



PLANNING & ZONING COMMISSION AGENDA

TUESDAY AUGUST 4, 2026 6:00 PM

1 Courthouse Square
3rd Floor Commission Hearing Room
Liberty, MO 64068

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MEETING MINUTES**

- May 5, 2026 Meeting Minutes

- 3. REGULAR AGENDA**

(Full discussion. Staff reports will be included as part of the minutes of the meeting.)

- Case No.: PZ26-115 - A request for rezoning from Residential Low Density (R-1A) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary & final plat approval for the proposed subdivision Thoman Addition 3rd Plat, located at approximately 18205 State Route 33. The applicant is Loren Thoman.
- Case No.: PZ26-116 – A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval for the proposed subdivision Petty Farm, located at approximately 12518 NE Mount Olivet Rd. The applicant is Brock Niemuth, representing Glen & Martha Petty Trust.
- Case No.: PZ26-117 – A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY lot 1 and preliminary & final plat approval for the proposed subdivision Clear Creek Reserve, located at approximately 14621 NE 188th St. The applicant is Preston Owen, Show-Me Farms LLC
- Case No.: PZ26-123- A request for the use of well water for residential use on Residential Low- Density (R-1A) zoned property located at approximately 19810 N 69 Highway. The applicants are Jake & Andrea Osborn.

- 4. RECESS/ADJOURNMENT**

IMPORTANT NOTE: Case No.: PZ26-115 & PZ26-117 may be approved or denied by the PZC. PZC Decisions must be appealed within 7 days of the Planning and Zoning Commission decision. Please contact Planning and Zoning staff for appeal applications and appeal process details. Case No.: PZ26-116 & PZ26-123 will be forwarded to the County Commission for final determination. The date of the County Commission meeting will be announced at the Planning & Zoning Commission meeting. Please contact the Planning & Zoning Department for further details (816-407-3380).