

LEE'S SUMMIT PLANNING COMMISSION

Minutes of Tuesday, May 24, 2016

The Tuesday, May 24, 2016, Lee's Summit Planning Commission meeting was called to order by Chairperson Norbury at 5:05 p.m., at City Council Chambers, 220 SE Green Street, Lee's Summit, Missouri.

OPENING ROLL CALL:

Chairperson Jason Norbury	Present	Mr. Nate Larson	Absent
Mr. Fred Delibero	Present	Mr. Beto Lopez	Present
Mr. Donnie Funk	Present	Ms. Colene Roberts	Present
Mr. Fred DeMoro	Present	Mr. Brandon Rader	Present
Mr. Frank White III	Present		

Also present were Hector Soto, Planning Division Manager; Mike Anderson, City of Lee's Summit Construction Manager; Bob Hartan, Deputy Director of Public Works, George Boehner, City Engineer, Steve Casey, Superintendent of Park Planning and Construction, Parks and Recreation; Trevor Stiles, Assistant City Attorney I; and Kim Brennan, Administrative Assistant.

APPROVAL OF AGENDA:

Chairperson Norbury announced that there were no changes to the agenda, and asked for a motion to approve. On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission voted unanimously by voice vote to **APPROVE** the agenda as published.

As the applicant for the first hearing was running late, Chairperson Norbury announced that item 3 on the agenda would be heard first.

3. Application #PL2016-068 - COMPREHENSIVE PLAN AMENDMENT - 2017-2021 Capital Improvement Plan (CIP); City of Lee's Summit, applicant

Chairperson Norbury opened the hearing at 5:07 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Mike Anderson entered Exhibit (A), list of exhibits 1-9 into the record. He remarked that he came back annually to present the CIP as an amendment to the Comprehensive Plan. The CIP was essentially the planning document for the city's major public infrastructure. It listed improvements anticipated for the next five years and was updated annually. It was a rolling program, so "updating" included adding a year and dropping the earliest one. It was a snapshot in time that identified needs in the near future. It was financially constrained, meaning that it was not a wish list; however, the items were actually identified from a wish list. Costs and anticipated revenues were taken into account. It was a planning document, but was a budget document as well. Once the City Council adopted it, the first year of the CIP became the city's capital budget. It had to be adopted by the Planning Commission as part of the Comprehensive Plan; and this also met the statutory requirements for public hearings.

Last year's 2016-2020 CIP included \$284.7 million, and the proposed 2017-2021 plan would be higher, about \$304 million. The increase reflected leftover money from the capital improvement sales tax. This had funded the projects for Jefferson Street and for Bailey, Hook, Chipman, and Lee's Summit Roads. Chipman would be moving forward with the acquisition of the railroad right-of-way, and Jefferson and Lee's Summit Road were currently underway. Other funding sources were general obligation bonds that voters had approved. These had funded stormwater improvements, improvements to Tudor Road and Orchard Street, Downtown cultural arts facilities and improvements to the Legacy Amphitheater. Other funding sources were water and sewer tap fees and rates, funding water supply and sewer improvements; Parks and Recreation sales tax and user fees and the road and bridge sales tax.

The City received grants from State and Federal sources, used for the Airport as well as Lee's Summit Road, the Cedar Creek sanitary sewer interceptor, the interchange at Blackwell and US 50 and the Murray Road bridge. The Cedar Creek interceptor had been assisted by an EPA grant, as well as a City partnership with MoDOT. The Blackwell/US 50 project also got TIFF/TDD funds.

Mr. Anderson then listed the CIP's completed projects. "Bridge, Street and Signal" included Bailey Road from M-291 to Hamblen, Orchard Street from Douglas to Independence, 2nd Street corridor improvements and Strother Road from Independence to Lee's Summit Road. The 2nd Street improvements included traffic signals and lighting; and Strother Road was complete but would not be open to traffic until the connection to Lee's Summit Road was complete. Parks and Recreation had completed various sprayground sites, the improvements to the Legacy Park Amphitheater, improvements to the Lowenstein Trail and renovations at Miller J. Field Park. Water Utilities had completed Phase II of the Cedar Creek Interceptor improvements, funded by an EPA grant; the pump station at Scruggs Road, and water main and water supply rehab and improvements.

