

## LIBERTY PLANNING AND ZONING COMMISSION

December 8, 2015

Meeting Summary

7:00 p.m.

### I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, December 8, 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 Larry Wepler. Commissioners Ann Waterman, Gary Armstrong and Tom Reinier were absent. Representing staff were Katherine Sharp, Assistant Director of Planning and Development; Jennifer Schuele, Planning and Development Administrative Assistant; and John Findlay, Development Review Engineer. Two members of the public were in the audience.

### III. Approval of Minutes

Commissioner Walt Holt moved to approve the minutes from the October 13, 2015 meeting and Commissioner Ken Personett seconded the motion. The minutes were approved 5-0-0.

### IV. Case 15-49FDP: Major Final Development Plan for 15,000 sf Natural Grocers at Liberty Commons, Lot 3

Ms. Sharp presented the Final Development Plan application as described in the staff report.

Chairman Rosekrans asked if there were any questions of staff.

Hearing no questions from Commissioners, Chairman Rosekrans asked if the applicant had comments.

Mr. Jeff Laubach, Schmidt, Beck & Boyd Engineering (applicant's representative) – 1415 SW Topeka Blvd, Topeka, KS; had no additional comments but said he was available for questions. Mr. Laubach introduced Mr. Kevin Beck, Equity Ventures – 3501 SW Fairlawn, Topeka, KS.

Chairman Rosekrans asked if Commissioners had any other questions for the applicant.

Commissioner Personett asked where the loading dock would be located.

Mr. Beck stated there would not be a traditional loading dock, but there would be an at grade 10' wide overhead door on the west side where loading and unloading would take place with a fork lift.

Commissioner Personett asked how traffic would flow around the loading zone and where front entrance was in relation.

Mr. Beck said there would be plenty of room, the site plan shows red striping on the west side where traffic would go around and that the main entry was chosen to face Kansas St. for visibility.

Commissioner Wepler asked about the projected time table for opening.

Mr. Beck said that construction was anticipated in early spring of 2016 and opening in 2016.

Commissioner Wepler asked the applicant to describe Natural Grocers.

Mr. Beck stated they specialize in 100% organic produce, and carry other products with no sweeteners or artificial ingredients and many health products.

Hearing no other questions, Chairman Rosekrans asked for a motion.

Commissioner Walt Holt made a motion to approve the application as described in the staff report. Commissioner Amy Howard seconded the motion.

The motion carried 5-0-0.

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, December 21, 2015, at 7:00 p.m. in the Council Chambers.

**X. Public Comments**

There were no public comments.

**XI. Other Business**

Ms. Sharp presented the 2016 calendar and end of year report to the Planning Commission, providing a summary of the applications which were reviewed in 2015. Ms. Sharp mentioned next month will include reviews of two new hotels, one in Liberty Commons and one in the North Haven Center on N. 291 Hwy.

**XII. Adjournment**

Chairman Rosekrans adjourned the meeting at 7:22 pm.

**XIII. Future Meeting Schedule**

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