



City of Independence Minutes

Planning Commission Meeting
Monday, March 2, 2026

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 Sally Coen
Commissioner John Southgate

Absent: Commissioner Alex Paraskevas, Excused

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

3. **Minutes.**

3.1. **Regular Meeting 02/02/2026.**

Action:

Commissioner Southgate moved to approve the minutes as submitted.;

Commissioner Jay seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Sally Coen, John Southgate

Nays: None

Abstentions: None

4. **Visitors/Public Comment.**

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

6. **Unfinished Business.** None.

7. **New Business.**

7.1. **Potential Revisions to the Park Dedication Requirements.**

Video: Frederick Law Olmsted | Best Planned City in the World | Olmsted, Vaux, and the Buffalo Park System. Planner Evander showed the commission parts of a video about park planning, about Frederick Law Olmsted, a renowned

landscape architect who designed America's first park system in Buffalo, New York. The video detailed Olmsted's vision for three unique parks connected by parkways, which became a model for urban park systems nationwide. Following the video, the group examined Frederick Law Olmsted's principles, particularly through his sons' work on the Portland Park Plan, which emphasized parks' role in enhancing city health, morality, and prosperity. The discussion highlighted Olmsted's innovative approach to using challenging terrain like wetlands and steep slopes for park development, rather than attempting costly construction on such areas. The commissioners reviewed park and open space dedications across different subdivisions, with specific attention to percentages and layouts. The discussion compared various developments including Northgate, Southwest Crossing, and Brandy Meadows, highlighting how different subdivisions implemented parks in different ways. The conversation emphasized the desire to achieve an Olmsted Brothers-style approach with natural features serving as focal points for recreational amenities. The commissioners discussed park and open space requirements in development plans, particularly regarding the option for developers to provide cash instead of land. It was clarified that while the Planning Commission has the option to allow cash payments, it cannot require this alternative. They also addressed concerns about stormwater ponds or wetlands being counted as park land and the need for criteria to determine what constitutes acceptable park space. Planner Evander will take a look at the code and bring this back to a future meeting.

8. Other Discussion/Information Items.

9. Adjournment. Action:

Commissioner Jay moved to Adjourn; Commissioner Coen seconded. Discussion: None
Chair Chappell adjourned the meeting at 8:43 pm.

Minutes submitted by:
Myra Russell, City Recorder