

LIBERTY PLANNING AND ZONING COMMISSION

May 12, 2020

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, May 12, 2020, via Zoom Video conference. A quorum being present, Chairman Rosekrans called the meeting to order at 3:00 p.m.

II. Roll Call

Commission members in attendance were: Judy Dilts, Patricia Evans, Walt Holt, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans and Ann Waterman. Rick Boswell has resigned his position as he has moved out of the City. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; John Findlay, City Engineer; and Karan Johnson, Economic Development Manager. 4 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 March meeting.

Commissioner Evans moved to approve the regular session minutes from the March 10, 2020 meeting and Commissioner Personett seconded the motion. Ms. Sharp took a roll call vote. The minutes were approved 6-0-2. Commissioners Holt and Howard abstained due to absence.

IV. 20-09PDP-A: Amendment to Triangle Master Plan at Blue Jay Drive & 291 Hwy

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

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

Commissioner Reinier asked if the proposed access point to 291 was in the middle of the project and if there would be a stop light there.

Ms. Sharp stated that the proposed access lined up with the drive across the highway and that the proposal has been reviewed by the Missouri Department of Transportation (MoDot). It is a full access point and no stop light is proposed.

Commissioner Dilts asked about the process of approving and updating Master plans.

Ms. Sharp said that plans are reviewed and approved based on current conditions and the feasibility of projects regarding utilities, safety, traffic and general feasibility of the project. Conditions in market or consumers change over time and plans can change. The process of bringing updates forward for review by the City is the method developers use to update a master plan to keep it viable for development.

Commissioner Personett stated that he has reservations about the safety of a full access onto 291 Hwy at that location.

Mr. Findlay stated the traffic study submitted by the applicant was reviewed by MoDot and City staff and the findings of the study met national guidelines for site distance and safety. Mr. Findlay also stated that there are multiple controlled intersections that can be used to access the site. If people are uncomfortable using the new proposed access, they can utilize the signalized access at College Street,

Commissioner Personett stated he appreciated the review, but is still concerned with a full access onto 291 Hwy without traffic control at that location. He also noted that the previous plan identified a right in/right out only at that location.

Chairman Rosekrans asked if the applicant would like to speak. They declined.

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

Action: Commissioner Holt moved to approve the case as presented in the staff report. Commissioner Howard seconded the motion. Ms. Sharp took a roll call vote.

Vote: Motion passed 8-0-0

Yes: Dilts, Evans, Holt, Howard, 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, May 26, 2020.

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]

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.

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

Commissioner Personett asked if there was going to be coffee available.

Steven McBee, applicant, stated that as part of the car wash purchase, you could also purchase a cup of coffee and pick it up before your car entered the tunnel.

Commissioner Dilts asked how much water is consumed in this type of business.

Mr. McBee stated that they use about 6 gallons per car and that as part of the washing process, 45% of the water is reclaimed, filtered and used again. He also stated that the coffee sold at the business is sourced from Haiti and the profits from coffee sales are donated back to Haiti to be used by a charity there.

Commissioner Dilts asked if could only get the coffee if you are washing your car.

Mr. McBee said that there is a walkup window at the coffee kiosk for those that are using the detail areas.

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.

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

Action: Commissioner Personett moved to approve the case as presented in the staff report. Commissioner Evans seconded the motion. Ms. Sharp took a roll call vote.

Vote: Motion passed 7-0-1

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

No: None

Recusal: Holt

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 26, 2020 at 3pm via Zoom. He encouraged those wishing to speak about this case to please send their comments prior to the meeting to PubliComment@libertymo.gov and they will be read during the public hearing portion.

VI. 20-08SUP: Special Use Permit at 1919 Industrial Drive for a commercial use (office/therapy) in General Industrial zoning (M-2) [Public Hearing]

Chairman Rosekrans recused himself. Commissioner Reinier conducted the meeting as the Vice-Chairman.

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

Commissioner Reinier asked the commissioners if they had any questions of staff.

Seeing none, Commissioner Reinier asked if the applicant would like to speak.

Paula Johnson, applicant, discussed the proposal and type of business.

Commissioner Reinier asked the commissioners if they had any questions for the applicant.

Commissioner Reinier 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.

Commissioner Reinier asked the commissioners if they had any 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. Ms. Sharp took a roll call vote.

Vote: Motion passed 7-0-1

Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, and Waterman

No: None

Recusal: Rosekrans

Commissioner Reinier said this case would be heard in front of the City Council on Monday, May 26, 2020 at 3pm via Zoom. He encouraged those wishing to speak about this case to please send their comments prior to the meeting to PubliComment@libertymo.gov and they will be read during the public hearing portion.

Commissioner Reinier turned the meeting back over to Chairman Rosekrans

VII. 20-10FDP: Final Development Plan for KC Tech Academy for a 17,480 sf building at the NE corner of Shepherd Rd & Heartland Dr.

Ms. Sharp 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.

Jim Colson, applicant, stated that this is important project and that the KC Technical Academy will be without a facility by the end of the year. They currently provide training for students to work in the business and industrial industry. With this new facility they hope to expand from only serving the k-12 students to adults looking for training in a new field and existing employees of business that look to expand their training.

Chairman Rosekrans asked Karan Johnson, Economic Director, for the City, how a project like this may affect our community.

Ms. Johnson stated that this was City owned land and the City always thought that this would be a good place for a training facility. This proposed facility will be key to training a skilled and qualified workforce for not only Liberty but the KC region as well. We have a big opportunity to help fill the need of the workforce.

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

Commissioner Dilts asked how many students are proposed at this facility.

Mr. Colson, stated that the plan was to be able to train 150-200 students at this facility within the next few years. They started with 4 students and have grown from there. With continued growth, they hope to expand the facility and they have planned for expansion when configuring this plan.

Chairman Rosekrans asked if there is potential for partnering with business in Heartland Meadows currently.

Mr. Colson said yes, KC Tech Academy is an industry led initiative and works closely with businesses. The Board of Directors is made up people that are on the floor in these manufacturing facilities.

Commissioner Personett asked if students have been attending virtually the last few months.

Mr. Colson said yes and that they are hopeful that hands on training will resume in the near future.

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

Action: Commissioner Holt moved to approve the case as presented in the staff report. Commissioner Dilts seconded the motion. Ms. Sharp took a roll call vote.

Vote: Motion passed 8-0-0

Yes: Dilts, Evans, Holt, Howard, 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, May 26, 2020

VIII. 20-11PP: Preliminary Plat for 3 lots on 42.6 acres for Heartland Meadows Technology Center, north of Shepherd Rd at Heartland Dr.

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

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

Action: Commissioner Waterman moved to approve the case as presented in the staff report. Commissioner Reinier seconded the motion. Ms. Sharp took a roll call vote.

Vote: Motion passed 8-0-0

Yes: Dilts, Evans, Holt, Howard, 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, May 26, 2020

IX. 20-12FP: Final Plat for 1 lot, 3.41 acres for the KC Tech Academy at the NE corner of Shepherd Rd & Heartland Dr.

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

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

Action: Commissioner Evans moved to approve the case as presented in the staff report. Commissioner Holt seconded the motion. Ms. Sharp took a roll call vote.

Vote: Motion passed 8-0-0

Yes: Dilts, Evans, Holt, Howard, 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, May 26, 2020.

X. Public Comments

There was no public comment.

XI. Other Business

Ms. Sharp updated the commission on current activity in the city.

XII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, June 9, 2020, time to be determined.

XIII. Adjournment

Commissioner Holt moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 4:03 p.m.