

LIBERTY PLANNING AND ZONING COMMISSION

August 9, 2022

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, August 9, 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, Ken Personett, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner 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 July, 2022 meeting.

Commissioner Evans moved to approve the regular session minutes from the July 12, 2022 meeting and Commissioner Summers seconded the motion. The minutes were approved 9-0-0.

IV. Public Hearing Cases

A. 22-35R&PDP: Rezoning and Preliminary Development Plan for The Upper Cut. A 5000 sq. ft. commercial building on .51 ac at N. Church Rd & College St. Rezoning from M-1 to C-2.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked how stormwater options are determined.

Mr. Martinez clarified that the that the stormwater will be underground.

Nick Heiser, Olsson Inc 1301 Burlington NKC 64116, said he was available to answer any questions on behalf of the applicant.

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.

James Mallon 12818 NE 112th Street asked for clarification on the 185 foot buffer.

Ms. Sharp explained the public meeting process including the 185 foot area of notification.

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 as presented in the staff report. Commissioner Holt 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 August 22, 2022.

B. 22-01A: Future Land Use Map of the City of Liberty for Montage, 1075 acres generally located at N Church Road bound by I-35, 104th Street, and portions extending to 116th Street, including 378 acres to be annexed into the City of Liberty

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

Chairman Rosekrans asked Ms. Sharp to clarify a TND.

Ms. Sharp stated that a Traditional Neighborhood Development (TND) is characterized by small areas similar to a downtown area like Liberty's downtown. It may have smaller homes, more density and small walkable commercial areas. She said that this project was not necessarily TND, but there were elements of TND in this project.

Chairman Rosekrans asked about the PD Flex zoning.

Ms. Sharp stated the PD flex is intended and used for large multi-phase multi-year project. It has some flexibility built in to allow for some change over the length of the project. It allows flexibility so we do not have to come back continuously over 20 years seeking amended plan approvals.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he opened the public hearing.

Brian Christian, 10309 N. Hedges, KCMO, asked if there is a map available of the project.

Lou Ann Keith, 11621 115th Street, asked staff to clarify the area to be annexed.

Frank Slater, 11001 NE 112th Street, asked about the developers' strategy for development / phasing.

Frank Hapsis, 12015 NE 120th Street, asked if this property is known as the Hallmark Property, but who really owns it.

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 staff if they could answer any questions presented by the public.

Ms. Sharp answered the questions from the public hearing. She stated that the entire Planning and Zoning Commission agenda packet with the map is on the City's website. She said they could also call planning staff and staff would send a map via email or print one out for pick up at City Hall. She clarified that the area to be annexed was on the northern portion of the development area and that area was all owned by Hallmark. She said the annexation area was all Hallmark property and no

other properties were being annexed with this project. She said that the current ownership of the property to the east of N Church is Hallmark and the property to the west is owned by William and Louis Seiker.

David Gale 2401 SW Winterview Ct. Lee's Summit, MO, the applicant, stated that they are at least 6 months away from moving dirt and will be working with staff on the phasing.

Commissioner Holt asked where it is most likely to start.

Mr. Gale said they are working on the utility network and working with MODOT on plans for boring under I-35. He said utilities will dictate on where to start.

Commissioner Personett asked when they anticipate build out.

Mr. Gale said they guess at 15 years.

Commissioner Holt asked staff to look into traffic concerns at Plattsburg and at N Church at in the future plan reviews.

Commissioner Personett asked if apartments or hotels would be allowed in any of these areas.

Ms. Sharp stated that both are possibilities and that there are areas noted in the Land Use plan for those type of uses (Commercial, Mixed Use and Business).

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 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, August 22, 2022.

V. Public Comments

There was no public comment.

VI. Other Business

Ms. Sharp provided an update to the comprehensive plan process.

Mr. Peterman updated the Commission on recent administrative approvals.

VII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, September 13, 2022. This meeting will be held in person at Liberty City Hall in the Council Chambers at 7pm.

VIII. Adjournment

Commissioner Summers moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:49pm.