

LIBERTY PLANNING AND ZONING COMMISSION

July 11, 2023

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, July 11, 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, Walt Holt, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Commissioner Patricia Evans was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and Joshua Martinez, Projects Engineer. 6 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 13, 2023 meeting.

Commissioner Holt moved to approve the regular session minutes from the June 13, 2023 meeting and Commissioner Howard seconded the motion. The minutes were approved 6-0-2. Commissioners Dilts and Waterman abstained.

IV. Public Hearing Cases

A. **P&Z Case 23-22R&PDP: Rezoning and Amended Preliminary Development Plan for 781 Logistics Park. Rezoning 4.24 acres to M-1 and amending the PDP to include the 4.24 acres. Project located on Hughes Rd. south of South Liberty Parkway.**

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

Chairman Rosekrans asked the commissioners if they had any questions for staff.

Commissioner Dilts said she was concerned about traffic because of the increased number of trucks that are coming down Liberty Drive S. Withers Road.

Ms. Sharp said that the trucks are not supposed to use S. Withers and that staff recently received a complaint about the trucks such as Amazon trucks coming through residential areas. She said that staff reached out to Amazon to request that they notify their drivers to stay off the residential streets such as S. Withers.

Mr. Martinez stated that Large trucks are not supposed to use S. Withers per city regulation.

Chairman Rosekrans asked the applicant if they wish to speak.

John Davis, 105 Stewart Ct. #225 said this parcel was intended to be a part of this project all along but they could not get the required signatures previously. He said they do not have a user identified for the site and that they look forward to having the zoning in place so they can market the entire site.

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 with the stipulation as recommended by staff, Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 24, 2023.

V. Cases

A. P&Z Case 23-23PP: Amended Preliminary Plat for 781 Logistics Park to include an additional 4.24 acres at the northwest corner of the project. Project located on Hughes Rd and south of South Liberty Parkway.

Mr. Peterman 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.

John Davis, 105 Stewart Ct. #225 said he was 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 Reinier seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 24, 2023.

B. P&Z Case 23-24PDP-A: Amended Preliminary Development Plan for Prominence Apartments, 465 units on 20+/- acres at the NE corner of South Liberty Parkway & Plummer Rd.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Holt asked about the removal of multiple detention areas on the plan.

Dan Finn, 1204 Wellington Way, Engineer for the applicant, stated that the original plan showed above ground stormwater treatment areas. The new plan moves those to structures that will treat the stormwater and release to the large detention basin. This change allows for more useable open space on the site.

Commissioner Dilts asked about the existing pond and drainage way on the site.

Mr. Martinez stated that the area is not part of the protected stream buffer that begins further downstream. He explained the city code related to stream buffer and the tributary drainage area.

Chairman Rosekrans asked the applicant if they wish to speak.

John Davis, 105 Stewart Ct. #225 said he was available for questions.

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 Dilts seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 24, 2023.

C. P&Z Case 23-25FDP: Final Development Plan at 3155 Heartland Dr. A 125,000 sq. ft. +/- addition to the existing building for Animal Health International.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Personett asked about the open space calculations on the site.

Mr. Peterman stated that the acreage is on the site plan, but was not in the report. He will add that to the report prior to the City Council meeting. The open space on site is 3.38 acres or 27%

Chairman Rosekrans asked the applicant if they wish to speak.

Chris Hafner 4301 Indian Creek Parkway, KC, MO stated he was available for questions.

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 Howard seconded the motion.

Vote: Motion passed 8-0-0

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

No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 24, 2023.

D. P&Z Case 23-26FP: Final Plat to combine 2 lots at Heartland Meadows Industrial Park for a building addition at 3155 Heartland Drive.

Mr. Peterman 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.

Chris Hafner 4301 Indian Creek Parkway, KC, MO stated he was available for questions.

Chairman Rosekrans stated that he was appreciative of the great work that was done with Heartland Meadows Industrial Park in the planning stages and that the good design of the park lends to the ability for companies to move in there and expand operations to stay in the city.

Chairman Rosekrans asked the commissioners if they had any other 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 8-0-0

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

No: None

Abstain: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 24, 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 said the Commission received a hard copy of the Comprehensive Plan for their use.

VIII. Future Meeting Schedule

Regular Session – Tuesday, August 8, 2023 at 7:00 p.m.

IX. Adjournment

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