



Tuesday, September 6, 2022
Civic Center, Memorial Hall 5:30 PM

Independence Planning Commission/Board of Zoning Appeals

To join by Conference Call dial:1-785-289-4727 Conference ID: 652-632-373#

I. CALL TO ORDER

II. MINUTES

- a. Consider approving minutes of the August 2, 2022 meeting.
- b. Consider approving minutes of the August 9, 2022 Special Board of Zoning Appeals meeting.

III. PLANNING COMMISSION

- a. Public Hearing to receive comments to consider rezoning property recently annexed at the Independence Municipal Airport from County I-1, industrial to City M-2, heavy industrial district.
- b. Public Hearing to receive comments to consider rezoning a tract of land at 2500 W Laurel St from C-4, highway commercial district to M-2, heavy industrial district; and/or a conditional use permit for storage and warehousing of nonhazardous products. NOTE: The northern portion of this tract is currently zoned M-2 while the southern portion is currently zoned C-4.

IV. BOARD OF ZONING APPEALS (DOES NOT INCLUDE OUTSIDE CITY APPOINTMENTS)

- a. Public Hearing to receive comments on a variance request to reduce the setback in an M-2 industrial district, currently a C-4 highway commercial district being considered for rezoning at 2500 West Laurel Street. NOTE: The northern portion of this tract is currently zoned M-2 while the southern portion is currently zoned C-4. The requested variance setback is in the portion that is currently zoned C-4, and the variance will only be needed if the rezoning to M-2 is approved.
- b. Public Hearing to receive comments on a variance request to exceed the number of signs in a C-2, commercial services district at 401 W Main St.

V. DISCUSSION

- a. Report on status of conditional use permit at 401 N. 8th Street.

VI. ADJOURNMENT