



City of Independence

Minutes

**Planning Commission Meeting
Monday, February 3, 2025**

1. **CALL TO ORDER.** The meeting was called to order at 7:01 pm by Chair Corby Chappell

2. **ROLL CALL**

Planning Commissioners Present:

Sally Coen	Becky Jay
José Oliveros	Alex Paraskevas
Corby Chappell, Chair	Evan Sorce

Commissioners Absent: Jordan Carpenter, excused

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

MINUTES. The minutes of the January 6, 2025, meeting were submitted in the agenda packet.

ACTION:

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

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

NAYS: None

ABSTENTIONS: None

4. **VISITORS / PUBLIC COMMENTS.** None

5. **STAFF REPORTS / PRESENTATIONS – OTHER.** None

6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS.**

7.1. Request to Extend Subdivision Approval for Brandy Meadows. Evander presented an extension request. Request was made in December 2024. The request meets all 4 criteria for extension. Extend for one additional year. Commissioner Sorce asked if it was usual for the requestor to appear at the meeting. Evander said they usually do, but that it wasn't a criterion for the extension to be approved.

ACTION:

Commissioner Coen moved to approve the extension of the land use approval granted under SUB 2022-02, Brandy Meadows Phases 5 through 9, with the conditions and

findings articulated within the Notice of Decision for the project.; Commissioner Paraskevas seconded. No discussion. Motion passed 6-0-0:

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

NAYS: None

ABSTENTIONS: None

7.2. Potential Rezone along Gun Club Road. Discussion of potential rezone along Gun Club Road. PCL & Polk CDC are working on a project but are currently limited to duplex style houses due to zoning. Evander asked the commission if they would consider rezone. Commissioner Paraskevas asked if it would impact future transportation plans. Evander said he doesn't see issues. The Commission agreed to move forward with the idea, staff will prepare the necessary materials and schedule a time to hold a public hearing on the issue in the future.

7.3. Goals for Revisions to Standards for Infill Development. Evander gave the Commission a variety of maps related to housing and lot characteristics to begin to consider potential infill development types. Considerations of these items will hopefully help frame a Commission discussion about goals for the upcoming infill development project. Discussion about allowing infill while minimizing impact on neighbors. Commissioner Paraskevas wondered about averaging height and setback to what is already in the neighborhood. Evander mentioned transitioning scale. Commissioner Sorce: ideas for recommended examples for developers to fast-track projects, other Commissioners agreed. Commissioner Coen would like a definition for infill to easily explain to the public. Commissioner Oliveros mentioned efficiency of design. Summary of things to consider: Historic Preservation Commission, scale, parking, design standards. Will have ongoing discussions with HPC and community members about this project.

8. **OTHER DISCUSSION / INFORMATION ITEMS**

8.1. Video: What happens when you lose your home at 72 in Amesbury, Massachusetts? Creating more paths to find housing is the goal.

9. **ADJOURNMENT**

Commissioner Paraskevas moved to adjourn, seconded by Commissioner Jay. Meeting adjourned at 8:33 at pm