOPLIN TIMOTHY N	12501 E 42ND ST S	INDEPENDENCE	MO	64055
12507 E 42ND ST	SENIOR TRACEY J	2507 E 42ND ST	INDEPENDENCE	MO	64055
4110 S RIVER BLVD	SKINNER ASHLEY	4110 S RIVER BLVD	INDEPENDENCE	MO	64055
4112 S COTTAGE AVE	TEMPO PROPERTIES LLC	15301 W 87TH STREET PKWY STE B35	LENEXA	KS	66219
4113 S RIVER BLVD	LAGUNA TERESA	4113 S RIVER BLVD	INDEPENDENCE	MO	64055
4115 S COTTAGE AVE	STAMPER KIMBERLEY	4115 S COTTAGE AVE	INDEPENDENCE	MO	64055
4116 S COTTAGE AVE	VILLAPEREZ LEONOR	4116 S COTTAGE AVE	INDEPENDENCE	MO	64055
4117 S RIVER BLVD	FANN ROBERT M	4117 S RIVER BLVD	INDEPENDENCE	MO	64055
4119 S COTTAGE AVE	RS RENTAL II LLC	199 LAFAYETTE ST FL 7	NEW YORK	NY	10012
4120 S COTTAGE AVE	LOBO CAPITAL LLC-ROYAL SERIES	8025 BRIGHTON SUMMIT AVE	LAS VEGAS	NV	89131
4121 S RIVER BLVD	WILSON KAREN	4121 S RIVER BLVD	INDEPENDENCE	MO	64055
4123 S COTTAGE AVE	GRAEF ERIC R & MICHELLE M & GRAEF TYLER	4123 S COTTAGE	INDEPENDENCE	MO	64055
4124 S COTTAGE AVE	JONES JEFFREY L	4124 S COTTAGE AVE	INDEPENDENCE	MO	64055
4144 S RIVER BLVD	TUCKER JESSICA RANEE	4144 S RIVER BLVD	INDEPENDENCE	MO	64055
4200 S COTTAGE AVE	GUZMAN J REYES	4200 S COTTAGE AVE	INDEPENDENCE	MO	64055
4201 S COTTAGE AVE	SCOFIELD DAVID LEE & TERESA M	4201 S COTTAGE	INDEPENDENCE	MO	64055
4201 S RIVER BLVD	GWADERA STEPHEN T & DEBORAH A	4201 S RIVER	INDEPENDENCE	MO	64055
4204 S COTTAGE AVE	RICE MICHAEL D & MARCIA D	4204 S COTTAGE AVE	INDEPENDENCE	MO	64055
4205 S COTTAGE AVE	NEW FORK PROPERTIES I LLC	2307 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
4205 S RIVER BLVD	RAYMOND BRENN A R	4205 S RIVER BLVD	INDEPENDENCE	MO	64055

Notification Area Map

4125 S River Blvd


Case #26-400-48



Legend

 Notification Area

0 75 150 300 US Feet



Prepared For: Planning Commission
Meeting Date: May 12, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

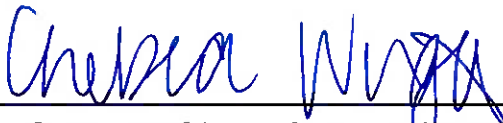
COUNTY OF JACKSON

Case No. 26-400-48


I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

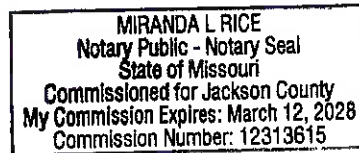
These notices were mailed on the 22 day of April, 2026.

