



Planning Commission Minutes

June 23, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 6/23/2026 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.

1. Planning Commission Minutes – June 9, 2026

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

Commissioner Eric Ashbaugh made a motion to hear Case 26-400-75 first. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

1. Case 26-400-75 – Short-Term Rental – 14820 E. 46th St 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

Alicia Gibson, 19405 State Route 78, stated she is the property manager and was available to answer any questions. She noted the request included a fourth bedroom and asked for clarification. Mr. Glaser confirmed the request was for a four-bedroom short-term rental and that the staff report correctly reflected four bedrooms.

Mr. Glaser explained that, for the purposes of this request, a room must have a means of egress to be considered a bedroom, but a closet is not required. He confirmed the room in question does have a means of egress and therefore qualifies as a bedroom.

Public Comments

No public comments.

Motion

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

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2. **Case 26-400-74 – Short-Term Rental – 112 N. Ash 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

Tina Groumoutis, 3805 NW 75th Street, Kansas City, stated she's always wanted to have an investment property and believes this will be a great location for a short-term rental.

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.

ROUNDTABLE - NEXT MEETING JULY 14, 2026

ADJOURNMENT

The meeting was adjourned at 6:19 p.m.