



Tuesday, September 3, 2024

City Commission/Court Room, City 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#

I. REGULAR SESSION

- a. Call to Order

II. MINUTES

- a. Consider approving minutes of the July 30, 2024 and August 6, 2024 Planning Commission/Board of Zoning Appeals meetings.

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

- a. **Case #: 2024VAR06** - Public hearing to consider a variance request to exceed the size and number of wall signs in the C-3, Central Business District at 325 N. Penn Avenue.
- b. **Case #: 2024VAR07** - Public hearing to consider variance requests to exceed the minimum lot area for each dwelling unit and to eliminate the requirement for an elevator for a building more than 2 ½ stories in the C-3, Central Business District at 113 W. Myrtle Street.

IV. PLANNING COMMISSION

- a. **Case #: 2024CUP03** - Public hearing to consider a conditional use permit for a Recreation Center in the C-3, Central Business District located at 106 - 108 E. Main Street.
- b. **Case #: 2024CUP04** - Public hearing to consider a conditional use permit for multi-family dwellings (apartments) in a nonresidential structure in the C-3, Central Business District at 113 W. Myrtle Street.
- c. **Case #: 2024ZA08** - Public hearing to consider a text amendment to the zoning code relating to dwellings in the C-3, Central Business District.
- d. **Case #: 2024ZA09** - Consider initiating a public hearing for October 1, 2024 at 5:30 PM to consider a text amendment relating to "Communication antenna or communication towers" in Appendix B – Zoning of the City Code.
- e. **Case #: 2024ZA10** - Consider initiating a public hearing to rezone the recently annexed property located at 3130 N. 13th Street.
- f. Consider rescheduling the November 5, 2024 meeting to November 12, 2024 due to the General Election.

V. DISCUSSION

VI. ADJOURNMENT