

**LIBERTY PLANNING AND ZONING COMMISSION**

May 9, 2023

Meeting Summary

7:00 p.m.

**I. Call to Order**

The Liberty Planning and Zoning Commission met on Tuesday, May 9, 2023. 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, Projects Engineer. 11 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 April 11, 2023 meeting.

Commissioner Howard moved to approve the regular session minutes from the April 11, 2023 meeting and Commissioner Dilts seconded the motion. The minutes were approved 5-0-3 (Commissioners Holt, Personett, and Summers abstained).

**IV. Public Hearing Cases**

**A. P&Z Case 23-14SUP: Special Use Permit for 130 Suddarth St. to allow a two-family home in the RNC district.**

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

Chairman Rosekrans asked the commissioners if they had any questions.

Chairman Rosekrans asked the applicant if they wish to speak.

Aimee Gray, A3G Architects, 110 N Main St. said she was the architect for the project on behalf of Greg Stervinou, the property owner. She reiterated the items outlined in Exhibits B and C of the staff report.

Commissioner Personett asked about siding, windows, garage doors that may assist in making this building blend into the neighborhood.

Ms. Gray said it would have lap siding and although not in the historic district, they would not have vinyl windows, but instead likely fiberglass windows. She also stated there would be stone accents on the porch columns.

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.

Katie Wundrack, 106 Suddarth, wants to know who will care for the property, rentals are typically not taken care of and has concerns about lack of care on rental properties. She is also concerned

about the property values in the neighborhood.

Chairman Rosekrans asked if any others wished seeing none he closed the public hearing.

Commissioner Personett asked if the applicant would address the concerns shared by the neighbor.

Ms. Gray said they will be coming forward with a request to split the lot into two homes, which they expect to sell for 280-350 thousand each.

Ms. Sharp added that the City of Liberty does not have a regulation against rentals but the City does have minimum property maintenance standards and she encourages the neighbors to reach out to the planning office if there are nuisance issues.

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 Evans seconded the motion.**

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 22, 2023.

## V. Cases

### A. P&Z Case 23-16FDP: Final Development Plan for Ford Stamping plant. A 27,500 sf addition to existing building at 2401 Plummer Rd.

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

Kevin Rohner, OWN, engineers for the project, 941 W. 141<sup>st</sup> Terr, KCMO said he is available for questions.

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

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

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 22, 2023.

**B. P&Z Case 23-17FDP: Final Development Plan for an industrial type building at 2551 South Liberty Parkway. A 91,500 sf building on 6 ac.**

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

Commissioner Personett asked if there was tree removal on site.

Mr. Peterman said there were some shown on the plan, and staff will verify that those numbers are accurate.

Commissioner Summers asked if the stormwater detention was being moved.

Mr. Peterman said that the current detention area is established and was designed to accommodate all the buildings on site for the Liberty Parkway Plaza development.

Logan Hayes, HIVE Design, 300 E. 39<sup>th</sup> St., KCMO is representing the applicant and is available for questions.

Chairman Rosekrans asked the commissioners if they had any other 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, Holt, Howard, Personett, Reinier, Rosekrans, Summers

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 22, 2023.

**VI. Public Comments**

There was no public comment.

**VII. Other Business**

Mr. Peterman updated the Commission on recent administrative approvals. Ms. Sharp updated the commission on upcoming projects. Ms. Sharp reminded the commission of the Public Officials Liability Training occurring next Monday, May 15 at 7pm City Council Chambers.

**VIII. Future Meeting Schedule**

Regular Session – Tuesday, June 13, 2023 at 7:00 p.m.

**IX. Adjournment**

Commissioner Holt moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:45pm.