This version of the CIP added some new projects. Some of the Airport projects had actually been taken from other, larger projects. Regarding the projects for Bridge, Street and Signal, Mr. Anderson explained that every project added this cycle of the CIP was funded by the capital improvements sales tax. Regarding arterial curb replacements, they had done a lot of curb replacements in residential areas and would now focus on arterial streets. "Blackwell Road Livability Improvements" included some trails and crossings in an effort to make it more pedestrian friendly. Other projects were stretches of Jefferson Street, Commerce Drive, Fifth Terrace and Gateway Drive. Shoulders would be added to Hook Road and to Todd George Parkway. Langsford Road had a double-barrel pipe underneath that was deteriorating and would be replaced. The intersection of Scherer and Heartwood Drive had sight distance problems. Mr. Anderson then displayed maps showing the locations of these new projects.

Regarding Parks and Recreation, improvements were scheduled for Legacy and Bailey Parks. Projects for solid waste included an additional transfer station and Phases I-III of the landfill closure. New projects involving sanitary sewers were mostly focused on improvements to the existing system. For water, towers at Hook, Ranson and Woods Chapel would be recoated and several new and rehabbed water mains.

Mr. Anderson remarked that while these projects enhanced the transportation network, water distribution and sanitary sewer operations, many of them also helped support economic

development. They might open up property that had not been usable or they would provide services, such as water distribution or sanitary sewer collection; which would support economic development in general.

Mr. Anderson asked for a resolution adopting the 2017-2021 Capital Improvement Plan as an amendment to the Comprehensive Plan. He displayed a slide showing the suggested wording: *“Resolution adopting the Capital Improvement Plan as an amendment to the City of Lee’s Summit Comprehensive Plan, as amended; and approving the location, extent and character of all public improvements described in the City of Lee’s Summit 2017-2021 Capital Improvement Plan as an amendment to the Comprehensive Plan.”*

Following Mr. Anderson'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 asked if the Commission had questions for the applicant or staff.

Mr. DeMoro asked how many years the “prior years” represented in terms of average costs up to 2017. Mr. Anderson answered that if a project was completed, it would be taken out. Projects that were expected to be completed were listed as prior years. Some had carried over from earlier CIPs. Mr. DeMoro also wanted to know what the Legacy Park trail connector shown on the map connected to. Mr. Anderson looked at the detail sheets and found a description of a *“1500-foot trail segment from destination playground to the main trail”* to be constructed.

Ms. Roberts asked if the landfill closure included collecting the accumulated gas. Mr. Hartan explained that the landfill closure was primarily a contract to bring in dirt and cap the landfill. Public Works had recently gone through an RFP [Request for Proposal] process; and the vendor had no interest in the gas. Staff was preparing an RFP to see if there was a beneficial re-use of the methane gas the landfill produced.

Ms. Roberts asked if it was correct that the city did not know have any dedicated bike lanes. Mr. Anderson answered that this was correct, and Ms. Roberts asked if Livable Streets was at least discussing this with Public Works, as she had noticed it was not included. Mr. Boehner answered that the policy they were adopting was that they were not pursuing MARC on bike lanes. On recent projects, such as Lee’s Summit Road they were putting in a striped shoulder so there would be on-street facilities for cyclists. They had done something similar on Longview Road but these were striped shoulders and not specifically bike lanes. They were incorporating that into the Lee’s Summit and Ward Road project south of M-150, with a wide, 15-foot lane to accommodate cyclists in addition to the multi-use trail beside the road.

Ms. Roberts remarked that she was more interested in expanding that into the older parts of town, and Mr. Boehner answered that at they did not have any program for that at this point. Ms. Roberts observed that O'Brien in particular was a wide street and was much used by cyclists so that would be a good place to start. A dedicated lane would be a good investment in safety. Mr. Boehner answered that they had done that in the older parts of town, such as restriping 2nd Street and Chipman from four lanes to three. They could take a look at O'Brien but it was a collector street and this would be preferably on an arterial road. The Department was working with Livable Streets.

Chairperson Norbury asked a Parks representative who was had just arrived to give some details about the Legacy Park trail connector. Mr. Casey related that Legacy Park had a total 4.5 miles pf trails; and these connected to various points within the park. The Department ks wanted to create a spur section to make shorter loops and connect to the playground and trail head. Ms. Roberts asked if the shelter house at Summit Park was an historic structure, noting that it looked like it had been a WPA project from the 1930s.. It was not, the best of Mr. Casey's knowledge; however, the shelter house was showing some age. The Department did have some structural concerns about it, and it needed repairs. Whatever approach they took, they would want to preserve the look of that shelter, including the giant fireplace. They had money budgeted for a future year to do a restoration or replacement.

Mr. DeMoro asked if the Legacy Park trail extension would go from the playground east around the field and connect with the main trail. Mr. Casey answered that it was. It would connect with the trail going east. The trail already had a culvert crossing over the stream and would be north of the girls' softball venue.

