



City of Independence

Minutes

Planning Commission Meeting Monday, July 7, 2025

1. **CALL TO ORDER.** The meeting was called to order at 7:01 pm by Alex Paraskevas

2. **ROLL CALL.**

Planning Commissioners Present:

Sally Coen	Becky Jay
José Oliveros	Alex Paraskevas
Jordan Carpenter	Patrick Fugeman

Commissioners Absent: Corby Chappell, Chair, excused

Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder; Kathy Martin-Willis, Council Liaison

3. **MINUTES.** The minutes of the May 5, 2025 and June 2, 2025, meetings were submitted in the agenda packet.

ACTION:

Commissioner Coen moved to approve the minutes as submitted; Commissioner Fugeman seconded. Motion passed 6-0-0:

AYES:	Coen, Jay, Oliveros, Paraskevas, Carpenter, Fugeman
NAYS:	None
ABSTENTIONS:	None

4. **VISITORS / PUBLIC COMMENTS.** None

5. **STAFF REPORTS / PRESENTATIONS – OTHER.** None

6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS.**

7.1. Public Hearing: Draft Requirement for a Pre-Application Hearing

- Hearing script read by Alex Parakevas. The hearing opened at 7:04 pm.
- Conflicts of Interest/Ex-Parte Contacts/Bias. None declared.
- Staff Report:
Evander went over the staff report as presented in the agenda packet. It would require a pre-application for most developments in the community. Evander gave some examples of situations where this would be beneficial on local projects. Staff recommends approval. Commission discussed fees but realized that fees are the purview of City Council, not Planning Commission. Discussion of extra staff time in situations where no pre application was required. No

- further discussion.
- Testimony: None.
- Record/Hearing declared closed.7: 29 PM
- Discussion and deliberation. No further deliberation.

ACTION:

Commissioner Carpenter moved to forward a recommendation of approval on LA 2025-03, to the Independence City Council; Commissioner Jay seconded. Motion passed 6-0-0:

AYES:	Coen, Jay, Oliveros, Paraskevas, Carpenter, Fugeman
NAYS:	None
ABSTENTIONS:	None

7.2. Discussion: Draft Revisions to the Standards for Mobile Vending Devices.

Discussion of “mobile vending devices” vs. food trucks. Evander presented information from staff report submitted in agenda packet. Discussion about changes in standards.

8. OTHER DISCUSSION / INFORMATION ITEMS

8.1. Commissioner Fugeman mentioned empty lots and asked if there could be breaks for infill construction. Discussion that it would be the purview of City Council but it could help develop empty lots in town.

8.2. Commissioner Fugeman asked about “skeletor” building. Evander said it would go through site review before further development. Would go through the Historic Preservation Commission.

8.3. Video: Can our Cities Survive the Heat? Discussion of trees and their impact on air quality, livability and temperature in cities. Evander provided a map looking at tree placement in Independence.

9. **ADJOURNMENT.** Commissioner Carpenter moved to adjourn, second by Commissioner Jay. Meeting adjourned at 8:28 PM.

Minutes submitted by:
Myra Russell, City Recorder