

LIBERTY PLANNING AND ZONING COMMISSION

August 8, 2023

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, August 8, 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, Donald Summers and Ann Waterman. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; Joshua Martinez, Projects Engineer, and Kyle McGinnis, Planner. 10 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 11, 2023 meeting.

Commissioner Dilts moved to approve the regular session minutes from the July 11, 2023 meeting and Commissioner Summers seconded the motion. The minutes were approved 8-0-1. Commissioner Evans abstained.

IV. Public Hearing Cases

A. PZ CASE 23-31FDP: Final Development Plan for a 10,700 sq. ft. multi-purpose building addition to Discovery Middle School at 800 Midjay Dr. with a variance for metal siding.

Chairman Rosekrans said he would abstain from presiding over the School District cases this evening, as he was a long-time employee of the district.

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

Vice-Chair Reinier asked the commissioners if they had any questions for staff.

Commissioner Personett asked for clarification on where the metal siding is in relation to the existing and proposed building.

Mr. Peterman stated that it is part of the connection from the existing building to the new structure. He would defer to the applicant for more detailed explanation.

Vice-Chair Reinier asked for clarification regarding the use of metal panels on buildings.

Ms. Sharp stated that the Unified Development Ordinance Section 30-97.1 "Development and design standards, buildings and structures" defines the zones that can use metal exterior sheathing. This section states that metal panels as exterior sheathing are only allowed in Agricultural and Industrial zoning districts. Any application outside of those districts must request a variance and come before the Planning and Zoning commission and City Council. That section is in the code to promote quality design across the city and to discourage the low quality design.

Kyle LeBarre, Hollis Miller, 1828 Walnut St., KC, MO 64108, architects for the project, explained that the metal is a small portion of the building allowing the existing and the new building addition to come together visually. This is also helpful for wayfinding is assisting people who are looking for this entrance.

Mr. LeBarre clarified the location of the portion with metal siding on the plan.

Vice-Chair Reinier opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case.

John Ainsworth, 518 Bancroft Ave., Liberty, MO, said he was concerned about the entire building being metal but seeing this tonight he is no longer concerned. He asked for clarification on if the building was going all the way to the curb.

Mr. LeBarre said it would be setback from the curb.

Vice-Chair Reinier asked if there was anyone else wishing to speak this evening. Seeing none he closed the public hearing.

Vice-Chair Reinier 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 variance for metal siding, Commissioner Evans seconded the motion.

Vote: Motion passed 8-0-1

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

No: None

Abstain: Rosekrans

Vice- Chairman Reinier said this case would be heard in front of the City Council on Monday, August 28, 2023.

B. PZ CASE 23-32FDP: Final Development Plan for a 10,800 sq. ft. multi-purpose building addition to South Valley Middle School at 1000 Midjay Dr. with a variance for metal siding.

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

Mr. Martinez stated that the site does not warrant any stormwater upgrades based on the proposed buildings.

Vice-Chair Tom Reinier asked the commissioners if they had any questions for staff.

Vice-Chair Reinier 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.

Vice-Chair Reinier 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 with the variance for siding, Commissioner Waterman seconded the motion.

Vote: Motion passed 8-0-1

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

No: None

Abstain: Rosekrans

Vice- Chairman Reinier said this case would be heard in front of the City Council on Monday, August 28, 2023.

C. PZ CASE 23-33FDP: Final Development Plan for a 7,990 sq. ft. multi-purpose building addition to Epic Elementary School with a variance for metal siding.

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

Vice-Chair Reinier asked the commissioners if they had any questions for staff.

Hannah Bain, Hollis Miller Architect, gave a short description of the project including the location of the metal panels requested as part of the variance. She stated that the existing building has the blue metal roof and that the entry way/connection point was designed to complement that design.

Vice-Chair Reinier 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.

Vice-Chair Reinier 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 with the variance for metal siding, Commissioner Howard seconded the motion.

Vote: Motion passed 8-0-1

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

No: None

Abstain: Rosekrans

Vice- Chairman Reinier said this case would be heard in front of the City Council on Monday, August 28, 2023.

V. CASES

A. PZ CASE 23-29FDP: Final Development Plan for a 26,733 sq. ft. distribution building for Liberty Schools at 1138 Southview.

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

Vice-Chair Reinier asked the commissioners if they had any questions for staff.

Vice-Chair Reinier asked if they planned to keep the barn on the site.

Shea Ensor, Hollis Miller Architect, said the white barn will be demolished.

Commissioner Summers asked if there will be a new entrance for this project.

Mr. Ensor stated that there are two existing entrances to the property and that minor upgrades would be made to the southern entrance and that it would be utilized for this new building.

Commissioner Holt asked what kind of distribution will occur.

Mr. Ensor stated that dry foods and other general storage for the district.

Braden Taylor with MKEC stated that these projects are all funded from the school bond approved by the voters in 2023. He said these projects follow years of planning by the district and community. He expected that ground breaking and construction would likely occur in the spring of 2024.

Vice-Chair Reinier 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 Holt seconded the motion.

Vote: Motion passed 8-0-1

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

No: None

Abstain: Rosekrans

Vice- Chairman Reinier said this case would be heard in front of the City Council on Monday, August 28, 2023.

B. PZ CASE 23-30FP: Final Plat for 1 lot on 11.26 acres at 1138 Southview for a new distribution building for Liberty Schools

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

Vice-Chair Reinier asked the commissioners if they had any questions for staff, seeing none he asked for a motion.

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

Vote: Motion passed 8-0-1

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

No: None

Abstain: Rosekrans

Vice- Chairman Reinier said this case would be heard in front of the City Council on Monday, August 28, 2023.

VI. Public Comments

There was no public comment.

VII. Other Business

Ms. Sharp introduced Kyle McGinnis, the new planner to the Commission. 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.

Commissioner Holt asked if Staff knew what the employment numbers are along South Liberty Parkway. Ms. Sharp stated that she would get that info and report back.

Commissioner Dilts suggested that considering all the flat top roofs that have been approved with the many large projects, more solar systems would be a great use of that area to help offset the energy usage of these large buildings.

Ms. Sharp stated that the City is part of a Regional program, Solar Ready Communities, and modified the city code to allow for an easier process to place solar on structures.

Commissioner Personett asked about the recent attention by the local news about traffic safety concerns on 291 Highway.

Mr. Martinez discussed the recent steps the city is taking to address those concerns including traffic pattern modifications on N Stewart Road.

VIII. Future Meeting Schedule

Regular Session – Tuesday, September 12, 2023 at 7:00 p.m.

IX. Adjournment

Commissioner Reinier moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 7:55pm.