



The City of Lee's Summit
Action Letter
Planning Commission

Tuesday, August 22, 2017
5:00 PM
City Council Chambers
City Hall
220 SE Green Street
Lee's Summit, MO 64063

CALL TO ORDER
ROLL CALL

- Present:** 7 - Board Member Carla Dial
Board Member Jason Norbury
Board Member Colene Roberts
Board Member Dana Arth
Board Member Don Gustafson
Board Member Donnie Funk
Board Member Jeff Sims
- Absent:** 2 - Board Member J. Beto Lopez
Board Member Herman Watson

APPROVAL OF AGENDA

A motion was made by Board Member Roberts, seconded by Board Member Funk, that the agenda be approved as amended. The motion carried unanimously.

APPROVAL OF CONSENT AGENDA

- [TMP-0629](#)** Appl. #PL2017-065 - FINAL PLAT - Saddlebrook Farm, Lots 11A & 12A-12I;
Ben Sharp, applicant

A motion was made by Board Member Roberts, seconded by Board Member Funk, that this application be approved. The motion carried unanimously.

- TMP-0630** AN ORDINANCE VACATING CERTAIN EASEMENTS LOCATED WITHIN THE PLAT OF REISS INDUSTRIAL PARK, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SE M-291 HWY. AND SE STUART RD. IN THE CITY OF LEE'S SUMMIT, MISSOURI.

A motion was made by Board Member Roberts, seconded by Board Member Funk, that this application be approved. The motion carried unanimously.

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[2017-1458](#) Appl. #PL2017-161 - SIGN APPLICATION - Petco, 1860 NW Chipman Rd.;
Midwest Sign Company, applicant

A motion was made by Board Member Roberts, seconded by Board Member Funk, that this application be approved. The motion carried unanimously.

[2017-1460](#) Appl. #PL2017-162 - SIGN APPLICATION - Aldi, 600 SE Oldham Pkwy.;
ACME Sign, Inc., applicant

A motion was made by Board Member Roberts, seconded by Board Member Funk, that this application be approved. The motion carried unanimously.

[2017-1459](#) Appl. #PL2017-165 - SIGN APPLICATION - Pine Tree Plaza monument
signs, 300 SW Blue Pkwy.; Acme Sign, Inc., applicant

A motion was made by Board Member Roberts, seconded by Board Member Funk, that this application be approved. The motion carried unanimously.

PUBLIC HEARINGS

2017-1456 PUBLIC HEARING - Application #PL2017-135 - VACATION OF
RIGHT-OF-WAY - all of SE 23rd Street and SE Reiss Drive within the plat
of Reiss Industrial Park, generally located at the southeast corner of SE
M-291 Highway and SE Stuart Road; Engineering Solutions, LLC,
applicant.
(NOTE: This item was CONTINUED from September 7, 2017, per Staff's
request.)

Chairperson Norbury opened the hearing at 5:02 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Matt Schlicht of Engineering Solutions, gave his address as 50 SE 30th Street in Lee's Summit. He stated that the church had submitted a development plan two years ago. Construction plans had been approved and work started. The ground had been a platted property and the subject property was to have been about 12 commercial and industrial lots. The church had a minor plat to vacate these lots and the easement needed to be vacated as well.

Following Mr. Schlicht's presentation, Chairperson Norbury asked for staff comments.

Ms. Stanton entered Exhibit (A), list of exhibits 1-14 into the record. She confirmed that this was basically a cleanup item that was necessary for completing the development. The vacation of the easement had been on the consent agenda and this vacated the right-of-way for the property within the Reiss Industrial Park which was platted in 2008. Staff was waiting to get the last approval from one of the utility providers and the City Council hearing could not take place before that. Ms. Stanton added that staff had not heard of any issues involved.

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Chairperson Norbury asked what were the items staff looked at when reviewing a request to vacate an easement or right-of-way. In this particular case the plat had gone through but the planned development had not happened. In the case of easements, staff always checked to see if anything had been installed in that ground and had to be relocated. With an existing right-of-way, they would check as to whether streets had been installed and whether streets were being realigned.

Following Ms. Stanton's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then opened the hearing for questions for the applicant or staff. There were no questions, and Chairperson Norbury then closed the public hearing at 5:12 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. Funk made a motion to approve Application PL2017-135, Vacation Of Right-Of-Way, all of SE 23rd Street and SE Reiss Drive within the plan of Reiss Industrial park, generally located at the southeast corner of SE M-291 and SE Stuart Road; Engineering solutions, LLC, applicant; subject to staff's letter of August 18, 2017, specifically Recommendation Items 1 through 14. Ms. Yendes reminded Mr. Funk that the motion was to recommend approval, not to approve. Mr. Funk amended his motion to recommend approval of Application PL2017-135, and Ms. Roberts seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Roberts, that this application was recommended for approval to the City Council - Regular Session, due back on 9/21/2017. The motion carried unanimously.

[2017-1461](#)

Continued Appl. #PL2017-142 - SPECIAL USE PERMIT for a telecommunication tower - 465 SE Oldham Pkwy; Skyway Towers, applicant

A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this application was continued to the Planning Commission, due back on 9/12/2017 The motion carried unanimously.

[2017-1462](#)

Continued Appl. #PL2017-143 - PRELIMINARY DEVELOPMENT PLAN - telecommunication tower, 465 SE Oldham Pkwy; Skyway Towers,applicant

A motion was made by Board Member Funk, seconded by Board Member Roberts, that this application was continued to the Planning Commission, due back on 9/12/2017 The motion carried unanimously.

[2017-1463](#)

Appl. #PL2017-144 – PRELIMINARY DEVELOPMENT PLAN – Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 & Tract F; Inspired Homes, Inc., applicant (continued to a date certain of September 12, 2017, to allow for proper notification)

A motion was made by Board Member Roberts, seconded by Board Member Arth, that this application was continued. to the Planning Commission, due back on 9/12/2017 The

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motion carried unanimously.

OTHER AGENDA ITEMS

PUBLIC COMMENTS

ROUNDTABLE

Mr. Soto noted that the last Planning Commission meeting had included extensive public comments from a citizen concerned that an item on the Consent Agenda was approved without public input. The subject property had been next door to his home. He asked that the Commission consider moving public comments to immediately after the consent agenda. The bylaws did prescribe a specific order of business, and specified public comments for after approval of the consent agenda, "unless otherwise agreed by the Planning Commission". This wording gave the Commission some flexibility.

Ms. Roberts remarked that in most meetings she'd attended the public comments came earlier in the order. She could approve moving this item up. Mr. Soto responded that this was the order the City Council followed. Ms. Yendes asked if the Commission would prefer the Legal Department to draft an amendment to the bylaws that the Commission could vote on. Chairperson Norbury agreed that this would be a good idea.

ADJOURNMENT

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Internet site at "www.cityofls.net".