

LIBERTY PLANNING AND ZONING COMMISSION

March 8, 2022

Meeting Summary

3:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, March 8, 2022, virtually via Zoom. 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, Tom Reinier, Dee Rosekrans. Commissioners Walt Holt, Ken Personett, Donald Summers and Ann Waterman were absent. Representing staff were Katherine Sharp, Director of Planning and Development; Michael Peterman, City Planner; John Findlay, City Engineer; and Joshua Martinez, Capital Projects Engineer. 5 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 December 14, 2021 meeting.

Commissioner Evans moved to approve the regular session minutes from the December 14, 2021 meeting and Commissioner Reinier seconded the motion. The minutes were approved 5-0-0.

IV. Election of officers

Commissioner Dilts nominated Dee Rosekrans as chairman of the Planning & Zoning Commission. Commissioner Evans seconded the motion. The motion was approved 4-0-1(Rosekrans abstained).

Commissioner Evans nominated Tom Reinier as vice-chairman of the Planning & Zoning Commission. Commissioner Dilts seconded the motion. The motion was approved 4-0-1(Reinier abstained).

V. 22-02R&PDP: Rezoning & Preliminary Development Plan for Garrison Industrial Park. A 170,700 sf industrial type building on 13.74 acres at the SE corner of US 69 & Garrison Rd. [PUBLIC HEARING]

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

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Dilts asked for clarification regarding the fee in lieu of replacing trees on the site.

Ms. Sharp stated that the fee would be paid to the tree fund. The site is required to meet the Unified Development Ordinance (UDO) for new landscaping on the site. The Tree Preservation Ordinance address the removal of existing trees on the site. If trees that are removed cannot be replaced then there is the option to pay a predetermined fee. The developer of this site is paying a fee into the tree fund. She said this is allowed by code, and does not require a variance. The money in the tree fund is spent on trees in our community.

Tyler Wysong, Kimley-Horn, representing the applicant stated he was available for any questions.

He believes that the site is a good location for this type of project.

Commissioner Dilts stated that it appears that this type of industrial building appears to be very similar in design to the other buildings being built. She asked if there is a specific reason they all look alike.

Mr. Wysong stated that they added features to the front and pedestrian entrance areas to make a nice appearance. The function of the building dictates the overall design.

Chairman Rosekrans opened the public hearing.

Chairman Rosekrans asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.

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

**Action: Commissioner Reinier moved to approve the case as presented in the staff report
Commissioner Howard seconded the motion.**

Vote: Motion passed 5-0-0

Yes: Dilts, Evans, Howard, Reinier, Rosekrans

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, March 28, 2022.

VI. 22-03PP: Preliminary Plat for Garrison Industrial Park. 1 lot on 13.74 acres at the SE corner of US 69 & Garrison Rd.

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

Chairman Rosekrans stated that all the final level details for this case and the previous case would be seen and discussed with the Final Development Plan and Final Plat.

Ms. Sharp affirmed his statement. .

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

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

Vote: Motion passed 5-0-0

Yes: Dilts, Evans, Howard, Reinier, Rosekrans

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, March 28, 2022.

VII. 22-04FDP: Final Development Plan for Liberty Commerce Center, Building 3. A 258,848 sf industrial type building on 20 acres south of South Liberty Parkway, east of Hughes Road

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

Derek Schoeneberg, Northpoint Development – representing the applicant, said he was available for questions.

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

**Action: Commissioner Howard moved to approve the case as presented in the staff report
Commissioner Dilts seconded the motion.**

Vote: Motion passed 5-0-0

Yes: Dilts, Evans, Howard, Reinier, Rosekrans

No: None

Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, March 28, 2022.

VIII. Public Comments

There was no public comment.

IX. Other Business

Ms. Sharp introduced Joshua Martinez, the new engineer on staff.

Ms. Sharp updated the commission on the Comprehensive plan Request for Proposals that is due at the end of March.

Chairman Rosekrans asked staff to explain the tree preservation fund. Ms. Sharp updated the Commission on the use of the Tree Fund.

X. Future Meeting Schedule

The next regular session is scheduled for Tuesday, April 12, 2022. This meeting will be held in person at Liberty City Hall in the Council Chambers at 7pm.

XI. Adjournment

Commissioner Reinier moved to adjourn, Commissioner Dilts seconded. Chairman Rosekrans adjourned the meeting at 3:45pm.