

LIBERTY PLANNING AND ZONING COMMISSION

July 13, 2021

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, July 13, 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, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Ken Personett was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, City Engineer. 5 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 June meeting.

Commissioner Holt moved to approve the regular session minutes from the June 8, 2021 meeting and Commissioner Reinier seconded the motion. The minutes were approved 6-0-2, Commissioners Evans and Howard abstained.

IV. 21-30R: A request to Rezone the first 265 ft from C-2 to R-1C at 1628 Southview to conform to the existing residential use on the lot [PUBLIC HEARING]

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

Chairman Rosekrans asked the commissioners if they had any questions.

Christopher Seneff, 1628 Southview, the applicant, stated that he is requesting this zoning change to make the zoning compliant with the existing single family use on the property.

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. 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 Howard 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, Reinier, Rosekrans, Summers, Waterman

No: None

Recusal: None

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

V. 21-39FDP: A Final Development Plan for Mo' Bettahs, a 2,130 sq. ft. restaurant building on 0.4 acres at 1316 W. Kansas Street with variance request [PUBLIC HEARING]

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked if staff could point out where the parking was located on the site and the exact number of parking stalls.

Ms. Sharp identified the parking area on the screen. She said there were 13 stalls on site, which meets the standard for this 38 seat restaurant. She said city code for restaurants requires one parking stall for every three seats in a restaurant.

Frank Newman, Newman Real Estate, 116 W 47th St, Kansas City, MO, representing the applicant, discussed the company and the type of restaurants they have. He stated that this was a standard layout for this restaurant and believes it will be successful at this location. He stated that the variance request is to allow the drive thru at this location.

Commissioner Holt stated that he had concerns with the traffic at this location.

Mr. Newman stated that the drive thru has a very long stacking queue and that he didn't anticipate any issues with traffic flow into or out of the site.

Commissioner Holt stated that the applicant should provide pictures of existing restaurants to demonstrate to the City Council how the site functions.

Commissioner Dilts stated that she also had concerns with traffic congestion at this location.

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. 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 Dilts moved to approve the case as presented in the staff report with the variance. Commissioner Waterman seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

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

VI. 21-40FP: A Final Plat for Savory MB at 1316 W. Kansas Street 1 lot on 0.4 acres

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

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

Action: Commissioner Summers 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, Reinier, Rosekrans, Summers, Waterman

No: None

Recusal: None

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

VII. 21-32FDP: A Final Development Plan for Liberty Heartland Logistics Center, 3 industrial/warehouse buildings totaling 1.6 Million sq. ft. Shepherd Road and Heartland Drive

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Reinier stated that he was concerned about the traffic on Shepherd Road and the stop sign locations.

Mr. Findlay explained the recommendations of the traffic study and that staff did not have any issues with the findings. He stated that, as with every project, staff will monitor traffic flow and changes to stop signs and the timing of traffic signals could be adjusted to change the flow in a more appropriate manner.

Commissioner Dilts asked where the traffic is like to come in to this development.

Mr. Findlay explained that both the 69 Hwy and Lightburne intersection and the Heartland Dr. and 69 Hwy intersections are designed to accommodate truck traffic.

Rita D'Agostino, OPUS Development, 2020 Baltimore Ave KC, MO, representing the applicant, stated that they were excited to get this project going and is available for questions. Paul Miller from Davidson Architecture and Engineering, 4301 Indian Creek Parkway, OP, KS was also available for technical questions.

Commissioner Reinier stated that there are a lot of walnut trees on the site and that he knows that if those trees are removed that there are local buyers that would be interested in the wood.

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, Reinier, Rosekrans, Summers, Waterman

No: None

Recusal: None

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

2021.

VIII. 21-31FP: A Final Plat for Liberty Heartland Logistics Center, 3 lots on 152+/- acres at Shepherd Road and Heartland Drive

Mr. Peterman presented the 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 Reinier moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

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

IX. 21-34FDP: A Final Development Plan for Liberty Commerce Center, Building 7, a 1,049,078 sq. ft. industrial/warehouse building on 90+/- acres between Hughes Road and S. Withers Road south of South Liberty Parkway

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

Chairman Rosekrans asked the commissioners if they had any questions.

Chris Chancellor, NorthPoint Development, 4825 NW 41st St, Riverside, MO, applicant, stated he was available for questions and that this building has a tenant with a signed lease.

Commissioner Holt asked about the tenants of the other buildings.

Mr. Chancellor stated that they liked to let the tenants make the announcement, but that building 4, 5, 6, and 7 of Liberty Commerce Center all have tenants to occupy the buildings.

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 Summers seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

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

X. 21-33FP: A Final Plat for Liberty Commerce Center, 2nd Plat. 3 lots on 190+/- acres between Hughes Road and S. Withers Road south of South Liberty Parkway

Mr. Peterman presented the 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 Waterman moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

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

XI. 21-35PP-A: An Amended Preliminary Plat for Homestead of Liberty. 111 lots on 52+/- acres at S. Withers Rd. and Homestead Drive

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

Chairman Rosekrans asked the commissioners if they had any questions.

Chairman Rosekrans asked where the trail will be located.

Mr. Findlay stated that currently it is proposed to be located on the north side of Old Withers Rd. In the future it could be on the road bed if Old Withers was to not be used for vehicle traffic anymore.

Commissioner Dilts asked why the applicant was asking for options for a cul-de-sac.

Ms. Sharp stated that this was a preliminary plat and the applicant is unsure of what is proposed to occur to the south of the Homestead development. The applicants want to be able to have the options for a cul-de-sac or thru road depending on future development patterns.

Art Akin, AGC Engineers, 405 S Leonard St, Liberty, representing the applicant, stated he was available for questions.

Commissioner Dilts asked to clarify a statement in the staff report regarding patio homes.

Ms. Sharp said that was a reference to a proposed plan to the south of Homestead and not a part of this proposal.

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 Holt seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

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

XII. Public Comments

There was no public comment.

XIII. 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. The commission discussed the concerns of moving forward with the Comp Plan update during the pandemic and decided to wait for the ability to hold large group events again.

XIV. Future Meeting Schedule

The next regular session is scheduled for Tuesday, August 10 at Liberty City Hall in the City Council Chambers at 7pm.

XV. Adjournment

Commissioner Holt moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 8:15pm.