



Planning Commission Minutes

May 12, 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 5/12/2026, in the 20201 E. Jackson Drive, 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, Michael Young. Absent - Jose Torres.

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**

Motion

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

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.

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

Ian Vessey, 523 NW 65th Terr., Kansas City, stated they would like to have this listed in time for the FIFA World Cup. He noted the home is actually 1,900 square feet and has five bedrooms, though only four bedrooms would be used.

In response to Commissioner Nesbitt's question, Mr. Vessey stated the off-street parking area is paved.

Public Comments

The current renter at 1110 S. Crisp Ave. stated Mr. Vessey is her landlord and that the arrangement would allow them to earn some additional income. She said that when visitors stay at the home, she will stay with Mr. Vessey.

Motion

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

2. **Case 26-400-48 – Short-Term Rental – 4125 S River Blvd** – 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

Karen Price, 21603 W. 80th Terr., Shawnee, KS, stated they have several other short-term rentals on the Kansas side. She said the home was a foreclosure that they cleaned up, and they love the location and believe it would be a great place for visitors to stay.

Public Comments

Robert Fann, 4117 S. River Blvd., stated he objects to the property being used as a short-term rental because the corner is a bus stop and visitors may not be aware of the number of children in the area. He questioned whether guests would undergo background checks and expressed concern about the potential for parties at the property. He also stated he does not believe most residents would want a short-term rental next door to their home.

Karen Wilson, 4121 S. River Blvd., stated the house was not in that bad of shape prior to purchase. She said their neighborhood is a community and when she moved in five years ago, she purchased her home because the area consisted of single-family homes intended for single families, not short-term rentals. She stated her biggest concern is not knowing what type of

people may be coming and going from the property and what would happen if an issue were to occur. She also questioned whether the short-term rental could lower her property value and raise her taxes because she views it as a business operation.

Karen Price stated she respects her neighbors' thoughts and opinions and said she has operated short-term rentals for more than five years without issues involving parties. She noted they have exterior security cameras installed at the property. Ms. Price stated the maximum occupancy would be six guests and all guests must be listed on the reservation. She said any unruly guests would be removed immediately. Ms. Price explained that while some individuals may book a home for others, she requires that at least one person staying at the property be the individual who made the reservation. She also stated she could include information regarding the nearby bus stop in the house rules. Ms. Price said all bookings are handled through Airbnb, which conducts background checks, and stated she requires guests to maintain a four- or five-star rating. She noted she has earned "super host" status and works to maintain that rating through positive guest experiences. Ms. Price stated most guests at her other properties are visiting for youth sports tournaments or weddings. She also stated short-term rentals are often maintained better than long-term rentals because owners have greater control over upkeep and maintenance of the property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 9, 2026

ADJOURNMENT

The meeting was adjourned at 6:39 p.m.