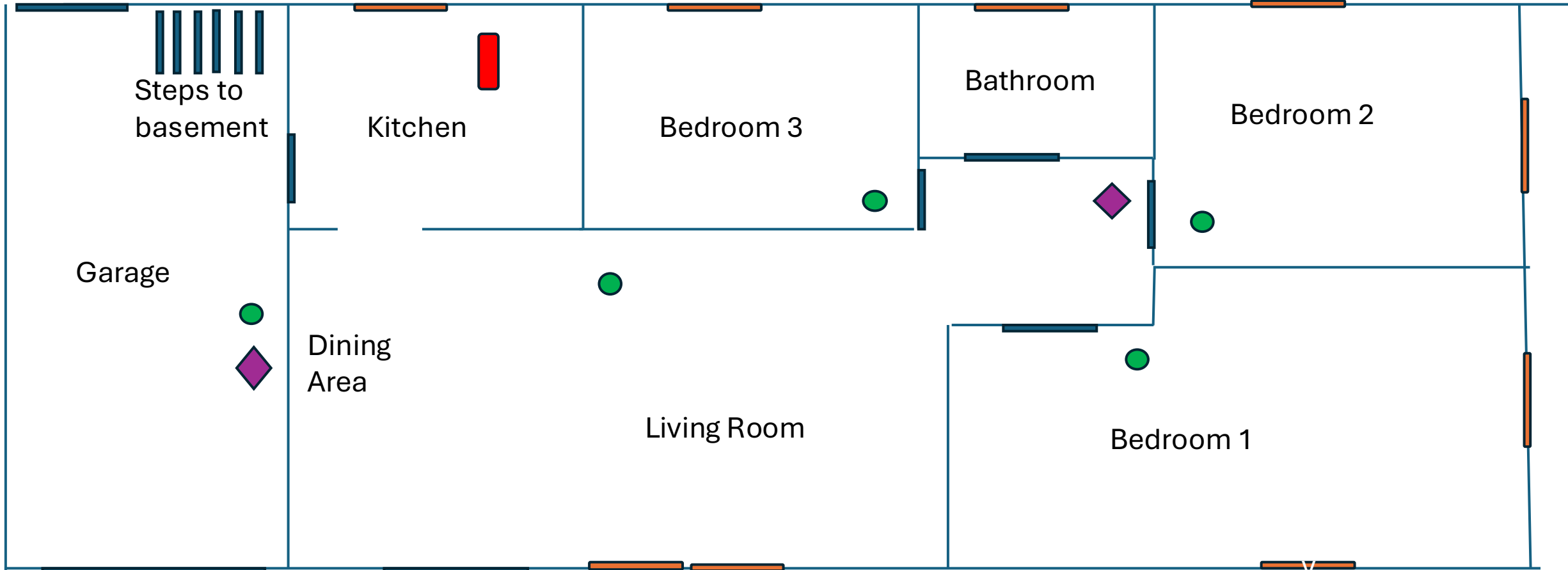

Signature of Agent, Owner or Attorney






Subscribed and sworn to before me this 22 day of April, 2026.


