

## LIBERTY PLANNING AND ZONING COMMISSION

November 8, 2022

### Meeting Summary

7:00 p.m.

#### **I. Call to Order**

The Liberty Planning and Zoning Commission met on Tuesday, November 8, 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, and Donald Summers. Commissioner Ann Waterman was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and Joshua Martinez, Capital Projects Engineer. 8 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 October 11, 2022 meeting.

Commissioner Holt moved to approve the regular session minutes from the October 11, 2022 meeting and Commissioner Personett seconded the motion. The minutes were approved 7-0-1 (Commissioner Evans abstained).

#### **IV. Public Hearing Cases**

**A. 22-56SUP:** Special Use Permit for the Kent Substation. A new Evergy electric sub-station on Sutton Place.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Personett asked for clarification on the image of the substation on the screen.

Mr. Peterman stated that the pictures were of a recently completed substation near Topeka, KS that is similar to what the applicant is proposing.

Commissioner Dilts asked how tall the wall will be and how tall the substation will be inside the wall.

Chairman Rosekrans asked the applicant if they wish to speak.

Jessica Keck, Evergy representative, 818 S Kansas Ave, Topeka, KS, said the wall is 8 feet and the substation will be 25 feet tall, there will be taller transmission poles. She said she was available to answer any questions.

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.

Gerald Wicklund, Wicklund's CarStar, 941 Sutton Place, south of the proposed substation, asked if what is shown on the rendering is exactly what the substation will look like. Will there be interruption

of business, such as power being down during construction. And will there be traffic control for construction. He asked what is the distance between the proposed wall and sidewalk.

Jason Wicklund, Wicklund's Car Star, 941 Sutton Place, asked what are the long term plans for the transmission lines, are they headed south to SLP. He also asked for specifics regarding the heights of multiple items associated with the substation including the poles and transmission lines. He asked if the power lines come directly across. Is Evergy anticipating coming in and taking property from his lot back lot. He also asked about the staggering height of the wall near the animal hospital (west side of the lot). He asked if there will be any form of security in the area to help with security with a draw to crime in the area.

Jeremy Adams, Liberty Car Care, 928 Sutton Place, said he was east of the proposed substation and asked how close it will be to his building. He was concerned about graffiti, contaminants, and traffic during construction.

Chairman Rosekrans asked if anyone else would like to speak, seeing none he closed the public hearing.

Staff stated that most of the questions should be directed to the applicant and their representatives. Speaking for the applicant were; Mark Rothmeyer, 2523 N Webster; Michael Blake, Burns & McDonnell, 9400 Ward Parkway and Ms. Keck.

The applicant stated that there will be 3 tall poles and then everything else in the substation will be 25 feet high or below.

The current lines along 291 will enter the new substation and 1 line will come from the south and will run along Sutton Place.

They do not have any current plans to run new large transmission line to the South from this substation.

The new substation will meet current safety standards and any hazardous material will be properly contained based on federal regulations. This new substation will be safer than the old one that is being replaced.

The wall on the west side will be 8 ft above grade. The grade slopes from north to south, that is the reason it appears to change height along the west side.

The security at the site will be provided by cameras and entry alarms. The new site will be more secure than the old site fencing.

Construction on the site does not anticipate any extended road closures. Any disruption to traffic will only be caused by delivery of items to the site. The applicant will try to schedule any traffic disruption at off peak traffic times.

The applicant does not anticipate any disruption in power service. The old station will be continuously in service until the new substation is complete and functioning.

Chairman Rosekrans asked the commissioners if they had any other questions.

Commissioner Holt asked if there were any other substations in Liberty.

Ms. Sharp stated that the most recent one is on South Liberty Parkway in front of the Ford Stamping plant.

Commissioner Holt asked if it was normal for a substation to be in this type of area.

Ms. Sharp stated that they are allowed in all districts through the Special Use Permit. This is an industrial park and so staff does feel it is appropriate.

Commissioner Holt asked if an environmental report would be required for the old site.

Ms. Sharp said that that would be an MDNR requirement. Staff does have a desire for the old substation site to be returned to natural state when it is decommissioned. The applicant has agreed to removing the old site completely.

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 Dilts seconded the motion.**

Vote: Motion passed 7-0-0

Yes: Dilts, Evans, Holt, Howard, Personett, Reinier, Rosekrans

No: None

Recusal: Summers

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, November 28, 2022.

#### **VI. Public Comments**

There was no public comment.

#### **VII. Other Business**

Ms. Sharp provided an update to the comprehensive plan process. Mr. Peterman updated the Commission on recent administrative approvals. Ms. Sharp asked the commission if they would like to alter the Planning Commission schedule on Feb 14, 2023 to allow for a 3pm Zoom hearing, considering Valentine's Day. The commission agreed. The 2023 schedule will be published with that change.

#### **VIII. Future Meeting Schedule**

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

#### **IX. Adjournment**

Commissioner Holt moved to adjourn, Commissioner Summers seconded. Chairman Rosekrans adjourned the meeting at 7:58pm.