

LIBERTY PLANNING AND ZONING COMMISSION

August 12, 2025

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, August 12, 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; Walter Holt; Amy Howard; Douglass F. Noland; Tom Reinier; Dee Rosekrans; and Ann Waterman. Commissioner Donald Summers was not present.

Representing staff were: Katherine Sharp, Director of Planning & Development; Mike Peterman, Assistant Director of Planning & Development; Kyle McGinnis, City 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 July 8, 2025 meeting. Seeing none, Chairman Rosekrans asked for a motion.

Commissioner Waterman moved to approve the regular session minutes from the July 8, 2025 meeting and Commissioner Dilts seconded the motion. The minutes were approved 8-0-0.

IV. Public Hearing Cases

A. PZ Case 25-40A: Future Land Use map amendment changing from Neighborhood Commercial to Multi-Family Residential at the SE corner of Glenn Hendren and Rush Creek Parkway.

Chairman Rosekrans explained that PZ Case 25-40A has been postponed indefinitely upon the request of the applicant and that a public hearing would not be held for the case as originally intended. Chairman Rosekrans added that City staff will notify the neighbors via letter, post a notice in the newspaper, and place a public hearing sign on the property if and when the applicant requests to bring the project forward again.

B. PZ Case 25-47FDP-A: Amended Final Development Plan for the Ford Stamping Plant addition at 2401 Plummer Road with a variance request for public art.

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

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

Commissioner Dilts asked why Ford has requested to pay these funds towards public art as opposed to the parks tree replacement fund as initially proposed. Ms. Sharp stated that it is Ford's wish to participate in next year's America 250 celebration, and as such a portion of the funds originally intended to be paid into the tree replacement fund would instead be paid towards the next Great Americans Project statue. Ms. Sharp added that the Liberty Arts Commission (LAC) will meet on Thursday, August 14, 2025 to consider whether the Great Americans Project statues qualify as public art. The next Great Americans Project statue will be unveiled in summer 2026; it will be

similar to the statues that have been previously erected and will be located somewhere in the Downtown area.

Chairman Rosekrans asked if Ford has previously requested the fee-in lieu of trees going toward art. Ms. Sharp confirmed that Ford has previously been granted the allowance to have funds go towards public art. Ms. Sharp added that when the LAC determines that a statue, such as the one being discussed, is considered public art, the UDO allows for the fee-in-lieu of tree replacement to instead be paid towards a public arts account. The Mayor went to the Liberty Tree Board meeting last week to discuss this proposal which would allow a portion of these fee-in-lieu of tree replacement funds to be used for a community tree planting as part of the America 250 celebration.

Chairman Rosekrans asked whether this type of variance has been requested previously by other businesses. Ms. Sharp and Mr. Peterman both stated that they could not recall an instance in which such a variance was requested previously by other businesses, but that it was clearly allowed in the code.

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.

Dennis Garrison, representative for the Ford Stamping Plant, 2401 Plummer Road, introduced himself to the Commission. Mr. Garrison stated that he had no additional comments to provide that had not already been covered by staff.

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 none, Chairman Rosekrans closed the public hearing.

Commissioner Dilts asked whether Code's language regarding a "dollar-for-dollar credit" for public art would make this a donation on Ford's behalf. Ms. Sharp stated that this would not be considered a donation; what has been requested is simply a fee-in-lieu of tree replacement being paid towards public art as opposed to the parks tree replacement fund, as permitted by the UDO.

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

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

Vote: Motion approved 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, August 25, 2025 at 7:00 p.m.

V. Cases

A. PZ Case 25-37FP: Final Plat for Clay Meadows 12th Plat. 25 Single Family lots south of S. LaFrenz Rd. and east of Clay Woods Pkwy.

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.

Robert Parks of Weiskirch & Parks Engineers Inc., 111 N. Main Street Suite #10, Independence, MO, introduced himself to the Commission as the representative for this project. Mr. Parks stated that he had no additional comments to provide that staff had not already covered.

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

Commissioner Holt asked whether there are any remaining areas associated with this neighborhood yet to be platted. Mr. Parks stated that this should be the final plat for the Clay Meadows subdivision.

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 Reinier seconded the motion.

Vote: Motion approved 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, August 25, 2025 at 7:00 p.m.

VI. Public Comments

None.

VII. Other Business

Mr. Peterman stated that a Popeye's Louisiana Kitchen received administrative approval to move forward with construction on a vacant property on N. 291 Highway between Pony Express Bank and Minsky's Pizza.

Mr. Martinez informed the Commission that another round of public meetings will be held for the Glenn Hendren and Lightburne Corridor Studies on September 4, 2025 and September 24, 2025 respectively.

Commissioner Holt asked how much feedback staff had received for these studies thus far. Mr. Martinez stated that staff has not received as much feedback from the public as had been anticipated; the public input period, initially planned to conclude by the end of July, has been extended to allow for additional public comments. Mr. Martinez added that many residents who have contacted him regarding the Glenn Hendren study had confused the corridor study with the Rusk Creek Parkway Future Land Use amendment project.

Commissioner Holt asked how the public input opportunities are being advertised throughout the community. Mr. Martinez stated that the City's Public Relations staff has been posting on social media and placed links on the City's website for the surveys; in addition, notices have been posted in the newspaper for both of the upcoming public meetings in September, and post cards have been sent

to residents who live along both corridors notifying them as well. There will also be a pop-up information event at the farmers market later in August.

VIII. Future Meeting Schedule

- a. Regular Session – Tuesday, September 9, 2025 at 7:00 p.m.
- b. Regular Session – Tuesday, October 14, 2025 at 7:00 p.m.

IX. Adjournment

Commissioner Dilts moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:28 p.m.