



City of Independence Minutes

Planning Commission Meeting
Monday, November 3, 2025

1. **Call to Order.** Chair Chappell called the meeting to order at 7:03 pm

2. **Roll Call.**

Present: Commissioner Patrick Fugeman
Commissioner Jose Oliveros
Commissioner Rebecca Jay
Commissioner/Chair Corby Chappell
Commissioner Jordan Carpenter
Commissioner Sally Coen
Commissioner Alex Paraskevas

Absent:

City Staff Present: Fred Evander, City Planner
Myra Russell, City Recorder

3. **Minutes.**

3.1. **Regular Meeting 10/06/2025.**

Action:

Commissioner Fugeman moved to approve the regular meeting minutes of 10-06-2025; Commissioner Jay seconded. Discussion: None
Voice vote. Motion 7-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas

Nays: None

Abstentions: None

4. **Visitors/Public Comment.** None.

5. **Reports/Presentations.** None.

6. **Unfinished Business.** None.

7. **New Business.**

7.1. **Public Hearing: Changes to Address House Bill 3395 (2023) and House Bill 2138 (2025).**

Chair Chappell read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None
- Public Hearing opened at 7:05 pm by Chair Chappell.
- Staff Report as submitted in the agenda packet was reviewed by Evander. Evander explained the proposed code changes, which would consolidate various definitions into a single standalone single-room occupancy use. These changes are similar to what was reviewed by the Planning Commission a couple of years ago.
- Discussion: The Commission questioned why the original code hadn't come before council after Planning looked at it in the past. Evander explained that it got pushed off the agenda for more pressing issues. Now they are able to change it as per state rules and get it approved by the commission and council. The Commission discussed that these changes will make the process simpler.
- Further questions from the Commission. None
- Objections or testimony received: None
- Public Testimony: None
- Discussion: Staff Response to testimony-None
- Hearing closed at 7:11 PM.

Action:

Commissioner Coen moved to forward a recommendation of approval of LA 2025-06, to the Independence City Council; Commissioner Paraskevas seconded. Discussion: None

Voice vote. Motion 7-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas

Nays: None

Abstentions: None

7.2. Discussion: Potential Code Change to Allow Additional Commercial Uses on Monmouth Street.

Evander explained a request to allow a small wedding venue on a historic property at 710 Monmouth Street, considering three options: extending the mixed-use pedestrian-friendly commercial transitional zone, creating allowances for commercial use in historic homes, or maintaining the current zoning. The Commission discussed parking and transportation challenges for an event, considering options like trolley access and Pioneer Park as potential solutions. They explored the possibility of creating an overlay zone to better manage commercial use and scale in the area, while being cautious not to create overly specific restrictions. The discussion included a review of historic properties along the street, with concerns raised about balancing historic preservation with commercial development goals. Evander agreed to research utility impacts and parking availability in the area.

7.3. Discussion: Potential Consolidation of the Low and Medium Density Residential Zones.

Evander discussed the potential consolidation of low and medium density residential zones, noting that the two zones have similar requirements with only minor differences such as the number of attached houses allowed. The

Commission considered this consolidation could simplify the code and potentially align with recent housing bills, though they acknowledged the need to carefully evaluate any potential red flags before proceeding. The Commission also discussed how this change could be presented to the legislature as a proactive approach to housing production, while emphasizing that the zones are currently very similar in terms of development possibilities.

8. Other Discussion/Information Items.

- Chair Chappell asked for a status of the crosswalk improvement pilot program earlier in the year. One at 5th street going forward and one at the high school potentially. Evander explained ideas for improving trolley transit through the Monmouth St. area, considering signal timing and queue-jump options that could work in conjunction with the crosswalks. The conversation also touched on jurisdictional transfers for local roads and the need for better traffic-calming measures.
- Video: When Sears Sold Homes. Evander showed the video in its entirety (8 minutes) Discussion: The Commission discussed the architectural and historical aspects of Sears kit homes, including their construction process, materials used, and the challenges of identifying and preserving these homes today. Participants explored the potential for replicating the Sears kit home concept using modern technology such as CNC milling and 3D printing.

9. Adjournment. Action:

Commissioner Paraskevas moved to Adjourn; Commissioner Coen seconded.

Voice vote. Motion 7-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas

Nays: None

Abstentions: None

Chair Chappell adjourned the meeting at 7:55 pm.

Minutes submitted by:

Myra Russell, City Recorder