



Independence Airpark Homeowners Association

By Ron Singh, President

18 September, 2026

Why CC&Rs and Rules?

CC&Rs and related policies exist to keep our community safe, livable, and property values up. I suspect these attributes are important to everyone living here, but to achieve these goals may sometimes require us to deviate from our personal needs... for the good of the community. Unfortunately there are times when IAHA has to deal with CC&R violations. The IAHA Board generally keeps its compliance actions confidential beyond the parties involved.

Stored Vehicles in the Front Yard Setback - Dave Ullman (Architectural Committee Chair)

Recently some have been storing recreational and other vehicles in their driveways for extended periods.

The 1998 CCRs, the ones that you signed onto when you moved to the airpark, state:
"Section 7: Stored Vehicles. No boat or trailer of any kind, recreational vehicle or motor home, camper, bus, disabled vehicle or other similar vehicles are to be left, kept, or stored on any street or on any portion of the front yard setback....."

The City of Independence low density residential front yard setback is normally 15 feet (Sub-chapter 18), however the original airpark subdivision shows a 20 foot setback. This is from the lot owners front property line, which is generally a foot or more behind the sidewalk. Usually, the setback is the front edge of the house closest to the street and so your stored vehicles cannot extend to the street any further then the front of your house (or other definition on your properties plot).

The difference between a "parked" vehicle and a "left, kept, or stored" vehicle is not specified. Generally, "parked" vehicles are those that are driven frequently (daily or weekly), The City of Independence defines "parked for storage" as greater than 72 hours. IAHA should align with the City's 72 hour rule as the street side of our properties must comply with city rules.

Please examine your situation and ensure you are in compliance by 15 October 2026.

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Taxiway FOD

Foreign Object Debris (FOD) on any of our taxiways could create a safety hazard when propelled by the propwash of a passing aircraft. This could damage the aircraft, adjacent property, or worse, injure a person in the vicinity. A common source of this debris is when ramps are pressure washed, or pebbles blown onto the taxiway due to yard maintenance. Please advise your maintenance people to clean up any mess they make on the taxiway.

New Business Neighbor

Several years ago, Marquis Hot Tubs moved out of their facility on Stryker Road and the place has been vacant ever since. While the reduced noise and activity is nice, the unoccupied look and overgrown vegetation is not. Well, there is a new owner - Enter Mulhern, Belting Inc.

I have been in contact with the City Economic Development Director, Shawn Irvine, who gave me quite a bit of information about the company and their plans for the facility in Independence. He told me that Mulhern purchased the building a few months ago and are starting to move in.

Mulhern is a national company with six locations based out of New Jersey with a total workforce around 100.

Shawn wrote "Mulhern specializes in replacement belts for conveyor belts of all types - from agriculture and mining to food processors and distribution warehouses. At this facility they'll be shipping in large rolls of conveyor belt material, then cutting and splicing it to length. They also add cups, treads, and other elements to the conveyor belts. It should be pretty low key in terms of noise and smell. They don't plan to make significant alterations to the building aside from opening up the interior - it'll mostly be a warehouse-type operation with a large inventory of belts that they then customize to order. Also, Mulhern only bought the property the building is on. The vacant lot and parking lot South of Polk Street is still listed for sale."

I also reached out to Mulhern and received a call back from the local facility manager who recently moved to Independence with his family. He expects the facility to start up within the next month or so in a low-capacity mode. When asked about work-hours, noise, vibration, traffic impact, etc., he told me that they will begin with just a few employees, but expect to grow to about 30 employees within a couple of years. During the start-up period, they will have a single shift, but eventually will go to 2 shifts. At this point, he expects a couple of delivery trucks per week, and shipments leaving daily in the morning. There will not be any night time truck activity. Relating to noise, there will be an air compressor and eventually a hydraulic pump on the East side of the building. The noise should be minimal. He also does not expect any smell to emanate from the building.

I plan to meet the manager face to face next week and also give him a little tour around the Airpark.

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New Website

The current IAHA website has served us well for many years and was actually a part of the ISAS (not to be confused with ISIS) website. ISAS (Independence State Airport Support Group) has not been active for several years and the technology used to create and maintain the site is essentially obsolete. One of the goals of the new IAHA Board was to develop a new website with current technology, including a secure section for member contact information, financial reports, etc. Robert English (IAHA Secretary and Web Manager) looked for someone to take this on and found Marc Alexander (a fairly new resident) who agreed to develop this site for us. I met with Marc a few times to provide direction for the IAHA portion and he has developed a site that includes the airport, airpark (as a whole), IAHA, and NPHOA. He provided links to Board members from both HOAs for their comments and testing. Marc is close to completing the website and expects to go live within the next couple of weeks.

