

LIBERTY PLANNING AND ZONING COMMISSION

November 9, 2021

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, November 9, 2021, virtually via Zoom. 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, Amy Howard, Tom Reinier, Ken Personett, Dee Rosekrans, Donald Summers and Ann Waterman. Walt Holt was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, City Engineer. 6 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 August meeting.

Commissioner Dilts had one grammatical edit for the minutes.

Commissioner Dilts moved to approve the regular session minutes with the edit from the October 12, 2021 meeting and Commissioner Summers seconded the motion. The minutes were approved 7-0-1.

IV. **21-49R&PDP: Rezoning and Preliminary Development Plan for North Liberty Logistics Park. 9 lots on 365 +/- acres for industrial/warehousing, north of I-35/US 69 intersection [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 Personett noticed that the south end of the project noted a proposed commercial area. He asked if that has been submitted.

Mr. Peterman stated that that will be a separate application at a future date. Staff will clarify on the report that that the area in question is proposed in the future.

Commissioner Personett asked about how the project will move forward with multiple owners. It appears the current property lines cut through the proposed buildings.

Ms. Sharp stated that when the Plats for the project are submitted and approved, the new property lines will be in conformance with all the rules and regulations and the entire property will be owned by the developer.

Commissioner Reinier asked about the proposed improvements to Edgar Petty Rd.

Mr. Findlay described the proposed improvements including widening, paving and relocating the intersection with US 69 Hwy.

Commissioner Summers asked about the annexation and the existing City Limits.

Ms. Sharp stated that the annexation was approved on November 8 at the City Council and that the entire project now is within the City limits of Liberty. She also pointed out on the vicinity map the location of the City limits in regards to this project.

Commissioner Dilts asked for clarification on the streams and if Rush Creek was part of this property.

Mr. Findlay stated that the developer is working with the Army Corps of Engineers regarding drainage and waterways. The City stream buffers and stormwater regulations are also being followed in this project.

Chris Chancellor, Northpoint Development, 4825 NW 41st Street, Riverside, MO, the developer, discussed the proposal and delivered a presentation to the Commission.

Mr. Chancellor stated that this property was partially in the Rush Creek watershed. Half of the property drained to Rush Creek to the south and half went north to a separate watershed area. The natural areas with water ways were being preserved and maintained on the property. The site has over 40% open space proposed on the property.

Commissioner Personett asked if the existing noise is from the highways was factored in to the calculation presented by the developer and how it is calculated.

Mr. Chancellor stated that when the engineers look at the noise produced by the facility they consider all the noise that it would produce including vehicles, HVAC units, etc. They design the buildings, landscaping, and grading to keep the sound produced at acceptable residential standards. The surrounding noise at this location is already above what the developer is proposing that the new facility would produce.

Chairman Rosekrans opened the public hearing.

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.

Commissioner Dilts stated that her comments were not a reflection of the applicant, who made an excellent presentation. She said she will be voting against this application because she is uncomfortable with rezoning and creating such large development in the absence of an up to date Comprehensive Plan. She believes we have too much concrete and industrial and she is worried about the effects on the environment and what the current citizens of Liberty thoughts are on the future growth of Liberty in this manner. She also stated that this development is at a gateway for the City and should be more of a mixed-use project. Soon we will be known as a warehouse city.

Commissioner Evans stated that she agrees with Commissioner Dilts concerns about having too much industrial and will also be voting against this application.

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

Vote: Motion passed 6-2-0

Yes: Howard, Personett, Reinier, Rosekrans, Summers, Waterman

No: Dilts, Evans

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, November 22, 2021.

V. 21-50PP: Preliminary Plat for North Liberty Logistics Park. 9 lots on 365 +/- acres, north of I-35 /US 69 intersection.

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

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

**Action: Commissioner Summers 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, 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, November 22, 2021.

VI. Public Comments

There was no public comment.

VII. Other Business

Ms. Sharp updated the commission on current development activity in the city.

VIII. Future Meeting Schedule

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

IX. Adjournment

Commissioner Reinier moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 4:45pm.