



Tuesday, February 7, 2023
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 January 3, 2023 Planning Commission/Board of Zoning Appeals meeting.
- III. BOARD OF ZONING APPEALS (DOES NOT INCLUDE OUTSIDE CITY APPOINTMENTS)
 - a. Public Hearing to receive comments on a variance request to reduce the number of parking spaces in a C-4, highway commercial district at 510 North Peter Pan Road.
 - b. Public Hearing to receive comments on a variance request to reduce the setback(s) in a C-2 commercial services district at 600, 606, and 610 West Main Street.
 - c. Public Hearing to receive comments on a variance request to exceed size and number of signs in a C-3, business district zone at 113 W. Myrtle Street.
- IV. PLANNING COMMISSION
 - a. Public Hearing to consider a text amendment to modify Appendix B - Zoning of the City Code relating to off-street parking in an industrial area and any additional modifications.
 - b. Consider approving a Focus of Study for the Comprehensive Plan Update.
 - c. Public Hearing to receive comments on a request for a modified conditional use permit for a "Children's Home" in an R-3, low density multifamily dwelling district at 517 South 4th Street.
- V. DISCUSSION
 - a. Urban Heat Islands -- Information provided by Lisa Richard.
- VI. ADJOURNMENT