

LIBERTY PLANNING AND ZONING COMMISSION

April 13, 2021

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, April 13, 2021, via Zoom Video conference. A quorum being present, Chairman Rosekrans called the meeting to order at 3:00 p.m.

II. Roll Call

Commission members in attendance were: Judy Dilts, Patricia Evans, Walt Holt, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans, and Ann Waterman. Donald Summers was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, Project Engineer. 8 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 March meeting.

Commissioner Evans moved to approve the regular session minutes from the March 9, 2021 meeting and Commissioner Reinier seconded the motion. The minutes were approved 8-0-0.

IV. 21-13-FDP: Final Development Plan for Liberty Commerce Center Bldg #5, 463,000 sf industrial/warehouse bldg., south of South Liberty Pkwy & east of Hughes Rd.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Reinier asked about the Public Improvement Plan process.

Mr. Findlay described what was required in Public Improvement Plans and the review and approval process.

Chairman Rosekrans asked if Hughes Road was intended to connect to 210 Hwy in the future.

Mr. Findlay stated that in the future, with the cooperation of multiple agencies and jurisdictions, that the connection to 210 Hwy is envisioned.

Chris Chancellor, Northpoint Development, the applicant stated that the right of way acquisition and development of both S. Withers and Hughes Road are proceeding as planned and are intended to be constructed during 2021.

Commissioner Dilts asked about the areas to be seeded on the landscape plan.

Mr. Chancellor stated that there would be sod placed around all the buildings and that seed would be used in areas outside of the parking lots and drive aisles.

Commissioner Dilts suggested the applicant consider native grasses or wildflowers instead of grass.

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, April 26, 2021.

V. 21-14FDP: Final Development Plan for Liberty Commerce Center Bldg #6, 514,000 sf industrial/warehouse bldg., south of South Liberty Pkwy & east of Hughes Rd. [POSTPONED TO MAY 11]

This case was postponed to May 11 by request of the applicant.

VI. 21-15FP: Final Plat for Liberty Commerce Center, 2nd Plat, 2 Lots & 2 tracts, south of South Liberty Pkwy & east of Hughes Rd.

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

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, April 26, 2021.

VII. 21-19FP: Final Plat for Liberty Commerce Center, 3rd Plat, 1 Lot & 2 tracts, south of South Liberty Pkwy & east of Hughes Rd.

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

Mr. Chancellor stated that this plat came before the building due to the user of the site needed the approved plat before they would sign a lease. The FDP for the building on this lot will be submitted in the near future.

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, April 26, 2021.

VIII. 21-16FDP: Final Development Plan for Heartland Meadows, Lot 3C, one 168,000 sf industrial/warehouse bldg., NW portion of Heartland Meadows on Heartland Dr.

Ms. Sharp presented case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked staff about the location of the ADA parking stalls.

Ms. Sharp stated that the ADA spaces met the requirements of the UDO and identified the stalls on the site plan.

Commissioner Personett asked the applicant for more information about the architecture of the building.

Brandon Becker, the applicant, and Chris Patterson, architect for the applicant, discussed the details of the plan.

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, April 26, 2021.

IX. 21-17FDP: Final Development Plan for Progress Shops. Amended Plan to change the building layout for a 35,640 sf industrial/warehouse bldg., at the NE corner of Brown & Progress.

Ms. Sharp presented case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Robert de la Fuente, Star Development Corp., the applicant, stated that this application modifies the original plan from two buildings to one larger building based on the market demand for this type of space.

Commissioner Personett asked if the stop sign on the southern drive would still be installed as discussed in the previously approved application for this site.

Mr. de la Fuente stated that the stop will be installed.

Commissioner Personett stated that he appreciates this development because of the opportunities it brings to small businesses in Liberty.

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, April 26, 2021.

X. Public Comments

There was no public comment.

Commissioner Dilts stated that with all the new large buildings and developments being approved she is concerned about the amount of non-permeable surfaces and the effect it will have on stormwater and the environment for the future. She stated that natural or green roof systems could be considered to help offset the impacts that will occur.

Mr. Findlay stated that the City has stringent and effective codes that include stormwater and best management practices (BMP's) that address many of Commissioner Dilts concerns.

Ms. Sharp stated that the Mid-America Regional Council (MARC) is working on a regional green infrastructure framework. One key policy recommendations in the green infrastructure framework is the opportunity to create model ordinances related to trees, native landscaping, and green infrastructure more generally. She said she had been a part of this project and that the large planned development up north has asked to be able to use the model ordinance in their project. She said she will send information about this program out with the May P&Z packet.

XI. 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.

XII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, May 11. Due to the ongoing pandemic, this meeting will be held as a virtual meeting at 3pm.

XIII. Adjournment

Commissioner Personett moved to adjourn, Commissioner Waterman seconded. Chairman Rosekrans adjourned the meeting at 4:00pm.