

LIBERTY PLANNING AND ZONING COMMISSION

August 11, 2020

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, August 11, 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, Amy Howard, Ken Personett, Tom Reinier, Dee Rosekrans, Donald Summers and Ann Waterman. Walt Holt was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, City Engineer. 2 members of the public were in attendance.

Chairman Rosekrans introduced the new member of the Commission, Donald Summers. Commissioner Summers thanked the Commissioners for the welcome and discussed his background.

III. Approval of Minutes

Chairman Rosekrans asked if there were any questions or comments related to the minutes from the July meeting.

Commissioner Dilts moved to approve the regular session minutes from the July 14, 2020 meeting and Commissioner Reinier seconded the motion. The minutes were approved 8-0-1. (Summers Abstained)

IV. **20-06FDP: Final Development Plan for Progress Shops. Two business/warehousing buildings, 31,560 sq. ft. on 5 acres at SE corner of Brown St. & Progress Dr.**

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

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

Commissioner Dilts asked if the drive on the south end of the property was to remain, it seemed to be too narrow.

Mr. Peterman stated that the drive is a private driveway that will be used by both this project and the business to the east. The Fire Department and Engineering department both reviewed it and had no issues.

Commissioner Personett asked if the drive was part of a 4 way stop. He stated that the potential for traffic conflict existed and that he thought a stop sign should be placed at the end of the driveway.

Mr. Findlay stated that since this functioned as a driveway on private property, that there is not a requirement for a stop sign. Furthermore, because it is a driveway, there would be no ability to enforce the stop sign by the Liberty Police Department.

Commissioner Summers asked if the north drive was to be the Main entrance.

Mr. Peterman said that the north entrance would be the main entrance.

Commissioner Summers asked about the location of the overhead doors.

Mr. Peterman stated that the overhead garage doors on both building would face the east away from the public right-of-way.

Robert de la Fuente, Applicant, Star Development, 244 W. Mill St; stated that he had no problem with adding a stop sign to the end of the driveway on the southern portion of the project.

Art Aiken, project engineer, stated that the driveway on the north side was significantly larger and is designed to function as the entrance for the larger vehicles. The southern drive is adequate for the large vehicles as well.

Commissioner Personett thanked the applicant for offering to install the stop sign. He thinks that this is a good project in the right location to help grow business in Liberty.

Chairman Rosekrans asked if there have been any comments from the neighbors.

City staff and the applicants all stated that no comments have been received by any neighbors.

Commissioner Dilts stated that she appreciates the sidewalk connections to the existing network.

Chairman Rosekrans asked the commissioners if they had any further 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 passed 8-0-0

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

No: None

Recusal:

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, August 24, 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, September 8, 2020. This meeting will most likely be held as a virtual meeting. The time is to be determined.

XIII. Adjournment

Commissioner Summers moved to adjourn, Commissioner Reinier seconded. Chairman Rosekrans adjourned the meeting at 3:27 p.m.