



City of Independence Minutes

Planning Commission Meeting
Monday, December 1, 2025

1. Call to Order.

2. Roll Call.

Present: Commissioner Rebecca Jay
Commissioner/Chair Corby Chappell
Commissioner Sally Coen
Commissioner Alex Paraskevas

Absent: Commissioner Jose Oliveros, excused
Commissioner Jordan Carpenter, excused
Commissioner Patrick Fugeman, excused

City Staff Present: Fred Evander, City Planner
Kenna West, City Manager
Myra Russell, City Recorder
Shawn Irvine, Assistant City Manager

3. Minutes.

3.1. Regular Meeting 11/03/2025.

Action:

Commissioner Jay moved to approve minutes from the Regular Meeting 11/03/2025 as submitted; Commissioner Paraskevas seconded. Discussion: None

Voice vote. Motion 4-0-0

Ayes: Rebecca Jay, Corby Chappell, Sally Coen, Alex Paraskevas

Nays: None

Abstentions: None

4. Visitors/Public Comment.

- David Clyne: Independence, OR. Discussed concerns about a fence being erected adjacent to his property on River Oak. Mr. Clyne argued that the fence violated city codes and posed a safety risk to children and pets. Mr. Clyne wanted to speak beyond the 3-minute timeframe for public comment. The Commission decided to maintain their standard procedure of 3-minute public comments and encouraged Mr. Clyne to speak more on the subject during the public hearing in January.

5. **Reports/Presentations.** None

6. **Unfinished Business.** None

7. **New Business.**

7.1. **Discussion of Fences around Governmental Uses.**

Evander presented a proposal to modify the city's fence height standards for government structures, noting that the current code lacks specific requirements for public uses. The discussion revealed that while some government facilities have 6-foot-tall fences with barbed wire, others, like wastewater treatment plants, are secured with 8-foot-tall fences. The commission expressed concerns about making inconsistent height requirements across different types of properties and requested a more comprehensive review of fence standards for all public and industrial uses before proceeding with any changes. They weighed the safety and security of public use land versus aesthetic value to adjacent property owners. Evander agreed to bring alternatives to the January public hearing.

7.2. **Discussion of Potential Expansion of Commercial Uses along Monmouth Street.**

Evander discussed a zoning change that had been addressed at a previous meeting. The Commission determined that the proposed parking requirements couldn't be easily met due to space constraints and shared parking limitations, making the Monmouth Street project unfeasible without additional parking solutions.

8. **Other Discussion/Information Items.** Video: The Life-Sized City-Mexico City. Evander shared a short video about Mexico City from Canadian public television. Brief discussion about community planning and engagement, including ideas for collaborative urban development.

9. **Adjournment. Action:**

Commissioner Jay moved to Adjourn; Commissioner Coen seconded. Discussion: None

Chair Chappell adjourned the meeting at 7:52pm.

Minutes submitted by:

Myra Russell, City Recorder