

## LIBERTY PLANNING AND ZONING COMMISSION

March 10, 2020

Meeting Summary

7:00 p.m.

### **I. Call to Order**

The Liberty Planning and Zoning Commission met on Tuesday, March 10, 2020, 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 in attendance were: Judy Dilts, Patricia Evans, Ken Personett, Tom Reinier, Dee Rosekrans and Ann Waterman. Walt Holt, Rick Boswell and Amy Howard were absent. Representing staff were Katherine Sharp, Director of Planning and Development and Michael Peterman, City Planner. 3 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 February meeting.

Commissioner Waterman moved to approve the regular session minutes from the February 11, 2020 meeting and Commissioner Dilts seconded the motion. The minutes were approved 3-0-3. Commissioners Evans, Personett and Reinier abstained due to absence.

### **IV. 20-07SUP: Special Use Permit at 758 W. Liberty Dr. for event space in Historic home. [Public Hearing]**

Mr. Peterman presented the proposal as described in the staff report.

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

Seeing none, Chairman Rosekrans asked if the applicant would like to speak.

Skyanna Page, 758 W. Liberty Dr., the applicant, stated that she has owned the home for 4 years. She has held private parties for her family and friends and decided that her home was a good location for a small event space based on those experiences.

Chairman Rosekrans asked the commissioners if they had any questions for the applicant.

Commissioner Personett noted some discussion from the Historic District Review Commission regarding ADA compliance in historic structures. He stated while he understood that ADA compliance in this historic building is not required, he would like to see some attempt by the applicant to provide temporary/removable ramps that could provide access for those that are handicapped. He presented a case study that highlighted these options.

Ms. Page stated that her space can accommodate some handicapped mobility and appreciated the information.

Chairman Rosekrans opened the public hearing portion for this case. He asked if anyone in the audience wished to speak seeing none, he closed the public hearing.

Julie Campbell, 307 S. Ridge Ave., stated that she had some questions regarding this use. She stated that she had concerns with the parking and blocking cars in at events. She asked how this business would affect her property value and she had concerns if the noise became a problem.

Chairman Rosekrans asked the commissioners if they had any questions seeing none he asked if Staff could answer any of Ms. Campbell's questions.

Ms. Sharp stated that the amount of parking as required by the Unified Development ordinance is met. She stated that there are options to expand the existing driveway to add more parking if it is found that more parking is necessary. She also said that there are several of these type of small event spaces and that we have not had any nuisance violations at any of them. As for property values, that is not something that the city evaluates in a planning application. Ms. Sharp said that the applicant stated that all events will be held inside the building. If there is a noise problem then it can be reported to the city and we can address it through the nuisance process.

Chairman Rosekrans asked if any changes were to occur regarding the business operation what is that process.

Ms. Sharp stated that as part of the Special Use Permit (SUP) submittal, an applicant produces a detailed description of the specifics of the business. This document then becomes part of the SUP and if there are any changes then the SUP must be reevaluated by the Planning & Zoning Commission and the City Council.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

**Action:** Commissioner Personett moved to approve the case as presented in the staff Commissioner Evans seconded the motion.

Vote: Motion passed 6-0-0

Yes: Dilts, Evans, Reinier, Personett, Rosekrans and Waterman

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, March 23, 2020 at 7:00 p.m. in the Council Chambers.

**V. 19-42SUP: Special Use Permit for a full service car wash in Liberty Triangle south of N Blue Jay Dr. & N 291 Hwy [Public Hearing]**

**This item is postponed at the applicants request to the April 14, 2020 Planning & Zoning Commission meeting**

**VI. Public Comments**

There was no public comment.

**VII. Other Business**

Ms. Sharp updated the commission on the upcoming Comprehensive Plan Update, Preservation Plan and past applications.

**VIII. Future Meeting Schedule**

The next regular session is scheduled for Tuesday, April 14, 2020 at 7:00 p.m.

**IX. Adjournment**

Commissioner moved to adjourn, Commissioner seconded. Chairman Rosekrans adjourned the meeting at 7:25 p.m.