

LIBERTY PLANNING AND ZONING COMMISSION

October 8, 2024

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, October 8, 2024. 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, Don Summers, and Ann Waterman. Representing staff were: Katherine Sharp, Director of Planning and Development; Mike Peterman, Assistant Director of Planning and Development; and John Findlay, Assistant Director of Public Works. 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 September 10, 2024 meeting. Commissioner Holt pointed out a motion to adjourn made by him in the minutes although he had not been here. Ms. Sharp said they would amend accordingly.

Commissioner Waterman moved to approve the regular session minutes from the September 10, 2024 meeting and Commissioner Summers seconded the motion. The minutes were approved 6-0-2 (Holt and Personett abstained).

IV. Public Hearing Cases

A. PZ Case 24-31FDP: A Final Development Plan for Liberty Parkway Apartments

Mr. Peterman presented the plan and variance request to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions of staff.

Commissioner Holt asked if the variance to the right of way was supported by the City.

Mr. Peterman said the City recommends the variance.

Commissioner Holt asked if staff felt this will be noticeable and effect the setbacks on the site.

Mr. Findlay said staff does not think this will be noticeable as the sidewalk will still be in place, everything should look the same.

Commissioner Personett asked about the existing overhead lines and do they have easements and additional setbacks in the building code.

Mr. Findlay said there are easements and those easements do not allow any buildings on them.

Ms. Sharp said that while this project does not go through the Building Permit review until after the City Council approval, the Chief Building Official and Fire Marshall are on the City Plan Review

team and therefore review all development applications as they come through the process.

Commissioner Personett asked staff to explain how the water and sewer payments are made given that the Water District will be providing water service and the City will provide sewer service.

Mr. Findlay explained that the Utilities Department will have to work with the Water District to obtain the flow rates to calculate sewage rates and bill these properties.

Chairman Rosekrans invited the applicant to speak.

Jay Healey, GBA, Civil Engineer on project, said he would like to clarify that the signalization referenced in the staff report is not warranted at this time with this project.

Ms. Sharp said staff will need to verify that statement with what was approved at the City Council rezoning and preliminary approvals in 2023.

Theresa Curtis, NSPJ, architect representing the owner. Said the owner is bringing forward a thoughtful color pallet on the buildings and that the project will have a host of amenities.

Commissioner Dilts asked if there are solar panels on these buildings.

Theresa Curtis no there are not.

Chairman Rosekrans asked if the commission had any further questions for staff. Seeing none, he opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the proposed plan.

Sister Linda Teagarden of Our Lady of Mercy County Home, to the west of Plummer Road, said the traffic on SLP is like a speedway people are 50-60 mph and with all of the warehouses there are a lot of semitrucks. She said she believes there is a difficulty getting out certain times a day. She said she would like to have a signal at this intersection.

Father Michael Goode of the Precious Blood Center to the east of Flintlock, said his concern was the layout of streets and encourages the addition of a traffic signal at this location.

Chairman Rosekrans called for any other persons who wished to speak regarding the proposed plan. Seeing none, he closed the public hearing.

Chairman Rosekrans asked if the commission had any further questions for staff.

Seeing no additional questions, Chairman Rosekrans asked for a motion.

Action: Commissioner Holt moved to approve the case as presented in the staff report with variance and clarification on signalization, Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

Yes: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, October 28, 2024.

B. PZ Case 24-33-FDP-A: Amended Final Development Plan for Country Village

Commissioner Holt recused himself from the case.

Ms. Sharp presented the plan and variance request to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions of staff.

Commissioner Personett asked about the City taking over the previously proposed as private roads.

Ms. Sharp said the previous application was a gated community with private roads and one connection to Buckingham. Without the co-op model, a HOA this size can not maintain private roads and the new developer has requested the roads be public. The City will take over the roads but is not allowing it to be gated and is requiring better connectivity for City trash and plowing to service the homes.

Chairman Rosekrans asked about the small turn around at the north, and if public safety can navigate such a small turn around. He said the homes look nice but the northern area is awkward to turn around.

Ms. Sharp said Public Safety has reviewed the plans and that it may seem more crowded now because there are construction vehicles in the street whereas once the property is complete there will be no parking on the street except in the stalls in front of the pocket park.

