



Planning Commission Minutes

June 9, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 6/9/2026 at 6:00 PM at 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, 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.

Commissioner Nesbitt requested to pull cases 26-310-01, 26-320-01 and 26-320-02 from the Consent Agenda for separate consideration.

1. **Planning Commission Minutes – May 12, 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.

2. **Case 26-310-01 – Preliminary Plat – Meadowbrook Estates, Phase 2** – A request to approve a preliminary plat generally located southeast of Eureka Road and R.D. Mize Road.

In response to a question from Commissioner Nesbitt, Mr. Harker stated that the project approval had expired for a second time and that the applicant was requesting new approval.

Jack Murphy, 3215 Juanita Drive, Buckner, Missouri, stated that there were no changes to the Preliminary Plat from the previous approval.

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 26-320-01 – Final Plat – Meadowbrook Estates, Phase 2** – A request to approve a final plat generally located southeast of Eureka Road and R.D. Mize Road.

In response to a question from Commissioner Nesbitt, Mr. Harker stated that nothing changed from the Preliminary Plat.

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 26-320-02 - Final Plat – Jackson Place, First Plat** – A request to approve a final plat generally located west of Jackson Drive and south of R.D. Mize Road.

In response to a question from Commissioner Nesbitt, Mr. Harker stated that nothing changed from the Preliminary Plat.

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.

PUBLIC HEARINGS & OTHER BUSINESS

Commissioner Ashbaugh requested to re-order the agenda to the following order: 26-400-63, 26-200-03, 26-100-05, 26-125-03, 26-810-01, 26-810-02, 26-320-03.

1. **Case 26-400-63 – Short-Term Rental – 5217 S Powell 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

Alicia Gibson, 19405 E. State Route 78, stated she is the property manager for the proposed Short-Term Rental and works with BearBNB. She explained that the property owner resides in Colorado but works in Kansas City for one to two weeks each month. During periods when the owner is in Colorado, they would like the opportunity to rent the home as a Short-Term Rental.

In response to Commissioner Nesbitt's question, Ms. Gibson stated that the garage would be available for guest use. She noted that two vehicles could park in the garage, two in the driveway, and one on the street, although on-street parking would not be preferred.

Public Comments

Jacob Potter, 5229 S. Powell Avenue, expressed concerns regarding safety, noise, and parking.

Mike Potter, 5705 W. U.S. 40 Highway, stated that he has been in business for 50 years and believes Short-Term Rentals should not be located within residential neighborhoods. He expressed concerns about potential parties at the property.

In response, Ms. Gibson stated that the owners have installed noise-monitoring devices both inside and outside the home, exceeding the City's requirement for an interior device. She explained that strict house rules will be enforced to prevent parties and that exterior cameras will alert the homeowners if more than the permitted number of guests arrive at the property. Ms. Gibson further stated that the property management company employs eight full-time staff members, ensuring someone is always available to respond to any issues that may arise.

In response to Commissioner Ashbaugh's question, Ms. Gibson stated that guests will access the home using a unique code provided at check-in.

Motion

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

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2. **Case 26-200-03 – Special Use Permit – 3601 S. Noland Road** – A request to approve a Special Use Permit to operate a rental car business.

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 Commissioner Nesbitt's question, Mr. Glaser explained that the proposed parking area would be located behind the strip center and would be used solely for overflow parking associated with the Avis Car Rental facility located at 3701 S. Noland Road.

Commissioner Ashbaugh asked whether Avis planned to install lighting on the site. Mr. Glaser stated that electrical permits would be required if lighting is installed in the future.

Applicant Comments

Bill Moore, 801 W. 47th Street, Kansas City, stated he is the attorney representing the applicant. Mr. Moore provided a brief history of the property and explained that Avis had experienced parking constraints at its existing location. He stated that the property owner began searching for a nearby lot that could be used for overflow vehicle storage.

Mr. Moore noted that customers would not access the overflow lot and that only Avis staff would retrieve vehicles from the site. He also stated that the applicant would like to install security lighting and that any lighting would be directed downward and away from nearby residential properties.

In response to Commissioner Nesbitt's question, Mr. Moore stated that healthy trees along the property would remain in place to provide a buffer between the parking area and adjacent residential homes. Commissioner Nesbitt requested that staff ensure any future lighting is directed toward Noland Road and away from the neighboring residences.