Notary Public

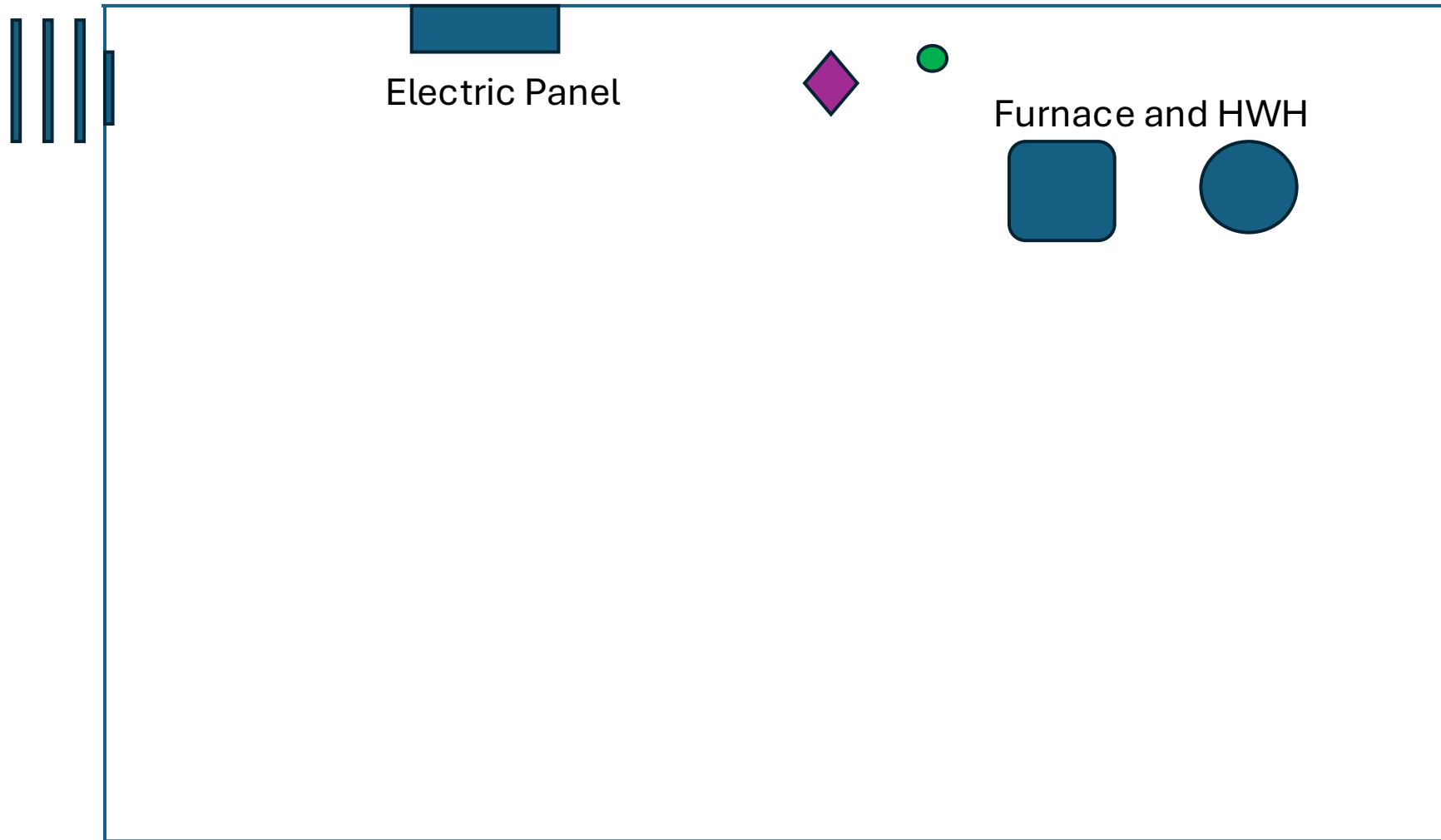
03-12-2028
Commission Expiration Date



