



City of Liberty Planning Commission
Public Hearing
September 15th, 2022 5 PM
Rosewood Center
Meeting Minutes

Members Present:

Hester Elrod
Bill Smith
Bo McDonald

Staff Present:

Jennifer Vissage
Michael Calvert

1. Opening Comments, Establishment of a Quorum
Mr. McDonald opened the meeting at 5 PM and stated that a quorum was established.
2. Review and Approval of Meeting Minutes (August 8th, 2022)
Mr. McDonald asked if all members had a chance to review the meeting minutes from the August 8th meeting and if so, did they have any comments. No comments or revisions were needed and Mr. Smith made a motion to approve the August 8th minutes. Ms. Elrod seconded the motion and the board voted 3-0 to approve.
3. Public Comment (General Comments)
No public comments were received.
4. Dixie Street Rezoning Request
Mrs. Vissage explained that the property owner (Megan Hinson) at 3 Dixie Street has plans to divide the property into 4 lots where three existing homes are already there. The fourth lot is vacant and she would like to rezone the property from Neighborhood Commercial to 501 Residential so that it will be easier for her to sell the lot in the future. The board did not have any questions for Ms. Hinson because the rezoning request made sense since the surrounding properties with all residential as well. No public comments was received.

Ms. Elrod made a motion to approve the rezoning request and Mr. Smith seconded it. The board vote d3-0 to make a recommendation to council to approve the rezoning request.
5. Overbrook Rezoning Request



Veronica Roper represented the developer that has bought the three properties located on Overbrook. Two of the properties have existing duplexes, which the developer is currently rehabilitating. The third lot is vacant and the developer would like to place another duplex there as well. The property is currently rezoned 504 Mobile Home Single Family and the developer is requesting it be rezoned to 501 (a) to allow for the new duplex. If the zoning remained the same, a new duplex would not be allowed. Staff recommended that the rezoning be approved because it would fit in with the area of other duplexes and mobile homes and would be a good fit.

The board did not have any questions for Ms. Roper and there was no public comment received. Ms. Elrod made a motion to approve the rezoning request and Mr. Smith seconded it. The board voted 3-0 to recommend the rezoning request to council.

6. Text Amendment – Permitted and Conditional Uses in Core Commercial District (revised)

Mrs. Vissage reminded the board about the text amendment concerning the permitted uses in the Core Commercial Districts that the planning commission has seen a few times. It was tabled by the Planning Commission and sent to council without a vote with concerns. The Planning Commission and the Council had a work session to address the concerns and make some changes. Council had asked to send it back to Planning Commission with the proposed changes.

Mr. McDonald recused himself since the text amendment will affect property and businesses he owns.

Mr. Smith stated that he was happy with some of the changes that council had agreed to but still felt that it was too restrictive for the area. He stated that the City of Liberty has loss to many businesses lately and it is worried that these restrictions will not help recruit new businesses. He did like that, if there are problems with these restrictions that council and the planning commission can come back and change things.

Ms. Elrod stated that it is hard to get the wrong businesses out and she felt that was a little more control with the proposed changed. She hopes that it will get the right businesses into the city and hopefully get them to stay.

Ms. Elrod made a motion to approve the text amendment and Mr. Smith seconded it. The board voted 2-0 to recommend the text amendment to council.



7. Other Business

Mrs. Vissage wanted to finalize the monthly date of the Planning Commission meetings. All board members agree to the 4th Tuesday at 5 PM each month.

8. Adjournment

Mr. Smith made a motion to adjourn the meeting and Ms. Elrod seconded the motion. The board voted 3-0 to adjourn the meeting at 5:40 PM.