

# LEE'S SUMMIT PLANNING COMMISSION ACTION LETTER

Tuesday, October 11, 2016

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## OPENING ROLL CALL:

Mr. Jason Norbury, Chair	Present	Mr. Brandon Rader	Present
Ms. Colene Roberts, Vice Chair	Present	Mr. Frank White III	Absent
Mr. Beto Lopez	Present	Mr. Fred DeMoro	Present
Mr. Donnie Funk	Absent	Mr. Fred Delibero	Present
Mr. Don Gustafson	Present		

Also present were: Hector Soto, Jr., Planning Division Manager; Christina Stanton, Senior Planner; Jennifer Thompson, Staff Planner; Robert McKay, Director of Planning and Codes Administration; Ryan Elam, Director of Development Center; Dawn Bell, Project Manager; Gene Williams, Senior Staff Engineer; Michael Park, City Traffic Engineer; Brian Head, City Attorney; Kim Brennan, Permit Tech, Jeanne Nixon, Secretary and Jim Eden, Assistant Fire Chief II.

## 1. APPROVAL OF AGENDA:

**PLANNING COMMISSION ACTION:** On motion of Mr. Delibero and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the Agenda as published.

## CONSENT AGENDA

- A. **Appl. #PL2016-104 – FINAL PLAT** – The Manor at Stoney Creek, 2<sup>nd</sup> Plat, Lots 42-81 & Tracts N-P; Engineering Solutions, LLC, applicant
- B. **Minutes** of the September 27, 2016, Planning Commission meeting

**PLANNING COMMISSION ACTION:** On motion of Ms. Roberts and seconded by Mr. DeMoro, the Planning Commission voted six “yes” (Mr. Lopez, Ms. Roberts, Mr. Norbury, Mr. Gustafson, Mr. DeMoro and Mr. Rader) and one “abstain” (Mr. Delibero) by voice vote to **APPROVE** the Consent Agenda as published

## PUBLIC HEARINGS:

- 2. **Appl. #PL2016-157 – SPECIAL USE PERMIT for a bed & breakfast homestay** – 200 SW Madison St; Patricia Stiefferman, applicant

**PLANNING COMMISSION ACTION:** On motion of Mr. Delibero and seconded by Mr. Rader, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-157 – SPECIAL USE PERMIT for a bed & breakfast homestay** – 200 SW Madison St; Patricia Stiefferman, applicant, subject to staff's letter dated October 7, 2016, recommendation item #1.

- 3. **Appl. #PL2016-166 – REZONING from TNZ to PO** – First Baptist Church, 2 NE Douglas St; First Baptist Church, applicant

**PLANNING COMMISSION ACTION:** On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-166 – REZONING from TNZ to PO** – First Baptist Church, 2 NE Douglas St; First Baptist Church, applicant, subject to staff's letter, dated October 7, 2016.

4. **Appl. #PL2016-158 – REZONING from CP-2, PI and PMIX to PMIX and CONCEPTUAL DEVELOPMENT PLAN** – approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson St, Persels (west of M-291 Hwy), 16<sup>th</sup> St (east of M-291 Hwy), Union Pacific Railroad right-of-way and South M-291 Hwy; City of Lee's Summit, applicant

**PLANNING COMMISSION ACTION:** On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-158 – REZONING from CP-2, PI and PMIX to PMIX and CONCEPTUAL DEVELOPMENT PLAN** – approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson St, Persels (west of M-291 Hwy), 16<sup>th</sup> St (east of M-291 Hwy), Union Pacific Railroad right-of-way and South M-291 Hwy; City of Lee's Summit, applicant, subject to staff's letter, dated October 7, 2016.

5. **Appl. #PL2016-171 – UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #58** – Article 5 Zoning Districts & Article 9 Uses Permitted with Conditions, pet motel or training facility with outdoor exercise area as a permitted use in the CS and PI Districts and as a conditional use in the CP-2 District; Article 13 Signs, allowing neon signs in the CBD District; Article 8 Accessory Uses and Structures, prohibition of outdoor vending machines and a revision to the encroachment policy language; City of Lee's Summit, applicant

**PLANNING COMMISSION ACTION:** On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted six "yes" (Mr. Lopez, Mr. Norbury, Mr. Delibero, Mr. Rader, Mr. Gustafson and Mr. DeMoro) and one "no" (Ms. Roberts) by voice vote to recommend **APPROVAL** of **Appl. #PL2016-171 – UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #58** – Article 5 Zoning Districts & Article 9 Uses Permitted with Conditions, pet motel or training facility with outdoor exercise area as a permitted use in the CS and PI Districts and as a conditional use in the CP-2 District; Article 13 Signs, allowing neon signs in the CBD District; Article 8 Accessory Uses and Structures, prohibition of outdoor vending machines and a revision to the encroachment policy language; City of Lee's Summit, applicant, amending Section 9.310 to read "*A pet motel or training facility with and outdoor exercise area shall be set back a minimum of 200 feet from the property line of a residential use or residential district and 100 from outdoor seating areas of commercial uses*".

#### **OTHER AGENDA ITEMS:**

**PUBLIC COMMENTS** - None

**ROUNDTABLE** - None

**ADJOURNMENT** – Meeting adjourned at 6:25 p.m.