

**Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's September 6,
2022 Meeting**

I. Call to Order

Kendall Neill, Chairperson, called the meeting to order.

Present: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse, Jeff Chubb as City Attorney

Absent: Andy McLenon

Guests: Shannon O'Hare, Creighton Titus, Mark Boyle

II. Minutes

- a. Consider approving minutes of the August 2, 2022 meeting.

Motion:

On the motion of Tim Haynes, seconded by Lisa Richard the Commission approved the minutes of the August 2, 2022 meeting.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

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

Motion:

On the motion of Tim Haynes, seconded by Rachel Lyon the Commission approved the minutes of the August 9, 2022 meeting.

Aye: Michelle Anderson, Tim Haynes, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

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.

City property at the airport was annexed recently. VSE, who owns a business located on said property, is working on a project and considering an expansion. Rezoning the newly annexed property from County to City industrial would assist with that project, making the whole area the same industrial classification.

Motion:

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On the motion of Mary Jo Meier, seconded by Lisa Richard the Commission recommended the City Commission rezone the recently annexed property at the Independence Municipal Airport from County I-1, industrial to City M-2, heavy industrial district.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

- 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.

Mark Boyle of JAG, Inc. said the business is running out of space to store equipment and tools. They have a warehouse that is full and needs an additional 45' x 130' building where semis can pull up to load and unload.

Lisa Richard asked if the neighboring properties had any comments about the rezoning.

Mark Boyle said they are not concerned and have no plans for expansion.

Motion:

On the motion of Tim Haynes, seconded by Anthony (Tony) Royse the Commission recommended to rezone the C-4, highway commercial district portion of the tract to M-2, heavy industrial district to match the north portion of the tract already zoned as M-2, heavy industrial district.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

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.

There was discussion about side and rear yards and the number of feet allowed.

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Mark Boyle stated that the adjoining property is landlocked and they have no plans to expand. The two companies have worked well together and shared space before.

The surrounding properties had been notified of the proposed setback and did not protest.

Motion:

On the motion of Mary Jo Meier, seconded by Anthony (Tony) Royse the Commission approved a variance request to reduce the side yard setback from 30 feet to 15 feet in an M-2 industrial district, currently a C-4 highway commercial district being considered for rezoning at 2500 West Laurel Street, pending the final approval of the rezoning request.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

- 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.**

After the staff report was read, there was no discussion.

Motion:

On the motion of Lisa Richard, seconded by Kendall Neill the Commission approved the variance to exceed the number of signs by allowing for two single-sided 3'9" x 3'9" signs to be placed on the canopy's northeast corner, facing north, and the northwest corner facing west at 401 W Main Street.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse

Nay: None

V. Discussion

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

Kelly Passauer, Zoning Administrator, let the Commission know that a condition, of a conditional use permit at 401-415 N. 8th Street, has not been met. The City has been in touch with the property owner, reminding them that this condition has not been met and will continue to monitor the situation.

VI. Adjournment

Motion:

On the motion of Tim Haynes, seconded by Anthony (Tony) Royse the

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Commission adjourned the meeting.

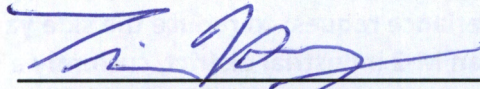
**Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Mary Jo
Meier, Kendall Neill, Lisa Richard, Anthony (Tony) Royse**

Nay: None

Kendall Neill

Kendall Neill (Oct 5, 2022 22:24 CDT)

Kendall Neill, Chairperson



Tim Haynes, Secretary

09062022 Planning and Zoning Minutes- Approved

Final Audit Report

2022-10-06

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-  Document created by Kelly Passauer (kellyp@independences.gov)
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