In response to Commissioner Ashbaugh's question regarding stormwater detention, Rick Arroyo stated that stormwater detention would not be required unless the applicant pursued future building permits. Mr. Arroyo also noted that any site lighting would be required to comply with City Code, including regulations governing light levels and fixture direction.

Marshal Blount, Kansas City, stated that the applicant had not yet determined the amount of lighting that would be necessary but would comply with all applicable City Code requirements. He added that the applicant is also considering the installation of security cameras but has not made a final decision.

Public Comments

No public comments.

Motions

Commissioner Eric Ashbaugh made a motion to add a condition that lighting be installed before the lot can be used. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

Commissioner Edward Nesbitt made a motion to approve the case with conditions as outlined by staff and the added condition for lighting. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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3. **Case 26-100-05 – Rezoning – 16523 E US 40 Hwy** – A request to rezone the property from R-6 (Single Family Residential) and C-2 (General Commercial) to C-2 (General Commercial).

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.

Applicant Comments

Sebrina Johnson, 7211 Marion Avenue, Kansas City, stated that she has always enjoyed teaching and cooking. She shared fond memories of Stephenson's Apple Farm and explained her vision for the property, which includes teaching trade skills such as construction and HVAC, as well as culinary arts. Ms. Johnson stated that she also plans to incorporate urban farming to provide fresh produce. She explained that her long-term vision includes a student-led restaurant and, eventually, an event space on the property.

In response to Commissioner Nesbitt's question, Ms. Johnson stated that she has made a significant financial investment in the property and has additional funding available to support future growth and development.

Public Comments

Shane Ray, 7211 Marion Avenue, Kansas City, stated that he is Ms. Johnson's son and that the project represents a dream she has invested considerable time and effort into pursuing. He expressed his belief that the project will be a positive asset to the community by providing quality food and opportunities for individuals to learn valuable skills.

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.

4. **Case 26-125-03 – Rezoning/PUD – 20691 E US 24 Highway** – A request to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approving a preliminary development plan.

Staff Presentation

Mr. 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 that New Town at Harmony is a similar type of development, although the proposed homes would be larger. He noted that City staff is confident the developer can meet all applicable engineering and design standards required by the Unified Development Ordinance.

In response to Commissioner Nesbitt's question, Mr. Glaser explained that the setback is measured from the right-of-way line and stated that a 20-foot setback should adequately accommodate modern vehicles. Mr. Arroyo added that the developer intends for the homes to be owner-occupied.

In response to Commissioner Ashbaugh's question, Mr. Arroyo stated that long-term rentals are generally permitted within single-family residential developments. He noted that homeowners

association may adopt covenants restricting owners from renting their homes for a specified period, such as two or three years, although such restrictions may not permanently prohibit rentals.

City Attorney Mitch Langford stated that a homeowners association may establish rules prohibiting rentals; however, enforcement of those restrictions would be the responsibility of the association and could potentially result in legal disputes.

Applicant Comments

Bryan Rahn, 1000 High Point Drive, Lee's Summit, stated that he is working with Summit Homes on the proposed development. He explained that the applicant has worked closely with City staff to address local housing needs and create attainable homeownership opportunities. Mr. Rahn stated that the goal is for the homes to be priced below \$300,000 and noted that the development will include a variety of home styles and architectural designs. He added that the project is intended to provide numerous outdoor recreational opportunities for residents.

Mr. Rahn stated that the proposed development is designed to provide attainable homeownership opportunities while incorporating neighborhood amenities and attractive architectural features. He explained that, while amenities such as a clubhouse and swimming pool are not feasible at the proposed price point, the development would include outdoor recreational features, open space, walking trails, a playground, and five fitness stations located throughout the community.

Mr. Rahn presented conceptual renderings of the development, including streetscape views, housing elevations, fitness pods, and the community mail station. He explained that the development is designed to maximize open space, with much of the western portion of the subdivision remaining undeveloped. Existing City-owned stormwater management areas would be incorporated into the overall site design. He noted that the layout provides buffering from adjacent residential properties through the use of open space and roadway placement.

Mr. Rahn stated that the development would include a one-mile trail system utilizing sidewalks and trails throughout the community. He emphasized the goal of creating an attractive neighborhood while maintaining housing affordability.

The applicant also presented examples of the proposed home designs and explained that the development would include a variety of architectural styles, materials, and color schemes to create visual diversity throughout the neighborhood. He stated that the project is intended as a for-sale community focused on homeownership opportunities.

