



City of Liberty Planning Commission
Special Called Meeting
March 13th, 2023 5 PM
Rosewood Center

Board Members Present:

Bo McDonald
Hester Rose Elrod
Bill Smith

Staff Present:

Jennifer Vissage
Philip Trotter

Opening Comments, Establishment of a Quorum

Mr. McDonald opened the meeting at 5 PM and stated that a quorum was established.

Review and Approval of Meeting Minutes (January 24th, 2023)

Mr. McDonald asked if everyone had a chance to review the previous meeting minutes and if they have any comments. No one had any comments and Mr. Smith made a motion to approve the minutes. Mrs. Elrod seconded the motion and the board voted 3-0 to approve the January 24th, 2023 meeting minutes.

Public Comment (General Comments)

No one signed up to speak therefore no public comments were taken.

Text Amendment: Allowable Uses – Core Commercial

Mrs. Vissage presented the changes to the board concerning the Core Commercial allowable uses. Staff has decided that there were a few things that needed to be changed in the original ordinance which including defining service based businesses and the boundaries of the core commercial downtown.

Mrs. Vissage also pointed out that staff would like to add a maximum square footage for the service based businesses in the downtown area. This regulation would help with not letting someone with a huge building take up all 25% regulation and not be able to allow other service businesses in. It will help with letting other service businesses come in and not have one person have the monopoly on the square footage. The size of the existing service buildings range from 1500 to 1800 square feet.

Mr. Smith asked if existing businesses that are non-conforming would be asked to leave. Mrs. Vissage stated that the grandfathered in clause would allow them to stay. Mrs. Vissage stated that council and staff have been asked that same questions and to address the concerns, a section concerning non-conforming has also been added to this ordinance.



Mrs. Elrod asked about the part of the ordinance that stated all service businesses must have all business indoors. She was concerned that would affect restaurants that want to have outdoor seating. Mrs. Vissage stated that this would only address service-based businesses, not restaurants or retail.

Mr. Smith made a motion to recommend the changes to the ordinance and Mrs. Elrod seconded the motion. The board voted 3-0 to recommend the changes for the Allowable Uses ordinance for the Core Commercial.

Zoning Ordinance Update – Residential Section

Mrs. Vissage wanted to make sure that everyone has reviewed the residential section of the zoning ordinance one more time. Mrs. Vissage wanted to make sure everything was complete and that the board did not miss anything. Everyone was fine with the proposed changes and Mrs. Vissage stated that it would be sent to council for the May work session.

Zoning Ordinance Update – Commercial Section

Mrs. Vissage also gave the board members a copy of the Commercial section so that they could begin to review it and have a discussion at the April meeting. Mrs. Vissage stated maybe looking at combining the Office Commercial and Neighborhood Commercial into one since they are very similar and there is nothing zoned OC at this time in the City. Mr. McDonald asked if it would be beneficial to keep the OC zone and Mrs. Vissage asked the board members to read over it and find areas in the city they might seem to be fit that zone.

Mrs. Vissage stated that the Core Commercial changes were included in the copy the board members were given.

Other Business

No other business to discuss.

Adjournment

Mrs. Elrod made a motion to adjourn the meeting and Mr. Smith seconded the motion. The board voted to adjourn the meeting at 5:25 PM.