

LIBERTY PLANNING AND ZONING COMMISSION

September 9, 2025

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, September 9, 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; Amy Howard; Douglass Noland; Tom Reinier; Dee Rosekrans; Donald Summers; and Ann Waterman. Commissioners Judy Dilts and Walt Holt were absent.

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. Three 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 August 12, 2025 meeting. Seeing none, Chairman Rosekrans asked for a motion.

Commissioner Waterman moved to approve the regular session minutes from the August 12, 2025 meeting and Commissioner Howard seconded the motion. The minutes were approved 6-0-1 (Commissioner Summers abstained).

IV. Public Hearing Cases

A. PZ Case 25-48FP: Final Plat for 440 N Prairie St. 4 single family lots with a variance for Lot Size and Lot Dimensions.

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, Chairman Rosekrans called for the applicant or their representative to come forward.

Braden Stervinou of Greg Stervinou Construction Co. Inc., 10207 NE 100th Street, Kansas City, MO 64157, introduced himself to the Commission as the developer for this proposal. Mr. Stervinou informed the Commission that the design of the single-family homes would be bungalow or cottage-like so as to better mesh with the aesthetic of the neighborhood. Mr. Stervinou noted that they have worked in Liberty's historic neighborhoods previously, and that the home just south of this site on Grover Street is one of their previous projects.

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. Seeing no persons wishing to speak, Chairman Rosekrans closed the public hearing.

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

Action: Commissioner Reinier moved to approve the case with the variance as presented in the staff report, Commissioner Summers seconded the motion.

Vote: Motion approved 7-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, September 22, 2025 at 7:00 p.m.

B. PZ Case 25-49A: An Amendment to the Unified Development Ordinance, Section 30-81 regarding Accessory Dwelling Units. Allowing on all residential lots larger than 3 acres.

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

Commissioner Noland asked whether this amendment would restrict accessory dwelling units (ADUs) to lots larger than three acres in area. Mr. McGinnis explained that the Unified Development Ordinance (UDO) currently limits ADUs to properties zoned A, "Agriculture District," R-1A, "Suburban Residential District," RNC, "Neighborhood Conservation Residential District," RN, "Neighborhood Residential District," or MU, "Mixed Use District," but does not consider the lot's size when determining permissibility. The proposed amendment would additionally allow ADUs on properties containing a legal residential use (a detached single-family home) provided the lot is greater than three acres in area, regardless of the property's zoning designation.

Commissioner Summers asked whether these ADUs can be rented, or if both the single-family home and the ADU can be rented. Ms. Sharp stated that so long as the home or ADU is owner-occupied, the other could be rented; renting both would not be permitted.

Chairman Rosekrans asked whether the proposed amendment would be used to regulate short-term rentals (STRs), like Airbnb's, within City limits. Ms. Sharp stated that the City does not currently regulate short-term rentals beyond certain Residential Occupancy Codes and that the proposed amendment is not intended to regulate or limit STRs specifically.

Chairman Rosekrans asked if the commission had any questions of 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. Seeing no persons who wished to speak, Chairman Rosekrans closed the public hearing.

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

Action: Commissioner Summers moved to approve the case with the variance as presented in the staff report, Commissioner Crawford seconded the motion.

Vote: Motion approved 7-0-0
Yes: All
No: None
Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, September 22, 2025 at 7:00 p.m.

V. Public Comments

None.

VI. Other Business

Chairman Rosekrans asked staff for an update on upcoming cases coming before the Commission in October. Mr. Martinez notified the Commission that next month they will be reviewing the City's new Transportation Master Plan and associated UDO amendments to reference this plan, in addition to the South Liberty Parkway Roundabout Plan. Ms. Sharp added that staff had not received any other applications for development proposals to be considered in October.

Commissioner Summers asked for an update on the property at 1 – 11 N. Water Street, as a new privacy screening was recently installed. Ms. Sharp stated that the project is expected to begin construction in March 2026, and that the privacy screening was installed upon request due to the upcoming Fall Festival.

VII. Future Meeting Schedule

- a. Regular Session – Tuesday, October 14, 2025 at 7:00 p.m.
- b. Regular Session – Wednesday, November 12, 2025 at 7:00 p.m. (date change due to Veteran's Day holiday on November 11)

VIII. Adjournment

Commissioner Summers moved to adjourn, Commissioner Howard seconded. Chairman Rosekrans adjourned the meeting at 7:33 p.m.