Chairperson Norbury asked Mr. Anderson for some details about the deleted projects mentioned in the amendment. Mr. Anderson answered that most of them involved water utilities; who had redone their entire plan. That had included renaming and recombining some projects, so many of the older projects came back under different titles.

Chairperson Norbury asked if there were further questions for the applicant or staff, or if there was any public comment on the CIP. Hearing none, he closed the public hearing at 5:32 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. DeMoro made a motion to recommend approval of Application PL2016-068, Comprehensive Plan Amendment: 2017-2021 Capital Improvement Plan (CIP); City of Lee's Summit, applicant. Ms. Roberts seconded.

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

On the motion of Mr. DeMoro, seconded by Ms. Roberts, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-068, Comprehensive Plan Amendment: 2017-2021 Capital Improvement Plan (CIP); City of Lee's Summit, applicant.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

OTHER AGENDA ITEM

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| <p>4. Application #PL2016-0234 RESOLUTION NO. 2016-01 - A Resolution Of The Planning Commission Of The City Of Lee's Summit, Missouri, adopting the 2017-2021 Capital Improvement Plan as an amendment to the City Of Lee's Summit Comprehensive Plan, as amended, and approving the location, extent and character of</p> |
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all public improvement described in the City Of Lee's Summit 2017-2021 Capital Improvement Plan

Chairperson Norbury opened the hearing at 5:34 p.m. and asked if there was any discussion. Hearing none, he stated that as the plan had been recommended for approval, the Commission needed a motion to approve.

Mr. White made a motion to recommend approval of Application PL2016-0234 Resolution No. 2016-01" a resolution of the Planning Commission Of The City Of Lee's Summit, Missouri, adopting the 2017-2021 Capital Improvement Plan as an amendment to the City Of Lee's Summit Comprehensive Plan, as amended, and approving the location, extent and character of all public improvement described in the City Of Lee's Summit 2017-2021 Capital Improvement Plan. Mr. DeMoro seconded.

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

On the motion of Mr. White, seconded by Mr. DeMoro the Planning Commission members voted unanimously by voice vote to recommend APPROVAL of Application PL2016-0234 Resolution No. 2016-01" a resolution of the Planning Commission Of The City Of Lee's Summit, Missouri, adopting the 2017-2021 Capital Improvement Plan as an amendment to the City Of Lee's Summit Comprehensive Plan, as amended, and approving the location, extent and character of all public improvement described in the City Of Lee's Summit 2017-2021 Capital Improvement Plan.

Public Hearing

2. **Application #PL2016-045 – VACATION OF RIGHT-OF-WAY** – a section of SW Flintrock Drive south of SW Napa Valley Drive located within the Napa Valley subdivision, Toscano Investments LLC, applicant

Chairperson Norbury opened the hearing at 5:36 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Keith Waymeir gave his address as 9714 SE Keystone Drive. He stated that the applicant was asking to vacate a right-of-way regarding the referenced property. This was related to the second and third phase of the development/

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

Mr. Soto entered Exhibit (A), list of exhibits 1-13 into the record. This application was to vacate an approximately 100-foot section of Flintrock Drive. The purpose was to fulfill the previously approved preliminary development plan for Phase II of Napa Valley. That plan had included removal of this portion of the street and replace that stretch with single-family homes. Flintrock was initially intended to continue south and east and connect to the Summit Creek subdivision. However, the street had been reconfigured altogether and would not connect with Napa Valley. It would go due west and connect to Stoney Brook Drive. This portion did have some infrastructure. The applicant was aware of this and would relocate and establish new

easements as part of the project. Staff recommended approval subject to Recommendation Item 1.

Following Mr. Soto'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 asked if the Commission had questions for the applicant or staff. As there were none, Chairperson Norbury asked for discussion, or for a motion.

Mr. DeMoro made a motion to recommend approval of Application PL2016-045, Vacation of Right-Of-Way: a section of SW Flintrock Drive south of SW Napa Valley Drive located within the Napa Valley subdivision, Toscano Investments LLC, applicant; subject to staff's letter of May 20, 2016, specifically Recommendation Item 1. Ms. Roberts seconded.

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

On the motion of Mr. DeMoro, seconded by Ms. Roberts, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-045, Vacation of Right-Of-Way: a section of SW Flintrock Drive south of SW Napa Valley Drive located within the Napa Valley subdivision, Toscano Investments LLC, applicant; subject to staff's letter of May 20, 2016, specifically Recommendation Item 1.

PUBLIC COMMENTS

There were no public comments at the meeting.

ROUNDTABLE

There were no Roundtable items at the meeting.

ADJOURNMENT

There being no further business, Chairperson Norbury adjourned the meeting at * p.m.

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