

**LIBERTY PLANNING AND ZONING COMMISSION**

January 13, 2026

Meeting Summary

7:00 p.m.

**I. Call to Order**

The Liberty Planning and Zoning Commission met on Tuesday, January 13, 2026. 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; Donald Summers; and Ann Waterman.

Representing staff were: Katherine Sharp, Director of Planning & Development; Kyle McGinnis, Senior Planner; and Joshua Martinez, Capital Projects Engineer. 29 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 December 9, 2025 meeting. Seeing none, Chairman Rosekrans asked for a motion.

Commissioner Summers moved to approve the regular session minutes from the December 9, 2025 meeting and Commissioner Dilts seconded the motion. The minutes were approved 9-0-0.

**IV. Public Hearing Cases**

**A. PZ Case 26-02A:** Future Land Use Amendment to change the land use designation of the 19-acre property located on the east side of S. Withers Rd. at Homestead Dr. from Single-Family Residential to Mixed Residential.

Ms. Sharp presented the proposal to the commission as described in the staff report.

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

Ashley Siebert of Omni 360 Development, 512 NE Legacy View Drive, Lee’s Summit, MO 64086, introduced herself as the applicant for this request. Ms. Siebert gave a presentation to the Commission in order to provide details on the scope of the proposed development. The development would be called Founders Ridge, a maintenance-provided townhome development including 1-, 2-, and 3-bedroom units. Of this 19-acre parcel, only nine to the south of the library, near S. Withers Road, would be developed, with interest in donating the portion of land to the east (rear) of the library to the library or City to be dedicated as park or open space. Ms. Siebert’s presentation included visuals of the exteriors – a modern farmhouse design incorporating stucco, natural stone, and engineered wood – as well as conceptual interiors. The structures would include a mix of both building types and floor plans.

Chairman Rosekrans asked if the Commission had any questions for the applicant.

Commissioner Noland asked what the ratio would be of townhomes to villas or duplexes. Ms. Siebert explained that the row of townhomes nearest S. Withers Road would be 4- to 6-unit structures, with the density of units lessening to duplexes as you move further into the development. Commissioner Noland asked whether these units would be individually owned. Ms. Siebert confirmed that these would be maintenance-provided rental units under singular ownership.

Chairman Rosekrans stated that this project is in its earliest preliminary stages and that future public hearings for a potential rezoning and development plans would occur if this project were to move forward, and it is at that stage that these details are typically discussed. This public hearing is to determine the appropriateness of mixed residential land uses on this parcel in a more general sense.

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

Brett Lovell, 1717 Homestead Drive, approached the podium. Mr. Lovell stated that he is in opposition to this change. Mr. Lovell explained that he has experience in land development through his work. Mr. Lovell asked whether the Commission is reviewing the proposal tonight in order to provide approval or to provide a recommendation. Mr. Lovell additionally asked that, if approved, there is any way the proposal can be changed without additional oversight from the Commission or City Council. Mr. Lovell stated that while he would be strictly opposed to a high-density multifamily proposal, he may be open to the concept presented by Ms. Siebert tonight.

David Bergin, 1833 Green Meadow Drive, approached the podium. Mr. Bergin stated that the City's Comprehensive Plan was approved in 2023 and designated this property as appropriate for single-family residential uses at that time, and did not see why that designation should be changed. Mr. Bergin referenced the Montage (Aviara) project, north of I-35, which is anticipated to bring a large number of similar mixed residential units to the community in the coming years. Mr. Bergin stated that he would not like to see a traffic signal installed along S. Withers Road at this location due to the way it may impact the flow of traffic. Mr. Bergin also shared concerns that a change in zoning on this property could lead to the development of other land uses that are even less appropriate. Mr. Bergin concluded by stating he is opposed to this proposal.

Robert Weagley, 1764 Homestead Drive, approached the podium. Mr. Weagley stated that he supports the rights of landowners to use their property as they would like to, but that he does have concerns about developers whose priority is to maximize profit. Mr. Weagley stated that he views this proposal as a multifamily project with a horizontal configuration and spread. Mr. Weagley stated that the taxes generated by detached single-family housing differ from those generated by multifamily projects. Mr. Weagley added that he believes the tenants of rental units are not as involved in their communities. Mr. Weagley asked if the Commission had visited other sites developed by the applicant or spoken with residents of their developments. Mr. Weagley concluded by stating that he is opposed to this proposal.

Mary Kate Jordan, 1755 Windmill Court, approached the podium. Ms. Jordan stated that she is a mother with a young family and knows other young families that are searching for affordable housing, but are interested in detached single-family homes that they can own, not rent. These families seek equity and to be a vested part of the community. Ms. Jordan stated that she is concerned about the lack of information available online for the investors of this project and the developer in general, as this developer does not have a strong presence on LinkedIn

Kate Hart, 760 Herrman Court, approached the podium. Ms. Hart stated that she was initially opposed to this proposal when first learning of it but has questions that may change her opinion on the matter. Ms. Hart asked whether an Environmental Impact Study has been completed or will be required for this project. Ms. Hart asked whether there are any guardrails which prevent changes to the proposal or the sale of the property should the request be approved. Ms. Hart asked whether a Traffic Impact Study has been completed or will be required for this project. Ms. Hart asked whether the land that may be donated as parkland could be changed into parking for the development instead. Ms. Hart concluded by asking whether the applicant for this request has standing to request such a change given they are the land owner, developer, and future manager of the proposed development.

