



Planning Commission Minutes

August 11, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 8/11/2026 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Edward Nesbitt.

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 28, 2026

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Jose Torres seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

CASE TO BE CONTINUED – Staff requests this case be continued to the August 25, 2026 meeting.

1. Case 26-200-04 – Special Use Permit – 1717 S. Appleton Ave – A request for a Special Use Permit to operate a tattoo shop.

Commissioner Michael Young made a motion to continue the case to August 25, 2026. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0,

Abstained 0.

OTHER BUSINESS

1. **Case 26-400-86 – Short-Term Rental – 16012 E 31st St S** – 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

Carolyn Rosetti, 16012 E 31st Street S, appeared regarding her short-term rental request. She stated that the rental was initially intended for FIFA but continued after listing issues limited her bookings. She reported 17 days of successful rentals to five groups from Argentina and Ecuador. Ms. Rosetti clarified that only two bedrooms would be rented, with the third bedroom remaining an office. She also discussed measures taken to address the driveway, including temporary fencing and other barriers.

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 6, No 0, Abstained 0.

PUBLIC HEARINGS

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).

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.

Applicant Comments

Samuel Gouldsmith, 1519 N Seminal Dr, explained that increasing overhead and property maintenance costs, combined with the inability to refinance the property, had created a financial hardship. He stated that the rezoning would allow the property's zoning to reflect its current use, which was required by his lender.

Public Comments

No public comments.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 6, 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).

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

Joren Branstetter, 2003 N. Ponca Drive, stated he plans to construct two single-family homes on the property to be added to their rental portfolio. The proposed homes would be four-bedroom, two-and-a-half-bath, story-and-a-half homes on 50-foot-wide lots.

Mr. Glaser stated staff had no concerns with the rezoning and that the building permits are under review, contingent upon approval of the rezoning. He noted that 50-foot-wide lots are not uncommon in older areas of the City.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

3. **Case 26-100-08 – Rezoning – 515 S. Powell Road** – A request to rezone the property from R-12/PUD (Two-Family Residential/Planned Unit Development) to R-A (Residential-Agricultural).

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 explained the rezoning to residential agriculture would allow agricultural structures, including the proposed greenhouse and storage building, without an existing residence on the property.

Applicant Comments

Ryan Jennings, 515 S. Powell Road, stated he plans to construct a greenhouse and storage building for agricultural use. He is applying for a State of Missouri cost-sharing program to assist with the greenhouse, with a portion of the produce to be donated to the community. He stated the produce would be grown organically and used personally or donated, not sold.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING AUGUST 25, 2026

ADJOURNMENT

The meeting was adjourned at 6:41 p.m.