In response to Chairwoman Wiley's question regarding housing options, Mr. Rahn stated that the development would include numerous home designs and elevations. While many of the homes share similar footprints, the project includes a variety of architectural styles and building configurations, including some three-story models. He explained that the design team intentionally incorporated varied rooflines, porches, materials, and façade treatments to avoid a repetitive appearance while maintaining affordability.

In response to Commissioner Nesbitt's question regarding building height, the applicant stated

that the three-story home model would comply with the maximum height requirements of the Unified Development Ordinance and is anticipated to be approximately 37 feet tall. Commissioner Nesbitt asked whether the proposed walking trail would be a permanent feature of the development. The applicant stated that the trail is intended to be constructed as shown on the plans and would be located within a tract maintained by the homeowners association.

Commissioner Nesbitt asked whether the development would be similar to another project previously constructed by the applicant. The applicant stated that the proposed homes would feature a more traditional front-entry design and architecture.

Commissioner Nesbitt also asked about architectural variety within the development. The applicant stated that the neighborhood would include a variety of roof pitches and home designs, although the majority of the homes would feature traditional architectural styles. He noted that the proposed streetscape reflects the character and appearance anticipated for the development.

When asked about exterior colors and materials, the applicant stated that a variety of colors would be incorporated throughout the neighborhood. He noted that Summit Homes would be responsible for home construction and deferred additional questions regarding colors and materials to the builder's representative.

In response to Commissioner Nesbitt's question regarding architectural standards, Aaron Young, 1450 Holmes Avenue, Kansas City, Missouri, Vice President of Development for Summit Homes, stated that the homeowners association would establish and enforce architectural guidelines for the development. He explained that an architectural review committee would oversee the approval of home elevations, exterior colors, materials, and other design elements to ensure consistency throughout the neighborhood.

Mr. Young stated that the development would include a variety of home styles and floor plans, including ranch, two-story, and three-story homes. While many of the homes would share similar footprints to help maintain affordability, he noted that the project would offer a variety of elevations and design options to create visual diversity throughout the neighborhood.

In response to Commissioner Nesbitt's question regarding foundations, Mr. Young stated that the development is being designed primarily with slab foundations in mind; however, homeowners would have the option of selecting a basement foundation at an additional cost. When asked about storm shelter accommodations, Mr. Young stated that specific home plans have not yet been finalized and could not provide details regarding potential safe rooms or similar features.

Commissioner Nesbitt also asked about the anticipated timeline for the development. Mr. Young stated that a typical phase of approximately 50 homes would be expected to build out over an 18-month period. Based on current market conditions, he estimated that the entire development could be completed in less than five years.

In response to Commissioner Ashbaugh's question regarding fencing, Mr. Young stated that homeowners would have the option to install fences, subject to homeowners association standards and approved materials. He noted that chain-link fencing would not be permitted.

Commissioner Ashbaugh also asked about lot dimensions and spacing between homes. The applicant stated that the homes would generally be separated by approximately 10 feet and would be located on lots that vary in size throughout the development. The applicant explained that the site contains relatively gentle topography and is being designed to accommodate the proposed housing types.

In response to questions regarding stormwater management, Mr. Rahn stated that runoff from the development would be managed through an existing detention basin that was originally designed to accommodate drainage from the site, as well as four additional detention facilities proposed as part of the development. The applicant noted that the project engineering has been designed to address runoff from roofs, driveways, and other impervious surfaces.

Richard Michael of HG Consult, 25604 NE Colburn Road, Lee's Summit, representing the applicant, addressed questions regarding stormwater drainage for the proposed subdivision. He explained that although the lot sizes are smaller and more condensed, the overall impervious surface coverage is comparable to that of a conventional subdivision. He noted that the engineering and grading plans have undergone extensive design work and multiple staff reviews and are substantially developed despite being presented as a preliminary plan.

Mr. Michael stated that the site grading is designed to direct as much stormwater runoff as possible into the street system, where the majority of the storm sewer infrastructure is located. Roof drainage and driveway slopes are designed to direct water toward the streets, while rear yard drainage will be managed through swales, field inlets, and connections to the overall storm sewer system. He further noted that the development complies with required stormwater release rates and includes four detention basins designed to provide both drainage functionality and site amenities. He explained that some basins are intended to remain wet for extended periods, depending on weather conditions and site hydrology.

In response to Commissioner Nesbitt's question regarding school district capacity, Mr. Rahn stated that he had notified the Fort Osage School District of the proposed development but had not received a response regarding any potential impacts on school capacity.