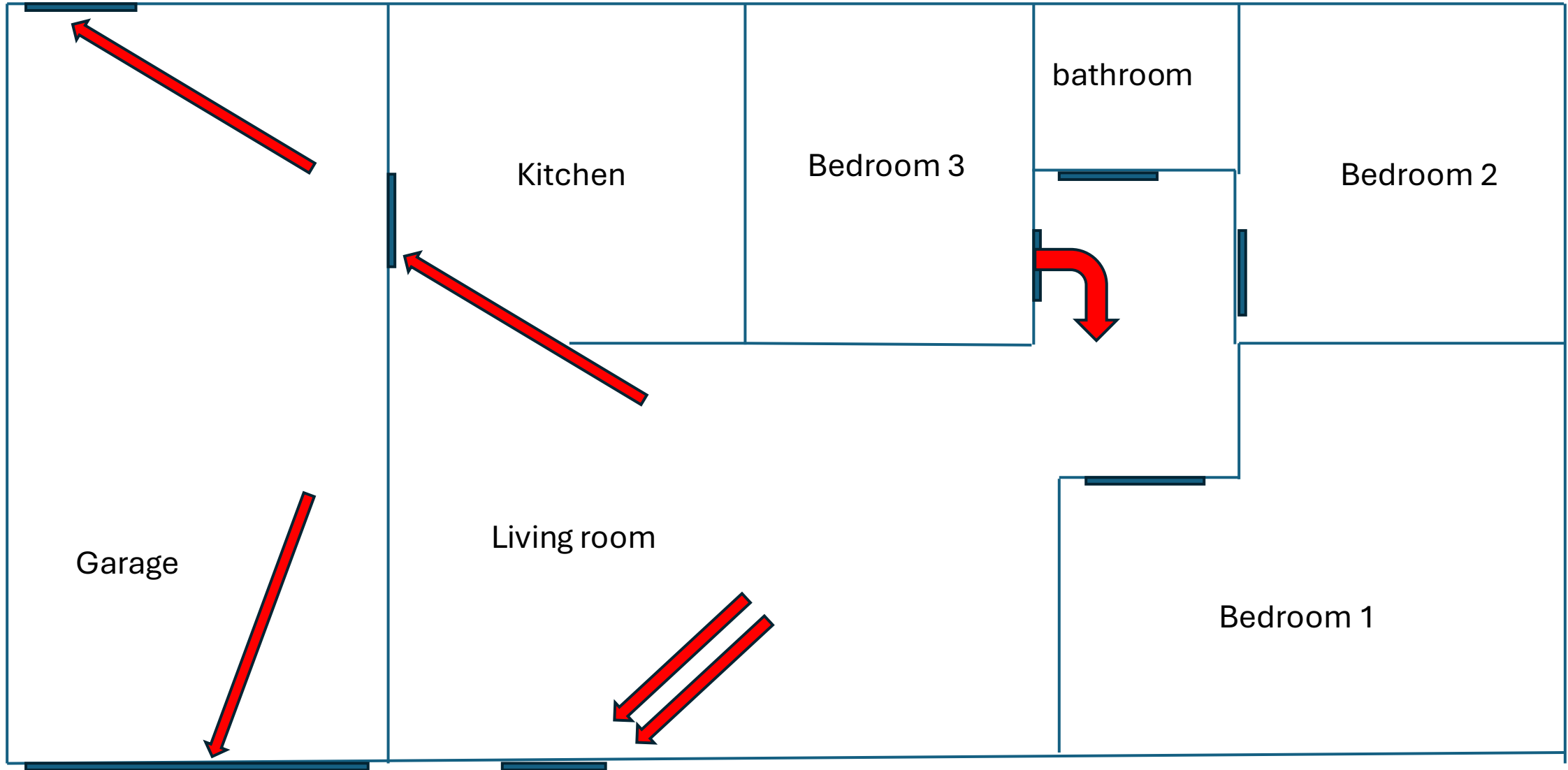


-  = door
-  = window
-  = CO2 detector
-  = smoke detector
-  = fire extinguisher

