

LIBERTY PLANNING AND ZONING COMMISSION

June 14, 2022

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, June 14, 2022. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

II. Roll Call

Commission members in attendance were: Amy Howard, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Not in attendance were Commissioners Judy Dilts, Patricia Evans, Walt Holt, and Ken Personett. Representing staff were Katherine Sharp, Director of Planning and Development; John Findlay, City Engineer; and Joshua Martinez, Capital Projects Engineer. 25 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 May 10, 2022 meeting.

Commissioner Summers moved to approve the regular session minutes from the May 10, 2022 meeting and Commissioner Waterman seconded the motion. The minutes were approved 5-0-0.

IV. Public Hearing Cases

A. 22-25SUP: Special Use Permit for Liberty Self Storage at 151 N. Stewart Rd. 132,000 sq.ft. on 2.92acres

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

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked if the applicant would like to speak.

Daniel Gregory, G3 Development, 503 Southwood, St Joseph MO, the applicant, stated that they are a small family owned real estate development company who own and operate several storage facilities in St Joe and KCMO area. He said the existing sight is blighted, old industrial buildings, underutilized, their plan is to go in and essentially clean up the whole site, bulldoze the buildings and then go in with the proposed development. He showed a slide show of what is currently on site- old warehouses, storage lot for vehicles, old trailers. He then showed images of the development site plan and elevation renderings showing what the facility will look like (multiple elevations) masonry and prefinished stucco and glass material on exterior. Mr. Gregory discussed community benefit citing that the project will clean up blighted area of the Triangle. It will provide a needed product for residents and businesses, he said there were not a lot of Class A climate-controlled facilities in Liberty. He said they were currently not seeking any tax incentives for the development.

Commissioner Summers asked if there is a fence or wall that will be around the back section.

Mr. Gregory said no, the site plan shows that the buildings create a perimeter and there are a few areas where we will need to bridge gaps with a fence.

Commissioner Summers asked if the fence is chain link.

Ms. Sharp said that staff had not reviewed any fencing but we can do that at building permit phase. She said fencing would be required to meet code for height, location, and material.

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

Richard Gercken, Miller's Camp Park, 145 N Stewart, is the adjoining property to this development. He said he thinks it is a good project and welcomes the upgrade to the blight adjoining his property. He said he had spoken with developer and thinks it is a good plan.

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

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

Action: Commissioner Waterman moved to approve the case with the stipulation recommended by staff and as presented in the staff report. Commissioner Reinier seconded the motion.

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

B. 22-17R&PDP: Rezoning and Preliminary Development Plan for Providence Apartments. A 478 unit apartment complex on 20 acres at South Liberty Parkway and Plummer Rd.

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

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

John Davis, Foresight Real Estate, 105 N. Stewart Ct, Liberty, the applicant, said he was a near lifelong resident of Liberty, and so he was very excited to be here this evening, this project has been working in the background for a long time. Staff has been great, we have worked hand in hand to work out the details in a project this large. Would like to reintroduce my team. He introduced his development partner, Mike Yeates, they developed the Davidson Farms Subdivision together. Tim Holmberg of NSPJ architects, who also designed Copper Ridge Apartments. Judd Claussen from Phelps Engineering and John Roe with the Roe Law Firm were also introduced.

Tim Holmberg, NSPJ, 3515 West 75th St, Prairie Village, KS, Explained the site, the green space, and the modern architecture of the buildings. He said as this is a PDP it will continue to be refined as we move forward to make it a beautiful Class A project.

Commissioner Reiner asked if the retention basins are underground.

Judd Claussen, Phelps Engineering, 1270 N Winchester, Olathe, KS. Said that the stormwater retention area will be surface in the visible green spaces. We expect them to be highly manicured

and well kept to add a nice layer of landscape beauty to the area. We are not planning on underground basins.

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

Brad Hober, Our Lady of Mercy Country Home, 2115 Maturana Drive. Mr. Hober said he was in opposition of this project. He said, Our name says it all, Country Home. We feel this project will decrease the value of our brand. He said we will see an increase 800 plus cars. We have 100 hundred residents with a convent. We have buses that transport people, we are concerned about traffic, noise and light pollution so we are opposed.

Chairman Rosekrans asked if there was anyone else in the audience that would like to speak, 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 Waterman seconded the motion.

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

V. Cases

A. 22-07FP: Final Plat for Chiefs Addition, a portion of Tract C-2, Sutton Place. 1 lot on 1.8 acres between 291, Sutton Place, Brown St. and Kent Street.

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

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Bobby Christie, Evergy, said Evergy needs to replat this lot to remove the 100 foot building setback lines and replace the substation on the north side of 291 which has exceeded its lifespan. He said they purchased this property about 4 years ago, to make substation fit on site we need to remove the 100 foot setback requirement. There are covenants set up, but as far as we can tell there is no industrial park board in existence. The original covenants had a 100' setback however the more recent ones reduced the setbacks but was not updated on subsequent plats. The platted set back is really just on plat and not governed by covenants and restrictions of property, so we are asking to replat to make it usable for future substation in this area.

Ms. Sharp said that this was not a variance and they would still need to meet setbacks per the zoning. She said the Substation would come through with it's own Special Use Permit application in the future.

Chairman Rosekrans asked how long the current has substation been there.

Mr. Christie said KCPL purchased the property in 1954 so assuming at least 1960s.

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

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

Vote: Motion passed 4-0-1

Yes: Howard, Reinier, Rosekrans, and Waterman

No: None

Abstained: Summers abstained due to a potential conflict of interest.

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

B. 22-22FDP: Final Development Plan for Vintage Estates. 25 age restricted patio homes on 16+/- acres at Old Withers and S. Withers.

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

Commissioner Reiner asked if they are going to do a sloped hill or a wall at the floodplain demarcation line.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Ray Bisbee, Harvest Investments, 505 Vintage Lane, Pella, Iowa, said Buckingham road will be the demarcation between flood plain and non-flood plain.

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 Howard seconded the motion.**

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

C. 22-23FP: Final Plat for one lot on 16 +/- ac at Old Withers and S. Withers for Vintage Estates.

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

D. 22-26PDP: Preliminary Development Plan for Oak Wood North, an office park development on N Church Rd, north of Oakwood Business Park.

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

Commissioner Reiner asked if this is north of the retaining wall.

Ms. Sharp said yes, there is a large retaining wall there.

Commissioner Reiner asked if there were concerns having storm water retention just north of that wall.

Mr. Martinez said the applicants have not submitted anything specific to the wall but there is the potential for changes on the easternmost end of it, near this project. He said stormwater will be reviewed at the final development plan phase.

Chairman Rosekrans asked about the private drive that cuts through the property - used to access or service that cell tower.

Ms. Sharp said she would point out the easement that will remain in the next (preliminary plat) application.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Jacob Hodson, Olsson Engineers, 1301 Burlington St, NKC, said that Mr. Robertson looks forward to continuing developing the Oakwood development.

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

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

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

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

27, 2022.

E. 22-27PP: Preliminary Plat for Oak Wood North, 1 lot on 23.5 acres for office park development

Ms. Sharp presented the case as described in the staff report, identifying the easement and path to the cell tower.

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 Reiner seconded the motion.

Vote: Motion passed 5-0-0

Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

VI. Public Comments

There was no public comment.

VII. Other Business

Ms. Sharp presented a brief overview of the comprehensive plan kick off meeting with staff held earlier that day.

VIII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, July 12, 2022. This meeting will be held in person at Liberty City Hall in the Council Chambers at 7pm.

IX. Adjournment

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