Public Comments

Lisa Stewart, 20313 E. 16th Street North, expressed concerns regarding the potential impact of the development on the Fort Osage School District, stating that the district's schools are already overcrowded and may not have the capacity to accommodate additional students generated by the proposed development. She also expressed concerns regarding the proposed street connection between the new development and the Blue Mills subdivision. She stated that a connection would increase vehicle traffic, pedestrian traffic, and noise within the existing neighborhood. She noted that another nearby subdivision already utilizes Blue Mills as a connection to major roadways, which she believes has increased traffic in the area. Additionally, she expressed concerns that the construction of new homes in the proposed price range could increase surrounding property valuations and property taxes for existing residents.

John Tann, 20305 E. 17th Terrace North, stated that while he supported the concept of single-family housing, he shared concerns regarding the proposed connection between the new subdivision and the existing neighborhood. He stated that additional connections could increase traffic and negatively affect neighborhood safety and quality of life. Mr. Tann also questioned the proposed reduction in minimum lot sizes and home site standards, expressing concern that the request was intended to increase development density. He further echoed concerns regarding the capacity of the Fort Osage School District to accommodate additional students.

Matthew Friel, 20304 E. 16th Street North, stated that he believed the proposed development was not compatible with the character of the Blue Mills subdivision, describing the existing neighborhood as consisting primarily of traditional single-family homes on larger lots. He expressed concerns regarding the proposed street connection to Blue Mills, stating that it would increase traffic through the existing neighborhood and could create safety concerns, particularly near the intersection of 16th Street and Blue Mills Road. Mr. Friel also questioned whether existing roadway infrastructure and traffic signals could adequately accommodate additional traffic generated by the development. He suggested that alternative access points should be considered and reiterated concerns regarding school capacity.

Cory Bolin, 1501 N. Millburn Avenue, stated that he agreed with the concerns raised by previous speakers regarding traffic, neighborhood compatibility, and school capacity. He expressed concern that the proposed homes would differ significantly in style and scale from surrounding homes and questioned whether the project would provide the attainable housing benefits described by the applicant. Mr. Bolin also stated that existing residents utilize the undeveloped area as open green space and expressed concern that development would alter neighborhood views and character. Additional concerns included the lack of nearby public transit, the site's topography and potential impacts on adjacent properties, and the developer's prior litigation history.

Kevin King, 20238 E. 17th Street Court North, stated that he supported efforts to bring new housing opportunities to Independence but encouraged the developer to hold a neighborhood meeting to improve communication with nearby residents. He expressed concerns regarding site grading, stormwater runoff, increased traffic associated with the proposed street connections, and the size of the proposed homes compared to existing homes in the area. Mr. King also raised concerns regarding slab-on-grade construction and suggested that storm shelter accommodations should be considered for homes without basements.

Megan Hultz, 1429 N. Millburn Avenue, said one of the primary reasons she purchased her home was the open views and undeveloped landscape located behind her property. She expressed concern that the proposed development would eliminate the existing open space and alter the character of the area. Ms. Hultz stated that she valued the quiet nature of the neighborhood and wished to preserve the existing green space.

Chad, 1529 N. Millburn Avenue, expressed concerns regarding existing traffic conditions near the intersection of 16th Street and Millburn Avenue and stated that additional development would likely increase congestion in the area. He also questioned whether the proposed stormwater management system would adequately address runoff and flooding concerns, noting

that nearby areas already experience significant water accumulation during heavy rainfall events.

In response to concerns raised during public testimony, Mr. Rahn stated that traffic and stormwater analysis had been completed and updated throughout the review process in coordination with City staff. The applicant noted that additional review would continue during the final plat and final development plan stages. The applicant acknowledged that the site contains rolling topography but stated that proposed grading and stormwater improvements would allow runoff to be managed and controlled more effectively than existing conditions.

The applicant further stated that the proposed homes would range from approximately 1,200 to 1,800 square feet and would be priced below \$300,000, with some products potentially available in the low \$200,000 range depending on lot and foundation type. Representatives explained that the project was intended to provide attainable homeownership opportunities and meet a growing demand for lower-cost new housing options.

In response to concerns regarding roadway connections, Mr. Rahn stated that the proposed street network and access points were developed in accordance with traffic studies and City staff recommendations, emphasizing that connectivity between neighborhoods is an important planning consideration and that the proposed access configuration was based on professional traffic engineering analysis.