Chairman Rosekrans asked if the commission had any further questions for staff. Seeing none, he opened the public hearing and asked if there were any persons in the audience that would like to speak for or against the proposed plan.

Dan Carr, 8611 N Donnelly, KC MO, the owner, said this property went into foreclosure and because he had developed Homestead and Homestead Hills he felt he needed to step in and buy the project from the bank. He said they were taking the ownership from the co-op model to single family with HOA maintenance provided. He agreed with the City that everything from the curb in is private and there will be no street parking but there will be extra parking near the pocket park. They will be connecting Harvest Lane through to Buckingham. The hammerhead was required for the 5 homes at the end as a turn around. They are creating an amenity space with the pond with a fountain. The co-op can afford to maintain a road but this small amount of homes cannot so they are requesting these to be public roads.

Art Aiken, 405 S Leonard, said to answer the question about the turn around, that it is a typical hammerhead used for turn around.

Chairman Rosekrans asked if the commission had any further questions for staff.

Commissioner Personett said we are lucky to have a first class developer move forward and take care of this project. He thinks it is fair to have the roads become public.

Commissioner Waterman said she agreed with Commissioner Personett's statement.

Seeing no additional questions, Chairman Rosekrans asked for a motion.

Action: Commissioner Personett moved to approve the case as presented in the staff report

with the variance, Commissioner Reinier seconded the motion.

Vote: Motion passed 7-0-1

Yes: All

No: None

Abstain: Holt

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, October 28, 2024.

V. Cases

A. PZ Case 24-30FP: Final Plat for Liberty Parkway Apartments.

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

Chairman Rosekrans asked if the commission had any questions for the applicant or staff. 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: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, October 28, 2024.

B. PZ Case 24-37FP: Final Plat for Country Village.

Commissioner Holt recused himself from the case.

Ms. Sharp presented the plat to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions.

Commissioner Personett said the hammerhead shown on the south is confusing and for staff to verify the lot numbers.

Ms. Sharp said she would ask the applicants engineer to remove unneeded southern turnaround.

Chairman Rosekrans asked if the commission had any additional questions for the applicant or staff. Seeing none, he asked for a motion.

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

Vote: Motion passed 7-0-1

Yes: All

No: None

Abstain: Holt

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, October 28, 2024.

C. PZ Case 24-38FDP: Final Development Plan for Water Street Lofts.

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

Chairman Rosekrans asked if there were any questions of staff. Hearing none, he invited the applicant forward.

Henry Klover, Klover Architects, 8813 Penrose Lane Ste 400, said they are excited to move forward with this project, and that it has been a year in the making with lots of changes based on staff, HDRC and community feedback.

Commissioner Holt asked if the lower level parking is for tenants only.

Mr. Klover said yes, it will have a fast-acting door and will be for the residents only.

Commissioner Summers said he feels that turning in might be an issue with the slope.

Mr. Klover said the slope on the site was a big consideration when designing the building. He said they have also agreed to put a decorative handrail in on the slope along Kansas.

Commissioner Holt asked for information about the apartments

Mr. Klover said there would be 8 one bedrooms and 8 two bedrooms at the corners. He explained the air and light well on the north.

Commissioner Personett asked for clarification on the trash and the alley in the rear.

Ms. Sharp said it is a drive, not a true alley.

Ron Cowger, ACG Engineers, 405 S Leonard, said the Burnett property and this property share the drive that functions as an alley but it will be maintained by the property owners.

Chairman Rosekrans asked if the commission had any additional questions for the applicant or staff. 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 8-0-0

Yes: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, October 28, 2024.

VI. Public Comments

There were no other members of the public present who wished to make public comments.

VII. Other Business

Chairman Rosekrans asked for updates from staff regarding recent administrative approvals or other ongoing projects. Mr. Peterman said we expected a full docket next month.

VIII. Future Meeting Schedule

- a. Regular Session – **WEDNESDAY, November 13, 2024** at 7:00 p.m. (Alternate Date)
- b. Regular Session – Tuesday, December 10, 2024 at 7:00 p.m.

IX. Adjournment

Commissioner Holt moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:52 p.m.