

LIBERTY PLANNING AND ZONING COMMISSION

April 14, 2015

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, April 14, 2015 in the Council Chambers, City Hall, 101 East Kansas Street. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

II. Roll Call

Commission members answering roll call were: Walt Holt, Amy Howard, Ken Personett, Dee Rosekrans, and Ann Waterman. Commissioners Gary Armstrong and Tom Reinier were absent. Representing staff were Katherine Sharp, Planning and Zoning Manager; David Jones, Planner; and John Findlay, Development Review Engineer. 9 members of the public were in attendance.

III. Approval of Minutes

Commissioner Holt moved to approve the minutes from the March 10, 2015 meeting and Commissioner Waterman seconded the motion. The minutes were approved 5-0.

IV. Case 15-03SUP: Special Use Permit to allow an event center with (up to 150 people) at the old St. James Church, 342 N. Water Street.

Chairman Rosekrans stated that this application would be postponed to the next meeting, Tuesday, May 12.

V. Case 15-12FP: Final Plat of Clay Meadows, 10th Plat

Commissioner Wepler entered the meeting.

Ms. Sharp presented the proposed plat as described in the staff report.

Chairman Rosekrans asked if there were any questions for staff. Hearing none, he invited or the applicant to speak.

Mr. Robert Parks, P.E., 111 N Main, Independence, Missouri (the applicant representative) said the design of the streets would vary slightly from what was shown on the preliminary plat, but that providing cul-de-sacs in place of through streets and culverts would allow for greater retention of natural assets by protecting the existing channel.

Chairman Rosekrans asked if there were any further questions of the applicant or staff. Seeing none, he asked for a motion.

Commissioner Holt made a motion to approve as presented. Commissioner Waterman seconded the motion.

The motion carried 5-0-1 (Commissioner Wepler abstained).

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday,

April 27, at 7:00 p.m. in the Council Chambers.

VI. Case 15-10SUP: Special Use Permit for fireworks sales at Oakwood Business Park, lot 1 near Clay County Health Center [Public Hearing]

Chairman Rosekrans said the case would require a Public Hearing and reiterated procedures for those wishing to speak.

Mr. Jones presented the Special Use Permit application as described in the staff report. Special Use Permit hearings being an evidentiary quasi-judicial process, Mr. Jones introduced into the record the exhibits presented in support of the application.

Chairman Rosekrans asked if there were any questions for staff. Seeing none, Chairman Rosekrans asked if the applicant had comments.

Mr. David Belfonte, 7101 NE Antioch, Gladstone (the applicant), said this was their fourth year of operation at this location and that he appreciated the opportunity to do business in the City.

Chairman Rosekrans asked if there were any further questions. Seeing none, he opened the public hearing. Chairman Rosekrans asked if any members of the public wished to speak. Seeing none, he closed the public hearing.

Chairman Rosekrans asked if there were any further questions. Hearing none, he asked for a motion.

Commissioner Wepler made a motion to approve the application. Commissioner Howard seconded the motion.

Commissioner Holt said he wished to note the substantial impact in traffic and aesthetics that the fireworks tent would have on the surrounding business during its period of operation.

The motion carried 6-0.

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, April 27, 2015 at 7:00 p.m. in the Council Chambers.

VII. Case 15-11SUP: Special Use Permit for fireworks sales at Blue Jay Crossing, 1909 Victory Drive [Public Hearing]

Mr. Jones presented the Special Use Permit application as described in the staff report. Special Use Permit hearings being an evidentiary quasi-judicial process, Mr. Jones introduced into the record the exhibits presented in support of the application including a request to allow the gravel to stay for use by the theater.

Chairman Rosekrans asked if there were any questions for staff. Seeing none, he asked if the applicant had comments.

Mr. Vito Brancato, 7335 N Crystal Avenue, Kansas City (the applicant) said he was available for questions.

Chairman Rosekrans asked if there were any further questions. Seeing none, he opened the public

hearing. Chairman Rosekrans asked if any members of the public wished to speak.

Seeing none, he closed the public hearing.

Chairman Rosekrans asked if the Commissioners had further questions of staff. Hearing none he asked for a motion.

Commissioner Personett made a motion to approve the application with a waiver for gravel cleanup per the applicant's request. Commissioner Waterman seconded the motion.

Commissioner Holt said he wished to note the substantial impact in traffic and aesthetics that the fireworks tent would have on the surrounding business during its period of operation.

The motion carried 6-0.

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, April 27, 2015, at 7:00 p.m. in the Council Chambers.

VIII. Case 15-14SUP: Special Use Permit for the temporary sale of shaved ice at the corner of N Church Road and College Street [Public Hearing]

Mr. Jones presented the Special Use Permit application as described in the staff report and introduced into the record those exhibits presented in support of the application.

Chairman Rosekrans asked if there were any questions of staff. Seeing none, Chairman Rosekrans asked if the applicant had comments.

Owner Jim Mancuso, 9923 N Kentucky Avenue, Kansas City (the applicant), said he was available for questions.

Chairman Rosekrans asked if there were any further questions. Seeing none, he opened the public hearing. Chairman Rosekrans asked if any members of the public wished to speak.

Seeing none, he closed the public hearing.

Chairman Rosekrans asked if anything in the SUP would prevent Mr. Mancuso from selling shaved ice to drivers waiting in line at the nearby car wash, even with permission of the owner.

Mr. Jones said the applicant would be restricted to selling shaved ice from the building as described in the SUP.

Chairman Rosekrans asked if the Commissioners had further questions of staff. Hearing none he asked for a motion.

Commissioner Wepler made a motion to approve the application. Commissioner Waterman seconded the motion.

The motion carried 6-0.

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, April 27, 2015, at 7:00 p.m. in the Council Chambers.

IX. Public Comments

There were no public comments.

X. Other Business

Ms. Sharp invited the Planning & Zoning Commission to attend a joint Study Session with City Council on Monday, May 4 to discuss a large potential development. She said the City Council granted a stay, or moratorium, on all new applications for storage facilities, thrift stores, and car washes while staff, Planning Commission, and City Council review the code pertaining to those uses. She said this could not pertain to any current application regardless of phase of approval. She went over upcoming planning cases which may come forward for the next meeting, which include the Healthy Living Community at Liberty Hospital, the event center request at the old St. James Church on Water Street, two separate storage facility applications, a plat application, and a SUP application for fireworks tents.

XI. Adjournment

Chairman Rosekrans adjourned the meeting at 7:55 pm.

XII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, May 12, 2015 at 7:00 p.m.