

**Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's November 12,
2024 Meeting**

I. Call to Order

Present: Tim Haynes, Rachel Lyon, Mary Jo Dancer, Lisa Richard, Butch Holum and Rita Ortolani

Absent: Michelle Anderson, Kym Kays and Gary Hogsett

City Staff Present: Kelly Passauer, City Manager/Zoning Administrator; David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; David Schwenker, City Clerk and Maurice Garlet, Building Inspector

Guests: Larry McHugh, Daniel Thorenson, Shawn Couch and Trina Couch

Chair Rachel Lyon called the meeting to order.

II. Minutes

- a. Consider approving minutes of the October 1, 2024 Planning Commission/Board of Zoning Appeals meeting.

Motion:

On the motion of Tim Haynes, seconded by Butch Holum the Commission approved the minutes of the October 1, 2024 Planning Commission/Board of Zoning Appeals meeting.

Aye: Tim Haynes, Rachel Lyon, Lisa Richard, Butch Holum, Rita Ortolani

Nay: None

III. Board of Zoning Appeals (Does not include outside City appointments)

IV. Planning Commission

- a. **Case #: 2024/ZA/11** - Public hearing to consider a request for rezoning a lot located at 3100 Cessna Boulevard presently zoned M-1, light industrial district to zone M-2, heavy industrial district with the purpose of building a test cell for jet aircraft engines.

The applicant, Daniel Thorenson of Thorenson Enterprises LLC, has submitted a request to rezone a 5-acre vacant lot from M-1 (Light Industrial) to M-2 (Heavy Industrial) to construct a test cell for jet aircraft engines. This undeveloped parcel is located directly west of the blast pad at 3100 Cessna Boulevard within the Independence Municipal Airport area and is leased from the City of Independence.

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Daniel Thorenson spoke for the requester.

The Commission asked questions of the requester

Motion:

On the motion of Tim Haynes, seconded by Rachel Lyon, the Commission recommend to the City Commission the approval of the rezoning request for the property at 3100 Cessna Boulevard from M-1 (Light Industrial) to M-2 (Heavy Industrial), based on the findings that the proposed use meets the criteria established in Sec. 2-101 and aligns with the City's comprehensive plan for industrial development."

Aye: Tim Haynes, Rachel Lyon, Mary Jo Dancer, Lisa Richard, Butch Holum, Rita Ortolani

Nay: None

- b. **Case #: 2024/CUP/05** - Public hearing to consider a conditional use permit for a short term rental (AirBnB) to be located at 940 Crescent Drive.

The applicants, Shawn and Tricia Couch, request approval for a conditional use permit to

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operate a short-term rental (Airbnb) at their single-family residence located at 940 Crescent Drive. The property is situated in a residential area zoned R-2, single-family dwelling district, where short-term rentals are permitted conditionally to ensure compatibility with neighborhood character and minimize any adverse impacts.



		Permitted Zoning District												
Land Use Category	Code	A-1	R-1	R-2	R-3	R-4	R-5	O/P	C-1	C-2	C-3	C-4	M-1	M-2
Short term rental's not elsewhere listed		C	C	C	C	C	C	C	C	P	P	P		

Shawn and Tricia Couch spoke for the requester.

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The Commission asked questions.

Motion:

On the motion of Butch Holum, seconded by Tim Haynes, the Commission recommend that the City Commission approve Conditional Use Permit Case #2024/CUP/05 for the operation of a short-term rental at 940 Crescent Drive, subject to the following conditions:

1. The conditional use permit is non-transferable to another property owner or location.
2. The applicant must obtain and renew an annual City occupation license.
3. The property's exterior must be well-maintained and free of environmental or nuisance code violations.
4. Excessive noise should not be audible beyond the property lines at any time.
5. On-site, hard-surfaced parking must be provided on the applicant's private property.
6. Exterior lighting must not shine onto neighboring properties.

This motion reflects staff's recommendation and incorporates relevant conditions from similar, previously approved permits.

Aye: Tim Haynes, Rachel Lyon, Mary Jo Dancer, Lisa Richard, Butch Holum, Rita Ortolani
Nay: None

V. Discussion

City Manager Passauer reminded the Commission that the next meeting is scheduled for December 3rd at 5:30 p.m.

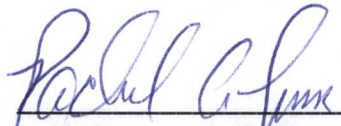
VI. Adjournment

Motion:

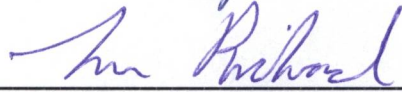
On the motion of Tim Haynes, seconded by Rachel Lyon, the Commission adjourned the meeting.

Aye: Tim Haynes, Rachel Lyon, Mary Jo Dancer, Lisa Richard, Butch Holum, Rita Ortolani
Nay: None

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Rachel Lyon, Chairperson



Lisa Richard, Vice-Chair