



**City of Independence
Planning Commission Meeting
Monday, January 6, 2025**

Meeting Minutes

1. **CALL TO ORDER.** The meeting was called to order at 7:03 pm by Chair Corby Chappell

2. **ROLL CALL**

Planning Commissioners Present:

Sally Coen	Becky Jay
José Oliveros	Alex Paraskevas
Jordan Carpenter	Corby Chappell

Commissioners Absent: Evan Sorce (excused)

Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder; Shannon Corr, Council Liaison

3. **MINUTES.** The minutes of the November 4, 2024, meeting were submitted in the agenda packet.

ACTION:

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

AYES: Coen, Jay, Oliveros, Paraskevas,
Carpenter

NAYS: None

ABSTENTIONS: None

4. **VISITORS / PUBLIC COMMENTS.** None
5. **STAFF REPORTS / PRESENTATIONS.** None
6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS**

7.1. Public Hearing – LA 2025-01- Small Change to Fence Standards.

- Hearing script read by Chair Corby Chappell. The hearing opened at 7:08 pm.
- Conflicts of Interest/Ex-Parte Contacts/Bias. None declared.
- Staff Report. Evander went over the staff report as presented in the agenda packet. So long as 50% of properties on block or cul de sac has chain link, property owner can also have chain link on same areas of fence. This is to maintain fencing

standards. Based on analysis, Staff Evander recommended the change to code. Commissioner Paraskevas asked about citizen that has requested change, if this code change would help her. Evander said yes, she would be able to have chain link on side fences. Commissioner Oliveros asked about historic district, no chain link in historic district

- Testimony: None.
- Record/Hearing declared closed. 7:15 PM

Discussion and deliberation. Council consensus to move forward.

ACTION:

Commissioner Carpenter moved to forward a recommendation of approval on the revised fencing standards, LA 2025-01, to the Independence City Council; Commissioner Parakevas seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas, Carpenter, Chappell

NAYS: None

ABSTENTIONS: None

7.2. Site Design Review - Approval Extension Request-SDR 2023-Pegg Industries, LLC. Staff Evander asked for this to be moved to 7.1. Evander explained Extension Request. Approved by commission on April 3, 2023, Pegg Industries would like 1 year extension. Commissioner Coen asked about extension standard, Evander stated it's one year.

ACTION:

Commissioner Carpenter moved to approve the Site Design Review extension request; Commissioner Coen seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas, Carpenter, Chappell

NAYS: None

ABSTENTIONS: None

7.3. Discussion – Limited Land Use Decisions – Draft Codes
Staff Evander explained limited land use decisions and recommended taking a look at subchapter 11 of the development code. Shifted items around to change them to Type 1 limited land use. Included table to explain land types and notices. Consolidated information for Type 1 and Type 2 processes. Explanation of notices, appeals, timeframe for approval. Laid out the process in a more linear fashion. If this looks ok, at the next meeting can look at related changes with variances, etc. Chair Chappell questioned how much of the work done last year would not be done by the Planning commission with these new changes. Evander mentioned that last year there were legislative projects to work on and the planning commission will still work on those kinds of

projects. Some projects that planning commission did traditionally will no longer come to planning commission. Planning commission will get any appeals. The city requested an extension until June for the Planning commission to review subdivisions. The hope is to make the process simpler for Staff and applicants. The Commission wants Staff Evander to proceed with sending these changes to the City Attorney.

8. **OTHER DISCUSSION / INFORMATION ITEMS**

8.1 Video: This was supposed to fix the housing crisis. Video was about missing middle housing. Discussion: understanding the issues and how people are addressing the issues. How to do gentle density, does strata titling play a role, what are other things to consider. What regulations are limiting. Commissioner Jay noted that the larger lots are older properties that may need new infrastructure which could be expensive.

9. **ADJOURNMENT**

Commissioner Paraskevas moved to Adjourn at 8:02 PM