Christopher Hand, 1053 Holt Drive, approached the podium. Mr. Hand stated that the rear of his property is near the site. Mr. Hand asked how this proposal preserves the neighborhood character that is present now. Mr. Hand shared concerns regarding the current traffic on S. Withers, and the increase in traffic this proposal may generate. Mr. Hand also shared concerns regarding how these additional units may impact the nearby schools and whether they are prepared to accommodate additional students.

James Gifford, 1615 Ashton Court, approached the podium. Mr. Gifford expressed similar concerns regarding increased traffic on S. Withers Road, as well as the site's lack of access to other roadways.

Edward Cullumber, 1917 Shannon Court, approached the podium. Mr. Cullumber shared concerns regarding an increase of traffic on S. Withers Road and the impact the development may have on the school system. Mr. Cullumber also shared concerns as to what impact this development may have on the value of adjacent homes.

Gary Duffin, 1804 Green Meadow Drive, approached the podium. Mr. Duffin asked whether this development would include a pool for its residents. Mr. Duffin expressed concerns that residents of this development would cross S. Withers Road to use his HOA's pool in the Homestead of Liberty subdivision. Mr. Duffin also stated he is worried about the pool's privacy should new construction occur across S. Withers Road. Mr. Duffin asked if there would be sufficient parking to serve this development, or if residents would park along his subdivision's streets due to overflow. Mr. Duffin complimented the Blackberry subdivision as an example of a compact, detached single-family neighborhood.

Gene Moore, 1045 Holt Drive, approached the podium. Mr. Moore stated that the subject property receives many visits from local wildlife, and stated that he would like to see the present tree line maintained. Mr. Moore would support the idea to donate the north portion of land to the City.

Chairman Rosekrans asked if there were any other 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 called Ms. Sharp forward to address those questions she could and explain the next steps for this project.

Ms. Sharp explained that the Commission's recommendation would be brought forward to the City Council for their consideration at their next regularly scheduled meeting on Monday, January 26, 2026 at 7:00 p.m. in the Council Chambers of City Hall. Ms. Sharp stated that approval of this request by the City Council would not result in the approval of the townhome development overall, as a rezoning of the property and review of a development plan must still occur. A future rezoning application would require the notification of all neighbors within 185 feet of the property, as was done with this application. Ms. Sharp stated that Stormwater and Traffic Impact Studies would be required as part of the review of a development plan with the rezoning, and that the City's

regulations prohibit development within the riparian/stream corridor along the property's east (rear) boundary. A future rezoning to the PD, "Planned Development District" would limit the developer strictly to a site plan and elevations approved by the City Council, and any future changes made to those plans would require them to go through the same or similar processes for review and approval prior to construction, preventing a "bait and switch" situation. Ms. Sharp stated that staff has not visited other developments constructed by the applicant, but that applicants do sometimes invite staff to visit their properties, though typically at a later stage in the review process. The City's standards require a minimum number of parking stalls be provided for the development based on the number of units proposed, and parking on S. Withers Road would be expressly prohibited. Ms. Sharp concluded by stating that the applicant, as the property owner, does have the right and standing to request a change in the property's Future Land Use designation, as well as a request to alter its zoning at a later date.

Mr. Martinez added that the City would require a Traffic Impact Study with the submission of a rezoning application. This study considers the land use and number of units proposed to determine the need for infrastructure improvements to accommodate any increase in traffic. The development would require both macro- and micro-stormwater studies to assess both water quantity and quality impacts. The developer would be required to receive a City Land Disturbance Permit, and, based on the size of the property and as a requirement of the City's Land Disturbance Permit, be required to receive a Land Disturbance Permit through the Missouri Department of Natural Resources.

Chairman Rosekrans asked if the Commission had any additional questions.

Commissioner Holt asked what benefit the donation of a portion of the land might have for the City given City ownership would require City maintenance of the land. Ms. Sharp stated that there is a process through Park Board and City Council for the donation of parkland to the City from private ownership. She said it may be better suited being donated as open space for the library. The Withers Mid-Continent Public Library was built with large windows which face eastward, toward the land in question; however, the library did not acquire that land during its development process and so that current viewshed is not guaranteed to remain. The donation of the land would ensure that that viewshed is better protected. Were the land donated and dedicated as parkland, any changes to it (e.g. a walking trail) would require review by the Park Board.

Commissioner Dilts asked if the land use change would apply to the land being considered for donation. Ms. Sharp stated that the requested Future Land Use change would apply to the full 19-acre parcel, but would not alter the Floodplain/Stormwater Management designation along the property's east boundary.