Commissioner Nesbitt asked whether an additional access point to Little Blue Parkway could be provided for the development. Staff explained that developments of this size are required by fire code to have at least two access points and noted that the applicant had submitted a traffic study as part of the review process. Staff further stated that an additional access point to Little Blue Parkway was not feasible due to sight-distance limitations associated with the roadway curvature.

Commissioner Nesbitt also inquired about existing dead-end streets within the Blue Mills subdivision. Mr. Arroyo confirmed that the subdivision had originally been planned with future street connections and explained that a detention basin constructed by the City now prevents the extension of Millhaven Drive through the area.

Commissioner Ashbaugh asked if Powell Road could provide alternative access routes. Mr. Arroyo explained that Powell Road is currently an unimproved dead-end roadway and that the City's Comprehensive Plan anticipates its future relocation to the west. Staff stated that the proposed development would not extend Powell Road southward and that the roadway was intentionally not designed to serve as a through connection in its current configuration.

Chairwoman Wiley asked staff to clarify the scope of the request and the approval process. Staff explained that the application was a Planned Unit Development (PUD) rezoning request and that, if recommended for approval by the Planning Commission and subsequently approved by the City Council, the project would proceed to additional engineering and design review. Mr. Arroyo noted that detailed review of stormwater management, infrastructure improvements, and other technical requirements would occur during subsequent development plan and plat review processes.

Commissioner Comments

Commissioner Nesbitt expressed concerns about traffic flowing through the existing neighborhood.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 4, No 3, Abstained 0.

Chairwoman Wiley called for a short recess. The meeting reconvened at 8:39 p.m.

5. **Case 26-810-01 – Preliminary Development Plan – 136 E. White Oak** – A request to approve a Preliminary Development Plan for The Cottages at White Oak.

Commissioner Torres stated he would abstain from voting due to his service on the Community Services League Board.

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.

In response to Commissioner Ashbaugh's question regarding the meaning of a BMP, Assistant Director Rick Arroyo explained that BMP stands for Best Management Practice and refers to methods used to manage stormwater runoff. He stated that BMPs can include a variety of stormwater mitigation measures, such as bio-retention areas, storm inlet boxes designed to collect floatable debris, and stormwater detention facilities.

In response to Commissioner Nesbitt's question regarding parking for the development, Mr. Harker explained that a condition of approval requires the Community Services League (CSL) to record a deed restriction that permanently provides parking opportunities for residents in the CSL parking lot. Mr. Harker confirmed that adequate parking would be available.

Applicant Comments

Applicant Doug Cowan, President and CEO of Community Services League (CSL), introduced himself and noted that CSL is celebrating its 110th anniversary in 2026. Mr. Cowan explained that the application references CSL Housing Solutions, a wholly owned subsidiary of CSL established to acquire, develop, and maintain safe, stable, and affordable housing. He provided an overview of CSL's housing initiatives, noting the organization has served as a HUD-certified housing counseling agency for nearly 20 years, manages 155 housing units for formerly homeless individuals through HUD partnerships, and administers millions of dollars annually in housing assistance programs. He also highlighted CSL's affordable home construction efforts, homeless outreach programs, and rental and utility assistance programs.

Mr. Cowan stated that the proposed development is intended to address the growing need for

affordable housing by constructing nine 360-square-foot homes adjacent to CSL's headquarters. He explained that the homes are primarily intended for participants employed through CSL's roadside litter removal program, providing residents with convenient access to employment, case management, and supportive services. He noted the location is also adjacent to a KCATA bus transfer station, making transportation more accessible. Mr. Cowan stated that CSL has visited similar housing developments, including Eden Village and the Veterans Community Project, and believes the proposed project will provide a supportive community while helping residents transition to stable housing. He concluded by stating that the development represents an important step toward expanding affordable housing opportunities in Independence and requested the Commission's favorable consideration.

In response to a Chairwoman Wiley's question regarding whether there is a time limit for residents to remain in the homes, Mr. Cowan stated that the goal is to help residents transition to market-rate housing or homeownership, but there is no set time limit. He explained that the length of residency will vary based on each individual's circumstances, with some residents moving on quickly while others may require a longer period of stability. Mr. Cowan noted that CSL offers supportive services, including a matched savings program funded through a local grant, to help residents build financial stability and eventually transition to permanent housing.

Public Comments

Roxanne Robinson, 131 E. Farmer Street, spoke in opposition to the request. Ms. Robinson expressed concerns about locating the tiny home development in her neighborhood, potential future expansion, property values, neighborhood safety, and onsite management. She also asked questions regarding resident eligibility, occupancy, length of residency, and pet policies.

