



**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Tuesday, February 27, 2018

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 Jason Norbury  
Board Member Colene Roberts  
Board Member Dana Arth  
Board Member Don Gustafson  
Board Member Donnie Funk  
Board Member Herman Watson  
Board Member Jeff Sims

**Absent:** 2 - Board Member Carla Dial  
Board Member J.Beto Lopez

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

1. APPROVAL OF CONSENT AGENDA

**A.** [2018-1883](#) Appl. #PL2018-017 - SIGN APPLICATION - Coleman Equipment, 4101 NE Lakewood Way; Tevis Architects, applicant

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

**B.** [2018-1859](#) Minutes of the February 13, 2018 Planning Commission

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

PUBLIC HEARINGS

**2.** [2018-1846](#) PUBLIC HEARING - Appl. #PL2017-234 - REZONING from AG to RLL - 5261

NE Maybrook Rd; Derek D. Collins, applicant (continued to a date certain of March 13, 2018, to allow for proper notification)

A motion was made by Board Member Funk, seconded by Board Member Roberts, that this item be continued to the Planning Commission, due back on 3/13/2018 The motion carried unanimously.

3. [2018-1885](#) PUBLIC HEARING - Application #PL2018-003 - SPECIAL USE PERMIT for in-home massage therapy - 1613 SE 2nd Terrace; Rona Schwarz, applicant

Chairperson Norbury opened the hearing at 5:08 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ms. Rona Schwartz gave her address as 1613 SE 2nd Terrace in Lee's Summit. She had been a restaurant manager for 15 years before practicing massage therapy, which she had been doing for the last five years. She had established a loyal clientele and also taught yoga part time. Last December she had bought a house, and was applying for an SUP to allow moving the business to her home. Her massage therapy benefitted the health of the community by promoting self-care and self-awareness in addition to treating specific problems. In general, massage reduced physical, mental and chemical stress, which lowered the risk of heart disease. Further, personal touch was the earliest developed sense; and this tended to decrease with age; leading to further isolation from both others and self.

Working from home would allow Ms. Schwartz to save thousands of dollars a year to pay for continuing education, sick pay and vacation time, plus giving her a better balance between work and home life. The money she would save would go back into the community's retail businesses.

Following Ms. Schwartz's presentation, Chairperson Norbury asked for staff comments.

Ms. Thompson entered Exhibit (A), list of exhibits 1-18 into the record. She confirmed for the Commission that the SUP would be for an in-home massage therapy business. A displayed zoning map showed the property, in the Indian Creek subdivision as R-1. It was surrounded by other single-family residences. Ms. Schwartz would be the only massage therapist on site, and the hours would be 10:00 a.m.-7:00 p.m. Monday, Tuesday, Thursday, Friday and Saturday; with no more than four appointments per day. She had requested a 10-year term, which staff recommended. This kind of business was allowed in R-1 as a special use. The impact on the neighborhood would be minimal with the proposed hours and limit on appointments. No exterior changes to the property were needed or proposed. Staff recommended approval of the SUP.

Following Ms. Thompson'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.

Ms. Roberts asked if the applicant would have to apply again if she changed the business hours. Ms. Thompson answered that she would not. The ordinance specified maximum hours of 9:00 a.m. to 7:00 p.m.

Mr. Funk asked Ms. Schwartz how many clients she had. She answered that she had about 50 or 60 regular clients.

Ms. Arth asked staff what was the average cost of an SUP for an applicant. Ms. Thompson

Planning Commission

Action Letter

February 27, 2018

---

answered that it was \$1,230. Ms. Arth commented that this was the third SUP application for massage therapy since she had joined the Commission, and asked if this was specific to massage therapy. Ms. Thompson responded that staff had discussed putting an amendment together for the CDC to consider this a conditional use that would not require a Special Use Permit. One argument was that it might be redundant for a massage therapist who was already licensed.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:16 p.m. and asked for discussion among the Commission members, or for a motion.

A motion was made by Board Member Funk, seconded by Board Member Sims, that this item was recommended for approval to the City Council - Regular Session, due back on 3/15/2018 The motion carried unanimously.

OTHER AGENDA ITEMS

ROUNDTABLE

Ms. Roberts asked if the Commission would be hearing from the Community For All Ages committee and if they had reached the level they were working towards. Ms. Nelson confirmed that they had reached the Bronze level and were working on the Silver level. They held meetings once a month, and the 10-person committee would probably have their work done by May.

Mr. Funk confirmed for Chairperson Norbury that he would bring up the subject of CEDC liaison at the next meeting.

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](http://www.cityofls.net)".