

**LIBERTY PLANNING AND ZONING COMMISSION**

January 12, 2021

Meeting Summary

3:00 p.m.

**I. Call to Order**

The Liberty Planning and Zoning Commission met on Tuesday, January 12, 2021, 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, and Dee Rosekrans. Donald Summers and Ann Waterman were absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, Project Engineer. 2 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 November meeting.

Commissioner Reinier moved to approve the regular session minutes from the November 10, 2020 meeting and Commissioner Dilts seconded the motion. The minutes were approved 6-0-0. (Commissioner Holt had not yet entered the meeting).

**IV. ANNUAL ELECTION OF CHAIR AND VICE CHAIR**

Vice Chairman Reinier asked the commissioners for nominations for the Chairperson of the Planning & Zoning Commission.

**Action:** Commissioner Dilts nominated Dee Rosekrans as Chairperson. The motion was seconded by Commissioner Evans. Commissioner Holt joined the meeting.

Vote: Motion passed 6-0-1

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

No: None

Recusal: Rosekrans

Chairman Rosekrans asked the commissioners for nominations for the Vice Chairperson of the Planning & Zoning Commission.

**Action:** Commissioner Dilts nominated Tom Reinier as Vice Chairperson. The motion was seconded by Commissioner Evans.

Vote: Motion passed 6-0-1

Yes: Dilts, Evans, Holt, Howard, Personett, Rosekrans

No: None

Recusal: Reinier

**V. 20-34FDP: Final Development Plan for construction of a 15,000 sq. ft. building in Oakwood Business Park, Tract 17**

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

Chairman Rosekrans asked the commissioners if they had any questions

Commissioner Personett asked which side is considered the front of the building. He was also concerned with parking stalls in front of the loading garage doors, specifically ADA parking.

Mr. Peterman stated that the entrance is on the north elevation and west elevation, and that the parking lot is in the rear. The configuration of parking and the large overhead doors is similar to other buildings in Oakwood Business Park. The applicant can elaborate with more specific information.

Chairman Rosekrans asked for confirmation that this lot was recently split into two lots.

Mr. Peterman stated that was correct. The Lot Split was approved in September of 2019.

Cody Arrowood, AL J. Mueller Construction Co., 1305 S 59<sup>th</sup> St., St. Joe, MO stated that the north elevation would be considered the most useable access to the building, but the building may end up being split with separate tenants. The large overhead doors are not configured as traditional loading docks. They are more viewed as large overhead doors that can be used in multiple ways, not necessarily for loading areas.

Nick Heiser, Engineer, Olsson Assoc. 1301 Burlington, North KC stated that the north elevation is the primary entrance and the parking configuration is similar to other buildings in the development. He said the streetside elevation is dressed up to look nice from the street and that this building will look like all the other buildings in Oakwood Business Park.

Commissioner Personett stated that the large overhead doors are not a traditional loading dock.

Mr. Arrowood stated that is correct.

Commissioner Dilts asked about the door on the west side of the building.

Mr. Arrowood stated that would be an addition access point for the user on that end of the building, if the building had multiple tenants.

Commissioner Dilts asked if the ADA parking stalls could be moved to the west side of the building to avoid conflict with the overhead doors.

Mr. Arrowood stated that depending on the configuration of the building when occupied, the west door may not have access to other units in the building.

Chairman Rosekrans asked if there was a user for the building or was it being built as a speculative use.

Mr. Arrowood stated that no user is currently identified and the building could be used by up to 4 separate users.

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 Reinier seconded the motion.

Commissioner Dilts asked if there is a law regarding blocking of ADA spaces.

Ms. Sharp stated that staff will request that half of the ADA parking stalls be moved to the other entrance if the building is split. Also, if issues exist regarding lack of access, they will be relocated appropriately. Staff will also require that there is adequate ADA accessibility when the tenant finish building permits are reviewed.

Vote: Motion passed 6-0-1

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

No: None

Recusal: Holt

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, January 25, 2021.

#### **VI. Public Comments**

There was no public comment.

#### **VII. Other Business**

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

#### **VIII. Future Meeting Schedule**

The next regular session is scheduled for Tuesday, February 9. Due to the ongoing pandemic, this meeting will be held as a virtual meeting at 3pm.

#### **IX. Adjournment**

Commissioner Holt moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 3:26 p.m.