

LIBERTY PLANNING AND ZONING COMMISSION

March 11, 2025

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, March 11, 2025. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m. Chairman Rosekrans announced that this would be the last meeting for Commissioner Personett, as he was not renewing his term. Chairman Rosekrans thanked him for his service on the Commission since 2013.

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. Representing staff were: Katherine Sharp, Director of Planning & Development; Mike Peterman, Assistant Director of Planning & Development; Kyle McGinnis, Planner; and Joshua Martinez, Capital Projects Engineer. Two 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 January 14, 2025 meeting. Seeing none, Chairman Rosekrans asked for a motion.

Commissioner Personett moved to approve the regular session minutes from the January 14, 2025 meeting and Commissioner Summers seconded the motion. The minutes were approved 8-0-0.

V. Cases

A. PZ Case 25-10FP: Final Plat for The Trails Neighborhood, a 30-lot single-family subdivision near the intersection of Flintlock Road & Liberty Drive.

Mr. McGinnis presented the proposed Final Plat to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions of staff. Seeing none, Chairman Rosekrans called for the applicant or their representative to answer any questions the Commission may have.

Ron Cowger of AGC Engineers, 405 S. Leonard Street, Liberty, MO, introduced himself as the representative for the applicant. Mark Bertrand of Life Unlimited, the property owner, also introduced himself.

Chairman Rosekrans asked if the homes within this subdivision would be exclusively available for Life Unlimited's clients, or if others from the general public could purchase a home as well. Mr. Cowger stated that the subdivision would be available to the public but that some homes would be utilized by Life Unlimited.

Mr. Bertrand added that they are anticipating a ground-breaking ceremony on the property on April 25, 2025.

Chairman Rosekrans asked what would become of the solar panels located within the area of the proposed subdivision. Mr. Bertrand stated that the solar panels would be relocated near another set of solar panels on Life Unlimited's property.

Chairman Rosekrans asked if the commission had any further questions for the applicant or staff. Seeing no additional questions, Chairman Rosekrans asked for a motion.

Action: Commissioner Waterman moved to approve the case as presented in the staff report, 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, March 24, 2025 at 7:00 p.m.

B. PZ Case 25-11FDP: Final Development Plan for a new 12,000 square foot, two-story commercial office building on a developed site at 550 Rush Creek Parkway.

Mr. Peterman presented the proposed Final Development Plan to the commission as described in the staff report.

Chairman Rosekrans asked if the commission had any questions of staff. Seeing none, Chairman Rosekrans called for the applicant or their representative to answer any questions the Commission may have.

Ron Cowger of AGC Engineers, 405 S. Leonard Street, Liberty, MO, introduced himself as the engineer for the project.

Commissioner Personett asked what the proposed use of the building was. Mr. Cowger stated that the tenants would be some type of office use.

Chairman Rosekrans asked if the commission had any further questions for the Mr. Cowger or 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, Commissioner Dilts seconded the motion.

Vote: Motion passed 8-0-0
Yes: None
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, March 24, 2025 at 7:00 p.m.

VI. Public Comments

There were no members of the public present for public comments.

VII. Other Business

Chairman Rosekrans asked staff for updates on recent projects. Mr. Peterman stated that there were no administrative approvals in February. Mr. Peterman added that there are likely three new

applications coming before the Commission in April, though other applications may come forward as well if they are ready in time.

Commissioner Holt asked for an update on the property at the corner of E. Kansas and S. Water Street. Ms. Sharp stated that staff has not received any updates from the developer recently but that it is understood that the project is still moving forward.

VIII. Future Meeting Schedule

- a. Regular Session – Tuesday, April 8, 2025 at 7:00 p.m.
- b. Regular Session – Tuesday, May 13, 2025 at 7:00 p.m.

IX. Adjournment

Commissioner Holt moved to adjourn, Commissioner Summers seconded. Chairman Rosekrans adjourned the meeting at 7:16 p.m.