Basement – poured concrete – not finished

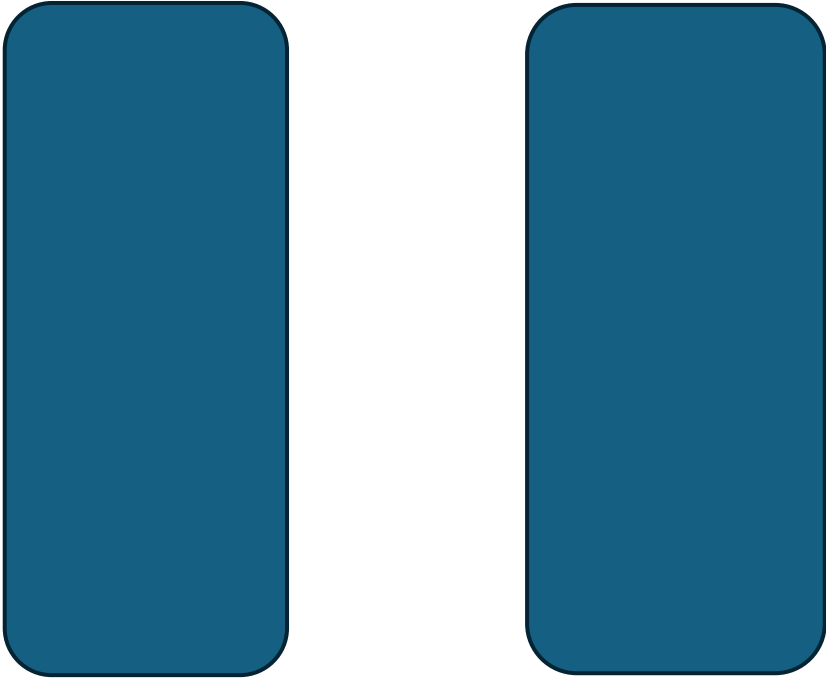


— = door



**** NO GUEST ACCESS TO BASEMENT****

Garage

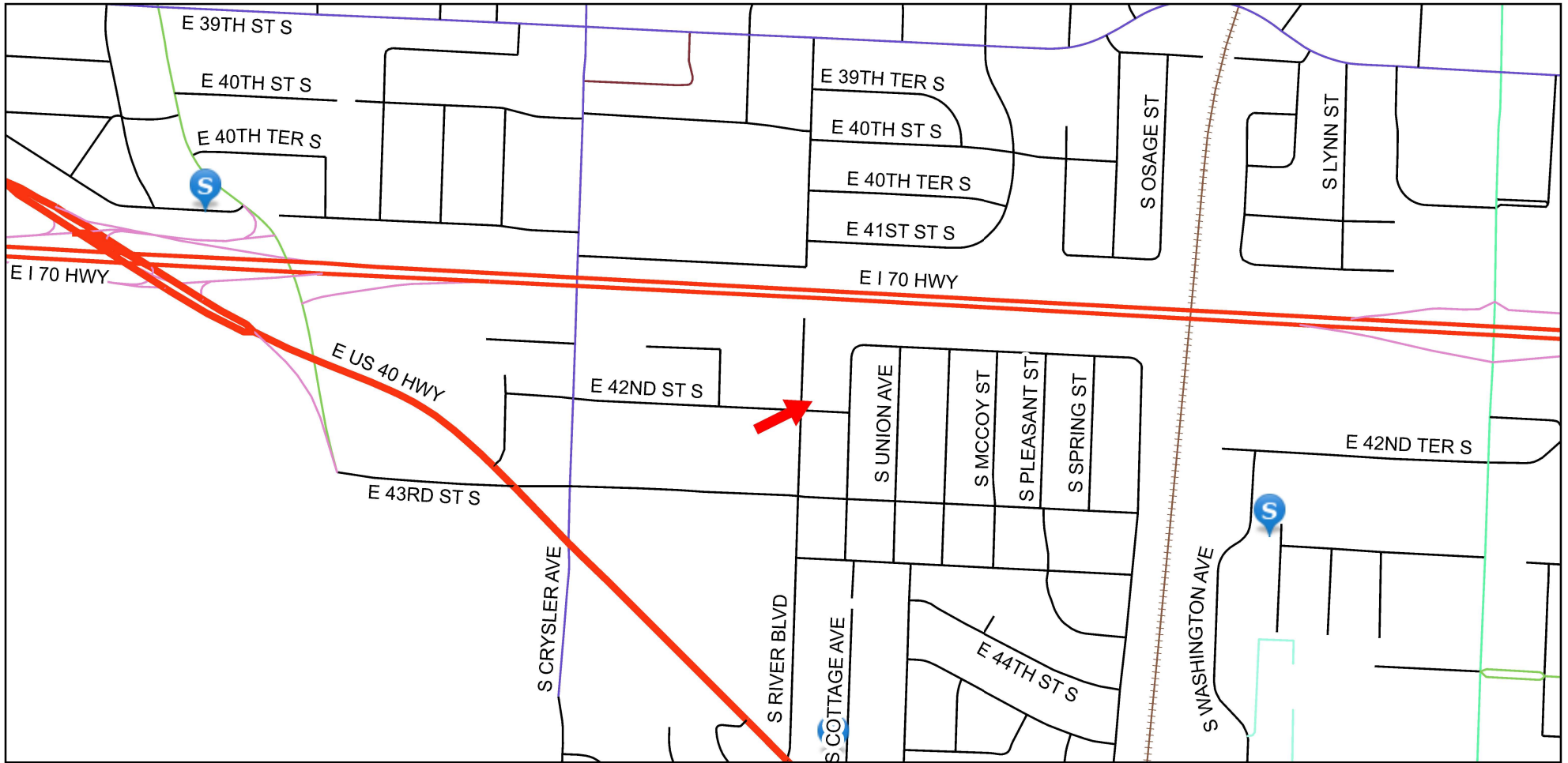


Driveway – double wide

Nearest Short Term Rental

4125 S River Blvd

Case #26-400-48



Legend

-  Short Term Rentals
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