

LIBERTY PLANNING AND ZONING COMMISSION

August 10, 2021

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, August 10, 2021, at Liberty City Hall. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

II. Roll Call

Commission members in attendance were: Judy Dilts, Patricia Evans, Walt Holt, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, City Engineer. 3 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 July meeting.

Commissioner Holt moved to approve the regular session minutes from the July 13, 2021 meeting and Commissioner Reinier seconded the motion. The minutes were approved 8-0-1, Commissioner Personett abstained.

IV. **21-37FDP: A Final Development Plan for Tract A in Oakwood Business Park for two 8000 sq. ft. multi-tenant commercial buildings at N. Church Rd and Industrial Dr. with a variance request [PUBLIC HEARING]**

Mr. Peterman presented the development plan case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Holt asked why the code for buffer requirements had changed to 10 feet from when the project was initially approved in 2004.

Ms. Sharp stated that in review of stormwater regulations and compliance it was determined that various steps to increase green space around the city would enhance the City's compliance with national requirements. Increasing the setbacks of paved surfaces was one of the items that was implemented to address the concerns.

Commissioner Holt asked if in this situation the overall open space was more important than having a 10 foot setback from the property line.

Mr. Findlay stated that in this case the applicant is proposing to meet all requirements related to stormwater quality and the detention and release of stormwater from the site. The reduction of the 10 foot buffer does not affect the overall requirements on the site.

Commissioner Personett asked if staff knew what the distance is from the property line to the Clay County Health building.

Staff determined it to be 15 -20 feet from the nearest corner to the property line.

Commissioner Personett stated that it appeared that even if the setback on the project site was reduced, there would still be an adequate distance between the building and the proposed parking lot.

Commissioner Dilts asked for a clarification of staff regarding the wording of the Staff Recommendation.

Ms. Sharp stated that the recommendation of staff was that they are in agreement to recommend the project with the requested variance and that the Planning & Zoning Commission had the option to recommend or deny the project with or without the variance.

Chairman Rosekrans stated that the current elevation of the land was substantially higher than the adjacent Clay County Health building. He asked if the adjacent property would be affected by stormwater runoff.

Mr. Findlay said that the plans submitted showed that there would be no effect to the adjacent property and that all the stormwater runoff would be collected on site and released through piping to a detention area to the south.

Commissioner Personett asked how many parking spaces were proposed on the site.

Mr. Peterman stated that there are 122 spaces proposed on the site 64 spaces for northern building and 58 for the southern building. The Oakwood Business Park has a blanket cross access parking allowance for the entire business park.

Jim Robertson, Robertson Properties, the applicant and owner of the property, stated that the new buildings all have adequate parking and that he has not seen the existing buildings parking lot completely full. That there is a lot of extra parking in the building across the street and that all the businesses are able to share parking if they need, but it is not needed. He also stated that the current stormwater flows around the edge of his property currently is captured and conveyed to the stormwater detention area and that it currently is not an issue for other properties in Oakwood Business Park.

Commissioner Personett asked if the northern end of the parking lot was designed to allow for the movement of vehicles in and out of the spaces appropriately.

Mr. Robertson said it was designed to current City standards.

Commissioner Dilts asked if the 5 foot variance would result in a larger setback in another location on the site.

Mr. Robertson said that there is a larger setback on the east side along Church Road, but the reason for the variance was to keep the buildings and parking area in line with the existing building to the south. The building was designed when there wasn't as large of a setback required.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case.

Jim Robertson, Robertson Properties, stated that he would appreciate a positive consideration from the Commission.

Chairman Rosekrans asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.

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

Action: Commissioner Holt moved to approve the case as presented in the staff report with the variance. Commissioner Evans seconded the motion.

Vote: Motion passed 9-0-0

Yes: Dilts, Evans, Holt, Howard, Personett, Reinier, Rosekrans, Summers, Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, August 23, 2021.

V. Public Comments

There was no public comment.

VI. Other Business

Mr. Peterman went over the administrative approvals since the last meeting. Ms. Sharp updated the commission on current development activity in the city. Ms. Sharp discussed the concerns of moving forward with the Comp Plan update during the pandemic and stated she has reached out to other communities that held the public input process. She will share the finding with the Commission at a later meeting.

VII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, September 14 via Zoom at 3pm.

VIII. Adjournment

Commissioner Personett moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 7:35pm.