John Gray, 1109 E. 105th Street, Edwardsville, Kansas, spoke in opposition to the request on behalf of Second Baptist Church. Pastor Gray acknowledged the work of Community Services League but expressed concerns regarding safety, trespassing, vandalism, parking, and the project's proximity to the church. He also stated the church should have been consulted earlier in the planning process.

Nancy Harris, 15308 E. Truman Road, spoke in opposition to the request. Ms. Harris expressed concerns about property damage, illegal dumping, theft, and other issues she attributed to homelessness. She stated she believed the proposed development would negatively impact the surrounding neighborhood and questioned why similar projects are frequently located in the area.

In response, applicant Doug Cowan acknowledged the concerns raised and stated that Community Services League is committed to being a good neighbor. He explained that the proposed homes would be permanent structures built on foundations and would serve single occupants who have demonstrated readiness for independent housing, primarily individuals participating in CSL's employment programs. He stated that residents would be screened, receive ongoing case management and supportive services, and be expected to comply with lease requirements.

The applicant explained that the development is intended to provide service-enriched housing by locating residents adjacent to employment opportunities and support services offered through

CSL. He stated that the organization currently employs private security at its facilities, intends to continue security patrols for the development, and plans to install security cameras and provide onsite property management and social service staff. He also noted that lease provisions, including policies regarding overnight guests and pets, are still being finalized.

In response to concerns regarding communication with neighboring property owners, including Second Baptist Church, Mr. Cowan acknowledged that additional outreach should have occurred prior to the public hearing and apologized for not contacting church leadership earlier in the process. He stated that CSL intends to continue working with surrounding property owners to address concerns and maintain positive relationships if the project moves forward.

Commissioner Comments

Commissioner Nesbitt asked whether the Planned Unit Development would require a berm and fence around the development. Staff confirmed that a fence is shown on the PUD plan.

Commissioner Nesbitt expressed concerns about the layout of the proposed development, stating he believed a single building may be more compatible with the surrounding neighborhood than multiple small homes. He concluded by stating he would not support the request.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 4, No 2, Abstained 1.

6. **Case 26-810-02 – Preliminary Development Plan - McBee Acres** – A request to approve a Preliminary Development Plan for McBee Acres generally located north of US 24 Hwy and west of Salem Drive.

Staff Presentation

Brian Harker presented the case, noting that his presentation would cover both the Preliminary Development Plan and Final Plat requests. 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.

Commissioner Nesbitt asked whether there had previously been discussion about restricting parking on one side of the street due to concerns regarding street width and access for fire trucks, trash collection, and other vehicles. Mr. Arroyo responded that the traffic engineer was to evaluate whether parking restrictions would be necessary and noted that additional parking areas had been incorporated into the development to help mitigate on-street parking concerns.

Mr. Arroyo explained that the development infrastructure has already been constructed and that the request was primarily to update the Planned Unit Development (PUD) plan due to its expiration and to modify the lot configuration by establishing building envelopes. Staff noted that the previous PUD plan generally showed two large lots, while the revised plan creates multiple building envelopes within those larger tracts for financing and development purposes.

Applicant Comments

Jack Murphy, 3215 N. Juanita Drive, Buckner, Missouri, explained that the building envelopes are not separate lots but designate the areas where buildings will be constructed. He stated that creating the envelopes allows individual structures to be financed and permitted separately, rather than requiring financing for the entire development at one time. Mr. Murphy indicated that the land between the building envelopes would remain under common ownership and be maintained by the homeowners association (HOA).

In response to questions from the Commission, Mr. Murphy stated that the development is intended to remain a rental community and that the developer plans to retain ownership of the buildings. He explained that the HOA would be responsible for maintaining common areas, including green space, walking trails, benches, and detention facilities. Mr. Murphy further noted that establishing the HOA provides a mechanism for maintaining the property and addressing ownership responsibilities should portions of the development ever be sold in the future.

Mr. Arroyo clarified that the HOA would be necessary regardless of whether the units were owner-occupied or leased, as all units would contribute toward the maintenance of common areas and amenities within the development.

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 5, No 2, Abstained 0.

7. **Case 26-320-03 – Final Plat – McBee Acres** – A request to approve a final plat generally located north of US 24 Hwy and west of Salem Drive.

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 2, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 23, 2026

ADJOURNMENT

The meeting was adjourned at 9:56 p.m.