

LIBERTY PLANNING AND ZONING COMMISSION

October 10, 2017

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, October 10, 2017, in the Council Chambers, City Hall, 101 East Kansas Street. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

II. Roll Call

Commission members answering roll call were: Rick Boswell, Walt Holt, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans, and Ann Waterman (arrived at 7:05). Commissioner Armstrong was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and Ben McCabe, Assistant Public Works Director. 6 members of the public were in attendance.

III. Approval of Minutes

Chairman Rosekrans said that Commissioner Armstrong provided some language updates to the minutes via E-mail. Ms. Sharp presented those to the commission.

Commissioner Holt asked for clarification regarding sidewalks on Stewart Rd. in Liberty Commons with the approval of the Liberty Commons 3rd Plat.

She stated that the developer did agree to install a portion of sidewalk at the southwest corner of the property adjacent to the St. James Church to facilitate the future connection when the Church installs their portion.

Commissioner Holt asked if there are handicap accessible sidewalk ramps on the west side of Academy Sports.

Ms. Sharp said that staff would look into that. She also stated that the City was looking at future funding and the feasibility of more sidewalks in the area and that future buildings in the area could also trigger a new need for more sidewalks.

Commissioner Holt moved to approve the minutes from the September 12, 2017 meeting as amended and Commissioner Reinier seconded the motion. The minutes were approved 6-0-1. Commissioner Boswell abstained.

IV. 17-45FP: Final Plat for Replat of Lot 2, Casteel Addition to adjust platted build lines at 717 Laurel Avenue.

Mr. Peterman presented the information for the plat as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions of staff.

Hearing none, he asked the applicant if they wished to speak.

Julie Edlyn, 2135 Manor Way, stated that for aesthetic reasons and because of the lay of the land, it makes more sense to build the home facing the north. Home by Chris plans to build a 4 bedroom home at this location.

Commissioner Personett asked if the City was going to vacate the rest of Laurel Avenue.

Mr. McCabe stated that the city does not initiate vacation of ROW. It is possible that there are still utilities in that ROW.

Chairman Rosekrans asked if Commissioners had any other questions for staff or the applicant. Hearing none, he asked for a motion.

Action: Commissioner Holt moved to approve. Commissioner Howard seconded the motion.

Vote: Motion passed 7-0-0

Yes: Boswell, Holt, Howard, Personett, Reinier, Rosekrans, Waterman

No: None

Abstain: None

Chairman Rosekrans said this case would be heard in front of the City Council on October 23, 2017 at 7:00 p.m. in the Council Chambers.

V. 17-44FDP: Final Development Plan for a 4 story, 56 room Microtel hotel in North Haven Center, Lot 4 at 291 and North Haven Dr. with variances for height and parking. [PUBLIC HEARING]

Mr. Peterman presented the information for the development plan and request for variances as described in the staff report.

Commissioner Holt asked if the parking variance takes into consideration the other building proposed on this lot.

Mr. Peterman said that the parking shown is only for the hotel.

Ms. Sharp continued that the next building will be required to meet the parking regulations at the time of application for that building.

Chairman Rosekrans asked if it was normal for hotels to locate so close together like this.

Ms. Sharp said that agglomeration of like businesses near each other is a common marketing tool.

Commissioner Reinier asked if there were any traffic concerns at this location.

Mr. McCabe stated that staff followed up with MODOT after concerns were raised during a previous application. 291 is a MODOT roadway and they make the decisions. MODOT indicated that adding stop lights at this location may increase accidents in the area. He said that there is a middle lane for turning movements, and there is appropriate site distance to make safe turns. Future redevelopment in the area may give the opportunity to adjust Stewart Rd to align with North Haven.

Chairman Rosekrans asked the commissioners if they had any questions of staff. Hearing none, he asked the applicant if they wished to speak.

Parth Bhatt, Bhatt Hospitality, 5829 Manor Lane, Parkville, MO (the applicant) said he is available for any questions.

Chairman Rosekrans asked if there were any further questions for staff or the applicant. Seeing none, he opened the public hearing.

Chairman Rosekrans asked if any other members of the public wished to speak. Seeing none, he closed the public hearing.

Chairman Rosekrans asked if Commissioners had any other questions for staff or the applicant. Hearing none, he asked for a motion.

Action: Commissioner Waterman moved to approve. Commissioner Howard seconded the motion.

Vote: Motion passed 7-0-0

Yes: Boswell, Holt, Howard, Personett, Reinier, Rosekrans, Waterman

No: None

Abstain: None

Chairman Rosekrans said this case would be heard in front of the City Council on October 23, 2017 at 7:00 p.m. in the Council Chambers.

VIII. Public Comments

There was no public comment.

IX. Other Business

a. Administrative Approvals

1. **Liberty Fire Station additions at Fire Stations #1 & #3**
2. **LMV-Magna security gate**
3. **Lot consolidation at 529 N. Fairview**
4. **Lot Consolidation of lots 3A & 4A of North Haven Center**
5. **Green Lantern Vacuum additions**

X. Future Meeting Schedule

The next regular session is scheduled for Tuesday, November 14, at 7:00 p.m.

XI. Adjournment

Commissioner Holt moved to adjourn, Commissioner Reinier seconded.

Chairman Rosekrans adjourned the meeting at 7:45 pm.