



Planning Commission Minutes

July 28, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 7/28/2026 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.

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 – July 14, 2026

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.

CASES TO BE CONTINUED - STAFF REQUESTS THESE CASES BE CONTINUED TO THE AUGUST 11, 2026 MEETING.

1. **Case 26-100-06 – Corrective Rezoning – 221 N. Chrysler Avenue** – A request to rezone the property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

Commissioner Edward Nesbitt made a motion to continue the case to the August 11, 2026

meeting. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Case 26-100-07 – Rezoning – 914 & 916 E. Frederick Street** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

Commissioner Eric Ashbaugh made a motion to continue the case to the August 11, 2026 meeting. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 26-400-76 – Short-Term Rental – 630 N. Sioux Avenue** – 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

Marshall Barrett, 19315 Holke Road, father of the applicant, spoke on Isabella's behalf while she was out of town. He stated the short-term rental included exterior security cameras, noise monitoring, guest screening, house rules, and local property management located approximately six minutes away. He stated the property operated successfully during the FIFA events, received five-star reviews, and that a lawn maintenance issue had been resolved by changing lawn care providers.

Commissioners questioned the ownership and operation of the property. Staff explained the Planning Commission's decision was limited to the operation of the short-term rental and that property owner approval, lease agreements, and HOA restrictions are private civil matters not enforced through the City's land use process. Staff also confirmed they had the applicant's contact information for enforcement purposes.

Public Comments

Teresa Johnson, 624 N. Sioux Avenue, spoke in opposition. She stated she had lived next door since 1999 and expressed concerns regarding the property's history as a rental, including maintenance issues, prior tenant activity, and the potential impact of a short-term rental on neighborhood character and property values. She submitted photographs depicting the property's condition and requested the Commission deny the application. In response to Commissioner questions, she stated there was no current tenant but described prior incidents involving former tenants and stated the property had recently been mowed after concerns were raised.

Mr. Barrett responded that Isabella had only recently begun leasing the property and that concerns involving previous tenants predated her involvement. He stated the property would be maintained to a high standard, landscaping concerns would be addressed promptly, and the goal was to operate the short-term rental in compliance with City requirements while being a good neighbor. He also stated any issues with the tree shown in the photographs would be addressed.

Commissioner Comments

In response to Commissioner questions, staff stated they had previously received a complaint regarding tall weeds, notified the applicant, and observed that the property was promptly maintained. Staff also explained that if short-term rental operations ceased, the property could be used as a long-term rental with the appropriate landlord license. Staff further explained there is precedent for properties holding both approvals, distinguished the licensing requirements for short-term and long-term rentals, and discussed transient guest tax reporting and business license compliance.

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.

2. **Case 26-400-77 – Short-Term Rental – 17101 E. Berry Lane** – 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

Marshall Barrett, 19315 Holke Road, speaking on behalf of the applicant, stated the applicant had corrected the issues discussed during the previous Planning Commission meeting by obtaining the required temporary short-term rental permit, installing exterior security cameras and noise monitoring equipment, enhancing guest screening procedures, and implementing stricter house rules. He stated the property had operated successfully during the FIFA World Cup period, received five-star reviews, and that the applicant remained committed to complying with City requirements and maintaining the property.

Public Comments

Jackie Davis, 1700 Baker Road, spoke in opposition, expressing concerns regarding neighborhood safety, continued short-term rental activity, remaining property maintenance issues, including gravel in the driveway and overgrown vegetation, and the impact on surrounding properties. In response to Commissioner questions, staff stated the reported maintenance concerns would be referred to a Property Maintenance Officer for review.

Mr. Barrett responded that the remaining gravel and any overgrown vegetation would be addressed. He explained the gravel was associated with driveway improvements and confirmed the property had continued operating under the previously approved temporary FIFA World Cup short-term rental permit.

Commissioner Comments

Commissioner O'Neill explained he would abstain from voting because he was acquainted with the property owner.

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.

3. **Case 26-400-82 – Short-Term Rental – 813 S. Liberty 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

Doug Cheney, 712 SW Scherer Road, Lee's Summit, stated he and his wife purchased the property to operate as a short-term rental. He explained the property included exterior security cameras, noise monitoring, guest screening, and professional management to ensure compliance with City requirements. He stated the property operated successfully during the FIFA World Cup period and received five-star reviews.

Public Comments

John Anthony, 811 S. Liberty Street, spoke in opposition. He stated he was not opposed to a short-term rental but expressed concern the property had previously operated without the required approval. He acknowledged the property had been improved and that guests had not caused disturbances but stated neighboring residents remained concerned and submitted petitions that did not meet the protest threshold.

Mr. Cheney responded to concerns regarding the property's operation prior to approval. Mr. Glaser confirmed he had discussed the matter with Mr. Cheney, who held a landlord license but did not realize a separate short-term rental approval was required. Mr. Cheney stated Evolve would handle the transient guest tax requirements and assured the Commission the property would comply with all short-term rental requirements going forward.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Jose Torres

seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 26-400-84 – Short-Term Rental – 230 S. Cedar Avenue** – A request to operate a Short-Term Rental at the property.

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.

Applicant Comments

Raymond Zahed, 230 S. Cedar Avenue, spoke on behalf of the applicant. He stated the property had been updated and furnished for use as a short-term rental and included exterior security cameras and adequate off-street parking. He explained the applicant intended to manage the property herself upon returning from out of the country the following week.

In response to Commissioner Young's question, Mr. Zahed stated he, the applicant's son, and others would be available to respond to issues at the property if needed. Staff explained the applicant is required to provide current management contact information to the City and notify staff of any changes.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt requested an additional condition requiring the applicant to provide two alternate contact phone numbers in the event the applicant is out of the country and unavailable to respond to issues at the property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with the added condition to provide additional phone numbers. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

5. **Case 26-400-85 – Short-Term Rental – 3700 S. Randall Drive** – A request to operate a Short-Term Rental at the property.

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.

Applicant Comments

Laura Jacobe, 12903 E. 58th Street, co-owner of the property, stated she and her mother intended to operate the property as a short-term rental. She explained the property included exterior security cameras, noise monitoring, smoke and carbon monoxide detectors, and adequate off-street parking. She stated the property had operated during the FIFA World Cup without issues, neighborhood contact information had been provided to adjacent property owners, and transient guest tax forms had been submitted. She further stated they intended to market the property primarily to families, sports fans, and visitors to the area.

Public Comments

No public comments.

Commissioner Comments

During discussion, the Commission clarified the maximum occupancy recommendation should be revised to allow eight adults and ten total occupants.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with the amended condition allowing ten total occupants. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ELECTION OF OFFICERS - Chair & Vice-Chair**Chair**

Commissioner Edward Nesbitt made a motion to elect Commissioner Wiley as Chair.

Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

Vice-Chair

Commissioner Edward Nesbitt made a motion to elect Commissioner Ashbaugh as Vice-Chair.

Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING AUGUST 11, 2026**ADJOURNMENT**

The meeting was adjourned at 7:35 p.m.