



City of Liberty Planning Commission
Public Hearing
August 8th, 2022 5 PM
Rosewood Center
Meeting Minutes

Members Present:
Bo McDonald
Bill Smith
Hester Rose Elrod

1. Opening Comments, Establishment of a Quorum
Mr. McDonald opened the meeting at 5:07 PM and stated that a quorum was established. He welcomed everyone to meeting and welcomed the newest member Mrs. Elrod to the planning commission. He reminded the public that if they wanted to speak they would need to sign in.
2. Review and Approval of Meeting Minutes (March 10th, 2022)
Mr. McDonald asked if the members had reviewed the minutes from the March 10th, 2022 meeting and if there was any discussion. No one had any comments and Mr. Smith made a motion to approve the minutes. Mrs. Elrod seconded the motion and the commission unanimously voted to approve the March 10th, 2022 minutes.
3. Text Amendment – Food Truck Regulations
Mr. McDonald asked Mrs. Vissage to give a brief summary about the proposed food truck ordinance. Mrs. Vissage shared that staff and council are proposing this text amendment because food trucks are becoming very popular in the city and they wanted both the city and the food truck operators covered with regulations.

Mrs. Elrod asked if this means that the food truck operators will have to pay all the fees and taxes including business licenses and hospitality taxes. Mrs. Vissage stated yes which would help the city with revenue and make it fair to the existing businesses. Mr. Smith thought it was a great idea and was looking forward to more food trucks coming to the city.

No one from the public signed up to speak on this topic and Mr. McDonald asked if there were any further questions. There were none and he asked for a motion.



Mrs. Elrod made a motion to approve the Food Truck text amendment and Mr. Smith seconded. The commission voted unanimously to recommend to City Council to approve the Food Truck text amendment.

4. Text Amendment – Group Home Regulations

Mrs. Vissage stated the City of Liberty had been contacted about a group home/transitional housing and staff noticed that there were no regulations about this type of housing. The city is open to this idea but just wanted to make sure regulations were in place including how many people can live there and what zones they would be allowed in.

Ms. Elrod asked about the existing group home, that is operated by the Department of Disabilities and Mrs. Vissage that they would fall under the ones that are allowed and that they would be grandfathered in since they already exist.

Mrs. Vissage stated that the types of housing could include veterans, homeless, and disabilities.

Mrs. Elrod asked about putting a time limit on transitional housing. Mrs. Vissage stated it was a great idea but every situation is going to be different and did not think there would be a fair way to define it.

No comment from the public was taken and Mr. McDonald asked for any further discussion. There was none so he asked for a motion. Mrs. Elrod made a motion to approve the text amendment and Mr. Smith seconded the motion. The commission voted unanimously to recommend to City Council to approve the Group Home text amendment.

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

Mr. McDonald recused himself from this agenda item because he owns property in downtown and this would impact his business. Mr. Smith explained the history of this ordinance by stating that it was brought to the Planning Commission in March and because of recusals he was the only one allowed to vote and it was not enough to carry it either way. Therefore, the Planning Commission sent it to council with no recommendation, which meant council would make the vote. He stated that if he could have he would have voted no the last time.

Council sent it back to the Planning Commission with changes and Mr. Smith briefly pointed out the changes. Changes included service industries being



allowed, all businesses must be open to the public, a percentage of alcohol sales will be determined by council, and other items.

Mr. Smith was feeling a little better about the changes but in general did not like that the city wants to limit the area and growth of the city. He wants to see new businesses first and then regulations second. Mrs. Elrod agree and had some questions about the ordinance. She wanted the area better defined and she wanted the percentage of alcohol to be determined before they agreed to anything.

No one from the public had signed up to talk about this topic. However, Mr. Smith asked if anyone wanted to speak because he knew the topic was a big issue. Ms. Karen Shore (18 Highland Court) asked about the 500 feet difference between businesses that primarily sell alcohol. She wanted to know how big that was and how big the area was. Mr. Smith stated that 500 feet is almost two football fields and Ms. Shore that she thinks that should be reduced. Mr. Smith agreed that it needed to be looked at closer.

Mr. Josh Morgan (145 Hard Luck Hill) stated that this was limiting new and proposed businesses and would really hurt the town and business owners. He stated that if we can get new business, these regulations would never get anyone down there. He stated that the food trucks are great and they have to be used to supplement what is not in downtown.

Mrs. Elrod did not feel comfortable making a recommendation for this proposed text amendment and wanted to table it so that council could answer questions. She made a motion to table the item and Mr. Smith seconded the motion. The commission voted unanimously to postpone the proposed Permitted/Conditional Uses text amendment.

6. Text Amendment – Communication/Cell Tower Regulations

Mrs. Vissage stated the staff and council were looking at the cell/communication towers regulations in the city limits and realized that a cell tower could be allowed in certain residential zones as well as the core commercial area. City council and staff are proposing to change the regulations to only allow them in industrial areas.

Mrs. Elrod asked if this would affect coverage and Mrs. Vissage said she did not think so because it will not affect towers that already exists. They will be grandfathered in and cannot be taken down.



No one from the public signed up to speak about this and Mr. McDonald asked for any further discussion. None was received and he asked for a motion. Mr. Smith made a motion to approve the Cell/Communication Tower regulations and Mrs. Elrod seconded. The commission voted unanimously to recommend to City Council to approve the Cell/Communication Towers text amendment.

7. Text Amendment – Mobile Home/Modular Home Regulations

Mrs. Vissage stated that staff felt the modular homes/manufactured homes regulations needed to be cleaned up. There had been some confusion/miscommunication from former administration about if new manufactured/modular homes would be allowed in the City Limits. Therefore, staff cleaned up the regulations to allow manufactured homes in to the city limits in certain areas and had to be 20 years or less in age. She also stated that the some of the existing mobile home parks were being cleaned up which trigger some of these changes as well.

Mr. Smith was concerned about the definitions about mobile homes, modular homes, and manufactured homes. Mrs. Vissage stated that she would get them better defined before the council's final reading on this text amendment.

No one from the public signed up to talk about this topic and Mr. McDonald asked for any further discussion. There was none and he asked for a motion. Mr. Smith made a motion to approve the text amendment and Mrs. Elrod seconded it. The commission voted unanimously to recommend to City Council approved the Modular Home/Manufactured Home text amendment.

8. Other Business

Mr. McDonald asked if there, other business and Mrs. Vissage mentioned that we are still looking for recommendations to fill the vacant spots on both boards

9. Adjournment

Mr. McDonald made a motion to adjourn the meeting and Mrs. Elrod seconded it. The commission voted unanimously to adjourn the meeting at 5:45 PM.