



City of Independence Minutes

Planning Commission Meeting
Monday, May 4, 2026

1. **Call to Order.** Chair Chappell called the meeting to order at 7:00 pm.

2. **Roll Call.**

Present: Commissioner Patrick Fugeman, via Zoom
Commissioner Jose Oliveros
Commissioner Rebecca Jay
Commissioner/Chair Corby Chappell
Commissioner Sally Coen
Commissioner Alex Paraskevas
Commissioner John Southgate

Absent:

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

3. **Minutes.**

3.1. **Regular Meeting 04/06/2026.**

Action:

Commissioner Jay moved to approve minutes as presented; Commissioner Coen seconded. Discussion: None

Voice vote. Motion 7-0-0

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

Nays: None

Abstentions: None

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

5. **Reports/Presentations.**

5.1. **Discussion: More Housing, Same (Great) Neighborhood - Infill Code Draft.**

Planner Evander and Matt Hastie, a consultant from MIG, presented updates to address previous questions and changes discussed in earlier work sessions regarding the infill code draft. Matt walked through the updated draft, using a handout to reference specific sections of the document, with the aim of moving closer to holding a public hearing.

Evander and Hastie discussed building height requirements, deciding not to

propose reducing the maximum height from 35 feet to 30 feet across most residential zones due to concerns about triggering major notice requirements for virtually every residential property. They explained that while cottage clusters, a new housing type, would be limited to 25 feet, broader height reductions were deemed too significant for this specific code amendment package. The commission acknowledged that while reducing building heights could help address scale concerns, they preferred to address this separately from the current amendments to avoid complicating the process.

The commission also discussed parking and access standards for multi-dwelling properties, including town homes, row houses, and triplexes. Key points discussed included requirements for parking access from alleys, minimum setbacks for garages, and standards for shared driveways between units. The discussion also covered new cottage cluster development standards based on state model codes, with particular attention to open space requirements and parking space grouping. The group also addressed questions about parking requirements for corner lots and decided against combining RL and RM zones due to the additional work it would require. The discussion concluded with updates on landscaping and garbage enclosure requirements, which were clarified and consolidated into a single code section for better clarity and objectivity. Hastie will review and clarify language on where words appear to be missing or incorrect, and correct the code language for clarity. A public hearing will be scheduled for June 15th.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Other Discussion/Information Items.**

- Discussion of moving the next meeting from the first Monday in June to the third Monday, June 15, to make a deadline for notice to DLCD for the public hearing. Chair Chappell won't be able to attend that meeting, but all the other commissioners seem to be available.
- Video: North America's Elevator Problem. The commission watched about 10 minutes of this video and discussed the differences between elevators in the US versus other countries.

9. **Adjournment. Action:**

Commissioner Paraskevas moved to adjourn; Commissioner Jay seconded. Chair Chappell adjourned the meeting at pm.8:04 PM.

Minutes submitted by:
Myra Russell, City Recorder