Commissioner Dilts asked whether the requested land use change would still allow for detached single-family dwellings. Ms. Sharp stated that the Mixed Residential does allow for detached single-family homes as well as small attached housing. The property's current zoning of R-1A, "Suburban Residential District," would remain, until the property is rezoned, which allows for detached single-family dwellings on lots three acres or larger. Anything other than that will require a rezoning.

Commissioner Dilts asked if the City's new Comprehensive Plan changed this property's prior land use designation to Single-Family Residential from something else. Ms. Sharp stated that the new Comprehensive Plan approved in 2023 did not alter the property's prior Future Land Use designation, but in fact maintained it through the process of developing the new Future Land Use Map.

Chairman Rosekrans asked if the Commission had any additional questions. Seeing none, he asked for final comments from Commissioner's regarding their votes.

Commissioner Howard stated that she is opposed to the requested Future Land Use Amendment as she believes the best use of the property would be detached single-family dwellings. She expressed concerns with what development may occur if the property's Future Land Use designation is changed.

Commissioner Crawford stated that he is opposed to the requested Future Land Use Amendment due to his concerns with additional traffic and general activity in the area.

Commissioner Holt stated that he supports the requested Future Land Use Amendment as he believes it is worthy of consideration. Commissioner Holt stated that he would rather the final product be available for ownership and not rented, and recommended that the applicant provide additional details on their other projects in the greater Kansas City metro area.

Commissioner Noland stated that he is opposed to the requested Future Land Use Amendment as he believes the concerns of the neighbors who spoke tonight are valid. Mr. Noland stated that he believes the best use of the property would be detached single-family homes.

Commissioner Dilts stated that she is opposed to the requested Future Land Use Amendment due to concerns that the product would not in fact be affordable.

Commissioner Reinier stated that he is opposed to the requested Future Land Use Amendment based on the concerns shared by the neighbors tonight.

Commissioner Summers stated that he agrees with Commissioner Holt in that the request is worthy of consideration, and that he supports the requested Future Land Use Amendment.

Commissioner Waterman stated that she supports the requested Future Land Use Amendment at this point and is curious to see what potential concepts may come about as a result of the feedback provided tonight.

Chairman Rosekrans stated that he supports the requested Future Land Use Amendment but emphasized that the details of a future development proposal would be important in his consideration of future applications.

Chairman Rosekrans asked for a motion on this item.

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

Vote: Motion failed 4-5-0

Yes: Holt; Rosekrans; Summers; Waterman

No: Crawford; Dilts; Howard; Noland; Reinier

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, January 26, 2026 at 7:00 p.m.

## V. Cases

**A. PZ Case 26-04FP:** Final Plat for 1 lot on 29 ac at 2515 Old Hughes Rd. for Metrobloks.

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. Seeing none, he asked for the applicant or their representative to step forward.

Dan Finn of Phelps Engineering, 1270 N. Winchester, Olathe, KS 66061, introduced himself as the applicant for this application and stated that he was available for the Commission's questions.

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

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

Vote: Motion approved 9-0-0

Yes: All

No: None

Abstain: None

Chairman Rosekrans said the case would be heard in front of the City Council on Monday, January 26, 2026 at 7:00 p.m.

#### **VI. Election of Officers**

Ms. Sharp requested a nomination for the position of Chairman of the Commission. Commissioner Summers nominated Dee Rosekrans for the position of Chairman, seconded by Commissioner Dilts.

Vote: Nomination confirmed 8-0-1

Yes: Crawford; Dilts; Holt; Howard; Noland; Reinier; Summers; Waterman

No: None

Abstain: Rosekrans

Ms. Sharp requested a nomination for the position of Vice Chair of the Commission. Commissioner Waterman nominated Tom Reinier for the position of Vice Chair, seconded by Commissioner Dilts.

Vote: Nomination confirmed 8-0-1

Yes: Crawford; Dilts; Holt; Howard; Noland; Rosekrans; Summers; Waterman

No: None

Abstain: Reinier

#### **VII. Public Comments**

There were no members of the public present who wished to speak.

#### **VIII. Other Business**

Ms. Sharp provided an update on the anticipated multifamily moratorium requested by the City Council, which has been postponed but will likely be approved in February. The moratorium would place a three-month hold on all multifamily applications in order for City staff to evaluate the City's design standards for multifamily projects, including exterior materials, garage prominence, and large front yard driveways. The City Council will hold a study session on February 2, 2026 to review this moratorium. Code amendments to alter the City's multifamily design standards would then likely be brought forward through the public hearing process in March or April of this year.

Ms. Sharp informed the Commission that the developer for the Water Street Lofts project had recently submitted their building permit application, and that the City Hall Police Expansion is likely to begin work around March of this year.

**IX. Future Meeting Schedule**

- a. Regular Session – Tuesday, February 10, 2026 at 7:00 p.m.
- b. Regular Session – Tuesday, March 10, 2026 at 7:00 p.m.

**X. Adjournment**

Commissioner Holt moved to adjourn, Commissioner Crawford seconded. Chairman Rosekrans adjourned the meeting at 8:30 p.m.