

LIBERTY PLANNING AND ZONING COMMISSION

November 12, 2025

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Wednesday, November 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; Douglass F. Noland; Tom Reinier; Dee Rosekrans; Donald Summers; and Ann Waterman. Commissioners Walter Holt and Amy Howard were absent.

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

Commissioner Summers moved to approve the regular session minutes from the October 14, 2025 meeting and Commissioner Crawford seconded the motion. The minutes were approved 6-0-1 (Commissioner Noland abstained).

IV. Public Hearing Cases

A. PZ Case 25-58R&PDP: Rezoning & Preliminary Development Plan for Liberty Hills Townhomes. Rezoning from R-1A to PD for 49 2-story townhomes configured in 4-unit and 5-unit structures on 7 acres at SW corner of Church & Camille.

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 Noland asked whether there is a Code requirement that a development such as this provide both an entry and an exit separately. Mr. McGinnis stated that Code limits roadways which do not intersect with other streets to a maximum length of 800 feet, and that the proposed private drive is within this maximum allowance with a length of approximately 770 feet. Ms. Sharp added that the Fire Code requires a secondary entry/exit based on the number of dwelling units proposed, but that the 49 dwellings proposed as part of this project would not trigger that requirement.

Commissioner Summers asked whether the cul-de-sac would be designed to accommodate trash trucks and emergency service vehicles, like fire trucks. Ms. Sharp stated that these details are reviewed by various members of staff as part of the Plan Review process to ensure these vehicles can navigate cul-de-sacs safely.

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

Theresa Curtis – Principal Architect and Vice President of NSPJ Architects located at 9415 Nall Avenue, Suite 300, Prairie Village, KS – introduced herself to the Commission as the representative for this project. Ms. Curtis stated that the development will act as a good buffer between the elementary school to the west and the larger Montage/Aviara project to the east.

Commissioner Reinier asked whether the site will be regraded so that it will be flat, or if the land will remain sloped. Ms. Curtis confirmed that the site will remain sloped, and that the townhomes will “step” along the private drive due to the change in elevation.

Commissioner Reinier asked whether there will be a retaining wall along the west boundary of the site. Ms. Curtis stated that the west boundary will only contain a 50-foot landscape buffer and three-foot earthen berm, and will not include a retaining wall at that location.

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

Commissioner Summers asked for an estimated rent for these dwellings. Kevin Jury – of Center 48, the developer for this project – stated that the price is not locked in at this point, but they would be market rate.

Andy Ashwal – also of Center 48 – stated that a similar project of theirs located in Smithville is priced at \$2,500 per month.

Commissioner Crawford asked for the square footage of these dwelling units. Mr. Ashwal stated that they are between 1,600 and 1,700 square feet in area.

Commissioner Rosekrans asked whether this development will be age-restricted. Mr. Jury stated that these townhomes will not be age-restricted.

Commissioner Noland asked whether this proposal prompted any concerns regarding traffic on Camille Street or N. Church Road. Matt Cross – of Kaw Valley Engineers – stated that a traffic impact study was completed as part of the Plan Review process, but that the project’s anticipated minimal impact did not trigger any sort of public improvements to either roadway. Chairman Rosekrans noted that there is a dedicated left-turn lane on northbound N. Church Road onto Camille Street, and that there is also a dedicated merge lane for southbound travelers turning right onto N. Church Road from Camille Street.

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for a motion.

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

V. Public Comments

No comments were made.

VI. Other Business

Mr. Peterman stated that there were no administrative approvals completed in October. Staff is anticipating a handful of projects for the Commission to review in December, including the police expansion to City Hall, a plat for property on H Highway, a Code Amendment regarding Legacy Districts, and a new industrial building on Old Hughes Road.

Mr. Martinez stated that the Glenn Hendren and Lightburne Corridor Studies are not likely to come before the Commission in December and are more likely to come forward in January. The City Council approved the Transportation Master Plan and South Liberty Parkway Roundabout Plan on Monday, November 10, 2025.

VII. Future Meeting Schedule

- a. Regular Session – Tuesday, December 9, 2025 at 7:00 p.m.
- b. Regular Session – Tuesday, January 13, 2026 at 7:00 p.m.

VIII. Adjournment

Commissioner Summers moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 7:22 p.m.