

LIBERTY PLANNING AND ZONING COMMISSION

July 12, 2022

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, July 12, 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: Judy Dilts, Patricia Evans, Walt Holt, Amy Howard, Tom Reinier, Ken Personett, Dee Rosekrans, Donald Summers, and Ann Waterman. Representing staff were Katherine Sharp, Director of Planning and Development; and Michael Peterman, City Planner. 14 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 14, 2022 meeting.

Commissioner Howard moved to approve the regular session minutes from the June 14, 2022 meeting and Commissioner Summers seconded the motion. The minutes were approved 5-0-4. (Commissioners Dilts, Evans, Holt, and Personett abstained)

IV. Public Hearing Cases

A. 22-29SUP: Special Use Permit for Walgreens Fulfillment Center, Temporary buildings at 2601 Hughes Rd.

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.

Chris Dunn, Walgreens, 106 Wilmot Rd. Deerfield, Illinois, the applicant, stated that he was happy to answer questions.

Commissioner Dilts asked what happens in this building.

Mr. Dunn stated that the company found a need to shift workload away from store for fulfillment of prescriptions so staff can work with patients (flu shots, vaccinations, etc.). This facility can fill 40-50,000 prescriptions a day and send to stores for next day pick up.

Commissioner Holt asked what territory this facility will cover.

Mr. Dunn stated that it will cover a regional area. There will be approximately 20 facilities in the country. The territory for each store is based on the rules and regulations by a federal pharmacy board. The territory for each facility is not yet set.

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 other questions, 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 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

B. 22-30A: Future Land Use Map Amendment for a 4.5 acre site on the north side of South Liberty Parkway, east of Little Shoal Creek. Changing from Business Park/Office to Commercial land use designation.

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

Chairman Rosekrans asked the commissioners if they had any questions of Staff.

Commissioner Holt asked what the difference was between the exiting land use designation of Business Park and the requested Commercial land use designation.

Ms. Sharp stated that Business park/ office use was more of an office building setting with office uses while a Commercial land use would allow for commercial/retail type businesses like restaurants.

Commissioner Holt asked if any other changes surrounding this location were proposed.

Ms. Sharp said this is the only change being requested at this time.

Commissioner Holt said that this application is for a small area. He asked if the bigger picture of the entire area is being considered.

Ms. Sharp said that Land Use Map Amendments do not have a size limitation. She also stated that an overall look at SLP phase II will take place during Comprehensive Plan update.

John Parry, 2101 Liberty Drive, the applicant, stated that the intent down the road is to have a bioscience campus, but this is the first step. This will allow 3 restaurants and an event space, similar to the outdoor event space in Springfield, MO. Trying to create an environment that would bring people.

Commissioner Dilts asked if there is a plan for rest of area.

Mr. Parry stated that he envisions that development will occur east and north of 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 other questions, seeing none he asked for a motion.

Commissioner Personett stated he will vote in favor. He also stated that he is intrigued for this vision of the area and thinks it is spot on.

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

Vote: Motion passed 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

C. 22-28R&PDP: Rezoning and Preliminary Development Plan for Liberty Heartland Logistics Center, Phase II. Rezoning a small portion of the property to M-1 from R-1A for a 676,000 sq. ft. industrial building on 66 acres with a variance to allow dock doors to face the public right of way.

Commissioner Waterman recused herself from this case.

Mr. Peterman 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.

Chairman Rosekrans asked about the variance in Phase 1 sight distance.

Mr. Peterman explained the variance from the first phase (dock doors facing the street).

Commissioner Holt asked if the applicant could better explain why they cannot meet the code.

Mr. Peterman stated that he would let the applicant address the variance.

Michael Stromberg, OPUS represented the applicants. Spoke about the company and other Liberty and metro projects. He explained how they are preserving trees in a conservation easement.

Marc Abbott, Polsinelli; said he understands that the UDO does not allow dock doors to face the ROW, but there are some areas that are lower in grade so the dock doors are not very visible. As well as the great distance from the ROW and the additional greenspace that will clearly block the site line. He does not believe these dock doors will be visible from the street.

Commissioner Dilts asked if there was evaluation of the lake to the south of the property. She asked if it will be affected.

Chris Hafner, Davidson Engineers: The grading plan does not direct stormwater to the lake. All storm water will be directed to the north to the detention basin created by the developer.

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 Summers moved to approve the case with variance request as presented in the staff report. Commissioner Evans seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: Commissioner Waterman abstained due to a potential conflict of interest.

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

V. Cases

A. 22-37PP: Preliminary Plat for Liberty Heartland Logistics Center, Phase II. 1 lot, 66 acres
Mr. Peterman 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.

The applicant, Joe Downs, of OPUS, and the OPUS team were available for questions.

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 Commissioner Summers seconded the motion.

Vote: Motion passed 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

B. 22-33FDP: Final Development Plan for Refuge Church, a new 15,513 sq. ft. church building at SW corner of N. Church Rd and Camille St.

Matt Cross, Kaw Valley Engineering, representing the applicant stated he was available for questions.

Commissioner Personett asked how the Refuge Church was affiliated with the owners of the property.

Arthur Shilts, 606 Crabapple, Refuge Church stated that this is a branch of the United Pentecostal Church.

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 Reinier seconded the motion.

Vote: Motion passed 9-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

VI. Public Comments

There was no public comment.

VII. Other Business

Ms. Sharp presented a brief overview of the comprehensive plan update and current schedule.

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 Summers moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 8:20pm.