IAHA Social Events

You probably know from previous messages that IAHA restarted its social events. Lori Redden had volunteered to lead this effort and had already put on several very successful events with the help of others.

The next Social will be a potluck on Sunday, October 25th at noon at the EAA clubhouse.

Lori has many ideas for next year, including possibly bringing back the well attended Memorial Day event. If you would like to help with any future events, please contact Lori. Her contact information is in the Airpark Roster.

Dog Issue Update

A few weeks ago, I sent an email to the entire Airpark regarding certain dogs getting loose that have been reported to be aggressive. As I mentioned at the start of this newsletter, IAHA generally keeps it's compliance actions confidential between the affected parties. In this case, anyone may be affected by this, so we feel its important to provide you an update. IAHA, some of the affected neighbors, and the landlord (of the property with the dogs) met and developed an action plan. The first step is to reduce the number of dogs on the property to comply with the lease agreement. The deadline for this is September 22nd, 2026. If that happens and the remaining dog is properly constrained to the property, the issue would be considered resolved. If not, than IAHA will issue retroactive fines for each dog incident and involve the police and animal control. If you see any dogs loose on your or IAHA common property, please do not engage it, and contact any IAHA officer. Of course, you may call the police instead.

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From Hops to Peppermint - Know Your Neighbors

Independence had been long known for its Hop farms. In the '30s and '40s of the last century, during Hop harvest season, the town would grow from a thousand or so residents to close to fifty thousand. The town considered itself the "Hop Capitol of the World". For reasons unknown to me, the Hop fields with their vines (properly known as bines) are no longer predominant in the Independence area.

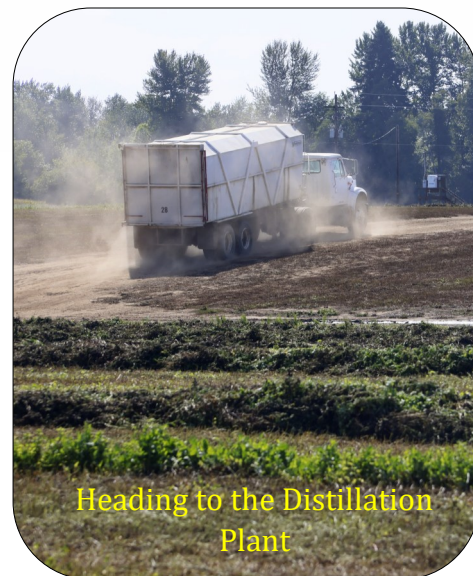
The Airpark is situated in an interesting location and is subject to various aromas. If there was a North breeze, we would smell the Rickreall dairy farm (it's gone now - hooray), if there is a South breeze, we smell the wastewater treatment plant (this doesn't happen often- hooray), and if there is an East breeze during this time of the year, we get to bask in the fresh scent of mint!

You don't hear this yet... but Independence may be the "Mint Capitol of the USA". Setnicker Farms (one of our neighbors close to the Airpark) have been farming this area for seven generations and is big into mint farming. They have about 3,000 acres dedicated to mint. The mint plants are perennial and are harvested at this time of year. The plants are first cut and placed in windrows and let dry for a couple of days. Harvesters then scoop up the windrowed plants, chop them into small pieces, and blow them into a trailer that, when full, gets sealed and hauled to the distillation plant. The trailer is parked outside the plant and connected to a steam input pipe at the bottom of the trailer and steam extraction pipe at the top. The steam leaving the top of the trailer contains the mint vapor. This steam/mint vapor is pumped to a distilling unit where it is cooled and condensed into a liquid mint oil/water mix. Since mint oil is lighter than water, it rises to the top where it is gravity separated from the water and stored in 55-gallon barrels. The trailer is left with residual mint leaves and stems which are then taken and placed in fields for compost.

Scott Setnicker, who gave me a tour of his mint facility, says that their mint oil is primarily purchased for the production of oral care products, confectionary products, and therapeutic oils. He jokingly said that the amount of mint produced by his farm could provide toothpaste for the entire country of South Korea! Know your neighbors and support your local farmer!

[Hop and Heritage Festival](#) Saturday, September 26th, 2026 - Downtown Independence.

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Steam Based Mint Oil Extraction



Steam Generation Boiler



Mint Distillation Units



Scott Setnicker



Mint Oil Ready for Shipping



Setnicker Farm Distillation Plant