

## LIBERTY PLANNING AND ZONING COMMISSION

June 10, 2025

Meeting Summary

7:00 p.m.

### I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, June 10, 2025. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

### II. Roll Call

Commission members in attendance were: Josh Crawford, Judy Dilts, Walt Holt, Amy Howard, Tom Reinier, Dee Rosekrans, Donald Summers, Ann Waterman.  
Commissioner Douglass Noland was absent.

Representing staff were: Katherine Sharp, Director of Planning & Development; Mike Peterman, Assistant Director of Planning & Development; and Joshua Martinez, Capital Projects Engineer.  
3 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 May 13, 2025 meeting. Seeing none, Chairman Rosekrans asked for a motion.

Commissioner Summers moved to approve the regular session minutes from the May 13, 2025 meeting and Commissioner Holt seconded the motion. The minutes were approved 7-0-1 (Howard abstained).

### IV. Public Hearing Cases

**A. PZ Case 25-27SUP:** Special Use Permit to allow temporary Fireworks sales tent at 1120 N. Church.

Mr. Peterman presented the proposal 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 storage trailer is required to meet the 300-foot distance requirements. Mr. Peterman said the required setbacks are from the proposed tent to any structure. Mr. Holt said he recommends that code be amended as the trailer might be as dangerous as a tent full of fireworks.

Chairman Rosekrans asked if the commission had any further questions of staff. Seeing none, Chairman Rosekrans called for the applicant or their representative to come forward.

Tyler Gray, Firefighters Family Fireworks, 1125 NE Peirce Place, Lee's Summit, said he has been in the fireworks business since he was 14 years old. He has had tents in Liberty in the past and understands the regulations, he used to have a tent with Compton Fireworks in front of Rogers previously. Said his proposal meets all of the requirements of the State and Liberty and he has a 2 million-dollar insurance in case of any property damage. He said the site will have 24-hour security.

Chairman Rosekrans asked if the commission had any further questions for the applicant or 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 proposal.

Charles Ussery, 1288 Mulberry Court, said he opposed this application stating that they already dealt with a lot of foot traffic, and sex, and drugs behind his home. He has had Liberty Police come to his home because people have walked up into his rear yard. He said much of this is from the extended stay hotel up the street. He does have a privacy fence, but because of slope you can see directly down into his yard. He does not want this tent because it will create more traffic and people in the area to look at his family while they are swimming. He said he would like to be able to enjoy the holiday with his family in peace. The access point into the site is behind his home and he believes the drive is too close to his home and is concerned about this proposal. He said other neighbors were also concerned but could not make it to the meeting.

Chairman Rosekrans asked if there were any other persons in the audience that would like to speak for or against the proposal. Seeing none, Chairman Rosekrans closed the public hearing.

Commissioner Holt said that in his personal opinion, we should not approve fireworks tents next to residential neighborhoods but because it meets the standards he will be voting in favor. He said he would encourage the regulations to be further amended.

Commissioner Dilts said she will be voting in favor of this development because it meets the standards and regulations in place however recognizing that the Council may not feel inclined to do so.

Commissioner Crawford said he agrees with the others, that he will be voting in favor because it meets the standards but understands that City Council may not feel inclined to vote in favor of it.

Chairman Rosekrans said he will also be voting in favor, but the City Council will make the final determination on June 23.

Chairman Rosekrans called for any final questions from the commission. Seeing none, he asked for asked for a motion.

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

Vote: Motion approved 8-0-0

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

No: 0

Abstain: 0

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, June 23, 2025 at 7:00 p.m.

## **V. Cases**

**A. PZ Case 25-24PDP:** Preliminary Development Plan for Oak Wood North Business Park. 3 office/commercial buildings at 1120 N. Church Road.

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

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

Nick Heiser, Engineer with Olsson, 1301 Burlington St NKC, representing the property owner Jim Robertson, reiterated that this is the same plan which had been approved previously and had expired.

Chairman Rosekrans asked if these buildings will look the same as the one's being built to the south. Mr. Heiser said yes, the same.

Chairman Rosekrans asked if the commission had any further 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 Waterman seconded the motion.**

Vote: Motion approved 8-0-0

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

No: 0

Abstain: 0

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, June 23, 2025 at 7:00 p.m.

**B. PZ Case 25-25PP:** Preliminary Plat for Oak Wood North Business Park. 3 Lots on 23.5 acres at 1120 N. Church Road.

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

Chairman Rosekrans asked if the commission had any questions of staff. Seeing none, he called for the applicant or their representative to come to the podium.

Nick Heiser, Engineer with Olsson, 1301 Burlington St NKC, representing the property owner Jim Robertson, said he was available for questions.

Chairman Rosekrans asked staff about the developers' responsibility for the stream. Mr. Martinez said the developer is required to stay out to the stream and riparian buffer. Mr. Peterman clarified that there are specific allowances within the buffer, such as crossing the stream with a road, and recreational uses. Mr. Peterman said the city is trying to learn from our mistakes from the 80's and 90's in allowing development too close to the stream and then having to mitigate costly erosion issues on properties.

Chairman Rosekrans asked if the commission had any further 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 Summers seconded the motion.**

Vote: Motion approved 8-0-0

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

No: 0

Abstain: 0

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, June 23, 2025 at 7:00 p.m.

**VI. Public Comments**

There were no public comments.

**VII. Other Business**

Mr. Peterman went over the administrative approvals since the last meeting, including an employee parking lot expansion at Ford.

Ms. Sharp updated the Commission on the Garrison- North End neighborhood planning project, the Downtown Revitalization Plan that was beginning with the design phase, and said they would be reviewing the Police Station expansion in the next few months.

Mr. Martinez updated the Commission on the Leonard/ Lightburne Corridor Study, the Glen Hendren Corridor Study, and the Transportation and Safety Plans that were currently in process.

**VIII. Future Meeting Schedule**

- a. Regular Session – Tuesday, July 8, 2025 at 7:00 p.m.
- b. Regular Session – Tuesday, August 12, 2025 at 7:00 p.m.

**IX. Adjournment**

Commissioner Holt moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:43 p.m.