

## LIBERTY PLANNING AND ZONING COMMISSION

January 14, 2020

Meeting Summary

7:00 p.m.

### I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, January 14, 2020, 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 in attendance were: Rick Boswell, Judy Dilts, Patricia Evans, Walt Holt, Amy Howard, Tom Reinier, Dee Rosekrans and Ann Waterman. Ken Personett was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, Development Review Engineer. 4 members of the public were in attendance.

### III. Approval of Minutes

Chairman Rosekrans asked if there were any questions or comments related to the minutes from the December meeting.

Commissioner Waterman moved to approve the regular session minutes from the December 10, 2019 meeting and Commissioner Evans seconded the motion. The minutes were approved 8-0-0.

### IV. **20-01SUP: Special Use Permit for 124 N. Gallatin (Madison Miller House) to allow mixed use redevelopment for office and multifamily residential. [Public Hearing]**

Commissioner Holt recused himself due to a possible conflict of interest.

Mr. Peterman presented the proposal as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions of staff.

Chairman Rosekrans asked if the applicant would like to speak.

Ron Cowger, AGC Engineers, INC. 405 S. Leonard, Liberty, MO, stated he was representing the applicant, Capstone Homes and was available to answer any questions.

Chairman Rosekrans asked the commissioners if they had any questions for the applicant.

Chairman Rosekrans asked if the large tree on Gallatin was being preserved.

Mr. Cowger stated that the large tree in front was being preserved but some of the trees in the rear were to be removed and replaced. He understood from the owner that the tree on Gallatin has historical significance. He also stated that overhead lines in the rear on Prairie St would also need to be raised.

Commissioner Dilts asked for clarification on the location of the proposed landscaping.

Mr. Cowger stated that it would be in a 10 foot wide strip between the existing alley and the proposed parking lot.

Chairman Rosekrans opened the public hearing portion for this case. He asked if anyone in the audience

wished to speak.

Kerry Schimdt, 8808 NE 111<sup>th</sup> St, KC, MO representing the 1<sup>st</sup> Presbyterian Church on Gallatin. He asked 3 questions, 1. Why does this project need a Special Use Permit? 2. Is there enough parking for the proposed use? 3. How long is the renovation going to take?

Chairman Rosekrans asked if anyone else in the audience wished to speak seeing no one, he closed the public hearing.

Chairman Rosekrans asked staff if they could answer Mr. Schmidt's questions.

Ms. Sharp stated that the City Code requires a Special Use Permit in this situation because of the residential nature of the existing zoning. A Special Use Permit allows a case by case review of the project and will determine if the proposed use is compatible with the surrounding of the project. She also addressed the parking question by stating that the City Code has specific requirements based on use and size and that this proposal does meet those requirements for parking.

Ms. Sharp exchanged contact information with Mr. Schmidt so he can be contacted later regarding the length of the renovation project. The applicant was not in attendance to answer that question.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

**Action:** Commissioner Boswell moved to approve the case as presented in the staff report. Commissioner Reinier seconded the motion.

Vote: Motion passed 7-0-1

Yes: Boswell, Dilts, Evans, Howard, Reinier, Rosekrans, and Waterman

No: None

Recusal: Holt

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, January 27, 2020 at 7:00 p.m. in the Council Chambers.

**V. 19-46FP: Final Plat for Morse's 3rd Addition, replatting portions of 3 lots at 326 N Morse Ave.**

Mr. Peterman presented the proposal as described in the staff report.

Chairman Rosekrans asked the applicant if they had any comments.

Sam Scarfino, 11 W. Franklin, stated that he had always assumed that the driveway was part of his lot. He hopes that this cleans up the lots and plats around this property.

Chairman Rosekrans asked the Commissioners if they had any questions of staff, seeing none he asked for a motion.

**Action:** Commissioner Holt moved to approve the case as presented. Commissioner Dilts seconded the motion.

Vote: Motion passed 8-0-0

Yes: Boswell, Dilts, Evans, Holt, Howard, Reinier, Rosekrans, and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, January 27, 2020 at 7:00 p.m. in the Council Chambers.

**VI. 19-33FP: Final Plat for Clay Meadows, 11th Plat. 54 Single Family lots on 27 ac.**

Commissioner Holt Recused himself due to a possible conflict of interest.

Mr. Peterman presented the proposal as described in the staff report.

Chairman Rosekrans asked the Commissioners if they had any questions of staff.

Commissioner Dilts asked if the traffic capacity at nearby intersections would be affected.

Mr. Peterman stated that this plat was planned as part of an overall larger project and that the connecting roads were designed with this plat in consideration.

Mr. Findlay said the Claywoods Parkway was designed to handle this capacity.

Chairman Rosekrans asked the applicant if they had any comments.

Robert Parks, Weiskirch & Parks Engineers, 111 N Main, Independence, MO, representing the applicant. He stated that this was the 11<sup>th</sup> phase of this overall development.

Chairman Rosekrans asked the Commissioners if they had any questions of staff.

Chairman Rosekrans asked the Commissioners if they had any questions of staff, seeing none he asked for a motion.

**Action:** Commissioner Waterman moved to approve the case as presented. Commissioner Evans seconded the motion.

Vote: Motion passed 7-0-1

Yes: Boswell, Dilts, Evans, Howard, Reinier, Rosekrans, and Waterman

No: None

Recusal: Holt

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, January 27, 2020 at 7:00 p.m. in the Council Chambers.

**VII. Public Comments**

There was no public comment.

**VIII. Other Business**

Commissioner Dilts asked about the parkland fee and where it is used.

Ms. Sharp stated that the parkland fee is used to acquire new parkland in areas around where it is collected.

Commissioner Dilts asked if there was a specific project this fee was dedicated towards.

Ms. Sharp said that the money is held in a fund until specific need or project arises.

Commissioner Dilts asked how parkland is acquired by the City.

Ms. Sharp said that land is purchased using these funds, or as part of donations by individuals and developers.

Commissioner Boswell asked what percentage of the City is green space.

Ms. Sharp stated that by code there are percentages that development must meet. She stated that in commercial areas it is 20 percent. Some business park districts require 30%. Residential properties have front and rear yard setbacks which ensure that there are areas of open space, she clarified the difference between open space and dedicated parkland.

Ms. Sharp updated the Commission on current development projects and the Comprehensive Plan update.

#### **IX. Future Meeting Schedule**

The next regular session is scheduled for Tuesday, February 11, 2020 at 7:00 p.m.

#### **X. Adjournment**

Commissioner Reinier moved to adjourn, Commissioner Personett seconded. Chairman Rosekrans adjourned the meeting at 7:40 p.m.