



Tuesday, March 5, 2024

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: 820 754 218#

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I. CALL TO ORDER

II. MINUTES

- a. Consider approving minutes of the February 6, 2024 Planning Commission/Board of Zoning Appeals meeting.

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

- a. Public Hearing to consider a variance request for the size and number of detached signs in an R-3, low-density multifamily dwelling district at 215 N. Park Blvd.
- b. Public Hearing to receive comments on a variance request to reduce the setback(s) in a C-2, commercial services district at 1609 N. Pennsylvania Avenue.

IV. PLANNING COMMISSION

- a. Public Hearing to consider a text amendment relating to "Restaurants, drive-in" in the C-3 Central Business District.
- b. Public hearing(s) to receive comments to consider rezoning a tract of land at 408 South 8th Street from R-3, low density multifamily dwelling district to R-5, high density multifamily dwelling district; and to receive comments on a request for a conditional use permit for an "Accessory use not located on the same lot or contiguous lot as the principal building or principal use served per 607.1.d.", in an R-3, low density multifamily dwelling district at 408 South 8th Street. The specific accessory use requested is an outbuilding to serve the primary structure located across the alley at 401 South Penn Avenue, which is in an R-5, high density multifamily dwelling district.
- c. Consider a preliminary plat for Jefferson Subdivision.
- d. Consider a final plat for Jefferson Subdivision.
- e. Consider initiating a public hearing for a text amendment relating to "Shipping containers" in the C-4, highway commercial district.

V. DISCUSSION

VI. ADJOURNMENT