



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.