



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, May 24, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 3

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 24, 2022 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172.

Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Monday, May 23, 2022, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

The meeting may be viewed on the City website at www.WatchLS.net, and various cable providers (Spectrum channel 2, Google TV channel 143, AT&T U-Verse channel 99 and Comcast channel 7) for those whose cable providers carry the City of Lee's Summit meetings.

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2022-4909](#) Approval of City Council Action Letter from May 17, 2022.

- B. [BILL NO. 22-103](#)** An Ordinance approving a Preliminary Development Plan for Lee's Summit Fire Station #4 on land located at 5031 NE Lakewood Way, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on May 17, 2022. Passed by unanimous vote.)
Presenter: C. Shannon McGuire, Planner
- C. [BILL NO. 22-104](#)** An Ordinance amending Chapter 29; Traffic and Motor Vehicles, of the Code of Ordinances for the City of Lee's Summit, Missouri, by amending Appendix B, Schedule of Stopping, Standing and Parking Restrictions, for certain streets and segments of streets located in the City of Lee's Summit.
(Note: First read by Council on May 17, 2022. Passed by unanimous vote.)
Presenter: Susan Barry, PE, City Traffic Engineer
- D. [BILL NO. 22-105](#)** An Ordinance approving the award of RFQ No. 2022-046 to Geotechnology, LLC; Kaw Valley Engineering, Inc.; and, Olsson, Inc., for on-call geotechnical engineering, materials testing and inspection services, and authorizing the City Manager to execute individual agreements of the same for a period of one year with four possible one-year renewal options.
(Note: First read by Council on May 17, 2022. Passed by unanimous vote.)
Presenter: Perry Allen, P.E., Construction Manager
- E. [BILL NO. 22-106](#)** An Ordinance approving a Regional Preventive Maintenance Program Agreement between the City of Lee's Summit, Missouri, and Mid-America Regional Council (MARC), and authorizing the Mayor to execute the same.
(Note: First read by Council on May 17, 2022. Passed by unanimous vote.)
Presenter: Michael Park, Director of Public Works

5. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

6. Presentations:

- A. [2022-4906](#)** Presentation: 2022 Citizen's Leadership Academy Graduation Recognition
Presenter: Trisha Fowler Arcuri, City Clerk

7. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2022-4887](#)** Public Hearing: Application #PL2022-079 - Rezoning from AG to CP-2 and Preliminary Development Plan - Whataburger, 204 SW M-150 Hwy; Whatabrands, Inc., applicant.
Presenter: C. Shannon McGuire, Planner
Katie Nelson, Applicant's Representative

1. [BILL NO. 22-107](#) An Ordinance approving a rezoning from AG (Agricultural) to District CP-2 (Planned Community Commercial) and Preliminary Development Plan for Whataburger on land located at 204 SW M-150 Hwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Planner
Katie Nelson, Applicant's Representative

- B. [2022-4910](#) Public Hearing: Sewer Rates & Charges

Presenter: Brent Boice, Assistant Director of Business Services, Water Utilities
Scott Ison, Chief Counsel of Infrastructure and Recreation

1. [BILL NO. 22-108](#) An Ordinance Amending Chapter 32 of the Code of Ordinances of the City of Lee's Summit, Missouri, Section 32-312, Permit, connection charges, and Division Five, Sewer Improvement Fees, regarding sewer rates and amending the Schedule of Fees and Charges to take effect July 1, 2022, for the same.

Presenter: Brent Boice, Assistant Director of Business Services, Water Utilities
Jeff Thorn, Deputy Director of Water Utilities
Pat Young, HDR Engineering Inc.
Scott Ison, Chief Counsel of Infrastructure and Recreation

2. [BILL NO. 22-109](#) An Ordinance amending the Schedule of Fees and Charges for the City of Lee's Summit to take effect July 1, 2022, regarding sewer charges.

Presenter: Mark Schaufler, Director of Water Utilities
Jeff Thorn, Deputy Director of Water Utilities
Brent Boice, Assistant Director of Business Services, Water Utilities
Patrick Young, HDR Engineering Inc.

- C. [2022-4933](#) Public Hearing: Application #PL2022-157 - Unified Development Ordinance (UDO) amendment - Amendment to the allowable freestanding sign standards for non-residential uses in the AG, RDR, RLL, R-1, RP-1, RP-2, RP-3 and RP-4 zoning districts under Article 9, Section 9.260, Table 9-1; City of Lee's Summit, applicant.

Presenter: Hector Soto, Jr., Senior Planner

1. [BILL NO. 22-110](#) An Ordinance amending Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances, Article 9, Division IX, Section 9.260, Table 9-1 to amend the allowable freestanding sign standards for non-residential uses in the agricultural and residential zoning districts.

Presenter: Hector Soto, Jr., Senior Planner

- D. [2022-4889](#) Public Hearing: Application #PL2022-074 - Rezoning from AG to RP-4 and Preliminary Development Plan - Tristar at Lee's Summit, approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy; Engineering Solutions, LLC, applicant.

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

1. [BILL NO. 22-111](#) An Ordinance approving a rezoning from AG (Agricultural) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Tristar at Lee's Summit on approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

- E. [2022-4884](#) Public Hearing: Application #PL2022-066 - Preliminary Development Plan and Application #2022-067 - Special Use Permit for major automotive repair; Gerber Collision, 575 NW Blue Parkway; Burman Companies, applicant.

Presenter: C. Shannon McGuire, Planner
Michelle Anglin, Applicant's Representative

1. [BILL NO. 22-112](#) An Ordinance approving a Preliminary Development Plan for Gerber Collision on land located at 575 NW Blue Parkway, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Planner
Michelle Anglin, Applicant's Representative

2. [BILL NO. 22-113](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 on land located at 575 NW Blue Parkway, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Planner
Michelle Anglin, Applicant's Representative

8. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

9. Committee Reports

Committee chairs report on matters held in Committee.

10. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

11. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

12. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m. For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"