

LIBERTY PLANNING AND ZONING COMMISSION

February 9, 2021

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, February 9, 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, Dee Rosekrans, Donald Summers and Ann Waterman. Tom Reinier was absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; and John Findlay, Project Engineer. 6 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 January meeting.

Commissioner Dilts moved to approve the regular session minutes from the January 12, 2021 meeting and Commissioner Evans seconded the motion. The minutes were approved 6-0-2 (Commissioners Summers and Waterman abstained due to absence).

IV. **21-02FDP: Final Development Plan for Geiger Ready Mix Plant Expansion and a variance for height. 3 structures totaling 25,000 sq. ft. at NW corner of Geiger Dr. & Church Rd. [PUBLIC HEARING]**

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked where the conservation easement was located.

Ms. Sharp stated that it is shown on the Plat which is the next case to be discussed and referred to the location on the presentation.

Ron Cowger, AGC Engineers, 405 S. Leonard, representing the applicant. Mr. Cowger stated that Geiger Ready Mix has been in Liberty since 1961. The company has 5 KC area locations. The need to expand and update is required as the life span of the current plant equipment is approaching. He also stated that per an agreement with Oakwood Business Park Association, that only passenger vehicles will access the site on Plumbers Way. The heavy truck traffic will continue to use the two entrances from Church Rd.

Mr. Cowger also stated that the request for the variance arises from the split zoning on the property and the need for efficiency in the making of concrete. The new equipment building cannot be located any further to the north into the M-2 zoning district without disrupting the flow of materials and vehicles and affecting the operation of the plant and the processes. He continued that the location takes advantage of already disturbed land and does not encroach into existing trees on the site. He also stated that the site is currently being cleaned up to remove old dilapidated buildings and vehicles from a previous user. He stated that the current building, which is 78 feet tall and an existing cellular tower on the site both exceed the 50 foot height limits.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Summers asked if the current truck entrance would remain and if they would be changed.

Mr. Cowger stated that the two current entrances from Church Rd. would remain and that they are functioning properly without any need for changes based on the traffic report.

Chairman Rosekrans asked why the new building needed to be taller.

Mr. Cowger stated that the newer equipment is larger and configured differently.

Chairman Rosekrans asked where the runoff from the washout goes.

Mr. Cowger said that the washout is in a closed loop filter system and that most of the water is reused and any runoff has been filtered many times before it leaves the site.

Chairman Rosekrans opened the public hearing and asked if there were any comments. Seeing none he closed the public hearing and asked the commissioners if they had any further questions.

Commissioner Holt stated that he really appreciated the images showing what the new plant would like on the site.

Action: Commissioner Holt moved to approve the case as presented in the staff report with the variance. Commissioner Summers seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

V. 21-03FP: Final Plat for Geiger Ready Mix, 1 Lot on 19 +/- acres at NW corner of Geiger Dr. & Church Rd.

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

Chairman Rosekrans asked the commissioners if they had any questions

Chairman Rosekrans asked if the two separate zonings would remain.

Ms. Sharp stated that they would and that it is not uncommon in the City for there to be zoning boundaries that do not follow lot lines.

Ron Cowger, representing the applicant, stated that with this plat the applicant was able to maintain 30% open space on the site and add 47,000 square feet of existing trees to conservation easements.

Commissioner Summers asked what lots were being merged with this plat.

Mr. Cowger stated that there were multiple lots from very old multiple plats. Creating just one lot for the Geiger Ready Mix operation would make 1 clean lot.

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 Summers seconded the motion.

Commissioner Dilts stated that she was appreciative of all the trees that were conserved on the site.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

VI. 21-01FP: Final Plat for Homestead Hills Tract A, Replat of lot to construct neighborhood pool at NW corner of S. Withers Rd. & Homestead Hills Dr.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Joe Duffey, the applicant, stated that the pool for Homestead Hills would relieve overcrowding at the Homestead pool and the residents of both subdivisions could swim in either pool.

Commissioner Dilts asked about the proposed trail for Homestead Hills.

Mr. Peterman said that it is being constructed on the existing road bed of Old Withers Road.

Art Aiken, representing the applicant, stated that the length of the trail when completed would be around 2,000 linear feet.

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.

Commissioner Dilts stated that she was appreciative of all the trees that were conserved on the site.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

VII. 21-04FDP: Final Development Plan for North East Distribution Center Building 1. 272,000 sq. ft. bldg., S of South Liberty Pkwy & E of Hughes Rd.

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked what Best Management Practices (BMP) included in the stormwater section.

Mr. Findlay described what BMP's entailed and what they were used for in regards to stormwater systems.

Chairman Rosekrans asked if BMPs included natural systems such as plants.

Mr. Findlay said yes, plants, basins, natural filtration are all parts that make up BMPs.

Commissioner Personett asked what the plans are for the existing Hughes Rd when a new realigned Hughes is built.

Mr. Findlay said that it would remain and the residents would still have access. It will not be used to access this development.

Commissioner Personett asked if the roads will run parallel and what is the distance between them.

Mr. Findlay said he did not have the information on hand but the applicant will be able to answer that question.

Commissioner Personett asked what the names of the streets will be.

Mr. Findlay said that had not been determined yet and that staff will consult with Public Safety officials regarding the proper naming of the new and existing Hughes Rd.

Chairman Rosekrans asked if the City would still maintain the existing section of Hughes Rd.

Mr. Findlay stated that the City would still maintain Hughes Rd.

Commissioner Personett stated he is pleased that S. Withers Road extension agreement was reached and will be extended to the property.

Chris Chancellor, Northpoint Development, the applicant, stated that the intent was to always have two access points from South Liberty Parkway. The Hughes Rd. connection must be reviewed by corporate entities at Ford and may take a little longer to proceed through the process. The S. Withers Road connection already has a right of way agreement in place with the local owner of the land to the north of this project. The applicant intends to construct both connections concurrently as soon as possible.

Mr. Chancellor stated that the distance between the existing and future Hughes Rd. is 300 feet. The alignment of the new Hughes is planned to be west of the existing overhead power lines. The Campbell Rd. emergency access point will go away with the opening of Hughes Rd. and the S. Withers Rd connections.

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 Howard seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

VIII. 21-05FDP: Final Development Plan for North East Distribution Center Building 2. 517,000 sq. ft. bldg., S of South Liberty Pkwy & E of Hughes Rd.

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

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 Evans seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

IX. 21-06FP: Final Plat for North East Distribution Center, 3 Lots & 2 Tracts.

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

Mr. Chancellor stated that the plat name would change to Liberty Commerce Center.

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

Action: Commissioner Summers moved to approve the case as presented in the staff report. Commissioner Holt seconded the motion.

Vote: Motion passed 8-0-0

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

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, February 22, 2021.

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, March 9. Due to the ongoing pandemic, this meeting will be held as a virtual meeting at 3pm.

XIII. Adjournment

Commissioner Holt moved to adjourn, Commissioner Personett seconded. Chairman Rosekrans adjourned the

meeting at 4:18 p.m.

Not approved until next meeting