



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, March 26, 2024

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 68

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, March 26, 2024 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, March 25, 2024, 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's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1. Approval of Agenda

2. 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. [2024-6162](#) Approval of City Council Action Letter for March 19, 2024.
- B. [2024-6197](#) Mayor's Appointments Housing Authority: Appoint John Hightower to replace Emmet Pierson, Jr. (resigned), term to expire 05-04-26 and appoint LaTonya Samuels to replace Kathryn Kelsey (resigned), term to expire 05-04-25.

- C. [BILL NO. 24-055](#) An Ordinance approving Amendment No. 11 to the budget for the Fiscal Year ending June 30, 2024, as adopted by Ordinance No. 9704, Ordinance No. 9705, Ordinance No. 9706, Ordinance No. 9707, and Ordinance No. 9708, by amending the authorized expenditures for the City.

(Note: First read by Council on March 19, 2024. Passed by unanimous vote.)

Presenter: Ryan Elam, Assistant City Manager

3. 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.

4. 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. [2024-6136](#) Public Hearing: Application #PL2024-024 - Special Use Permit for outdoor sale or lease of motor vehicles - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

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

- 1) [BILL NO. 24-056](#) An Ordinance granting a Special Use Permit for motorcycle sales, rental or service with outdoor display in District CP-2 on land located at 3100 NE Carnegie Drive, 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, Senior Planner

- B. [2024-6138](#) Public Hearing: Application #PL2023-339 - Preliminary Development Plan - Summit Orchards North, 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road; Townsend Summit, LLC, applicant.

Presenter: Steve Rich, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 24-057](#) An Ordinance approving a Preliminary Development Plan (Phase 1) and Conceptual Development Plan (Phase 2) for land located at 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road for Summit Orchards North, 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: Steve Rich, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- C. [2024-6140](#) Public Hearing: Application #PL2023-346 - Special Use Permit for outdoor automobile storage - 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street; Oldham Investors, LLC, applicant.

Presenter: Matt Pennington, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 24-058](#) An Ordinance granting a Special Use Permit for outdoor automobile storage in districts PI (Planned Industrial) and PMIX (Planned Mixed Use) on land located at 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street, for a period of five (5) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- Presenter:** Matt Pennington, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- D. [2024-6091](#) Public Hearing: Petition to Remove Property from the Colbern Ridge Community Improvement District; Nelson Development 1, LLC, applicant
- Presenter:** Curt Petersen, Polsinelli Law Firm
David Bushek, Chief Counsel of Economic Development and Planning
- 1) [BILL NO. 24-059](#) An Ordinance Approving the Removal of Property from the Colbern Ridge Community Improvement District
- Presenter:** Curt Petersen, Polsinelli Law Firm
David Bushek, Chief Counsel of Economic Development and Planning
- E. [2024-6167](#) Public Hearing: Petition for Establishment of the Bayberry Crossing Community Improvement District; Bayberry Crossing Baceline, LLC, applicant
- Presenter:** Curt Petersen, Polsinelli, P.C.
David Bushek, Chief Counsel of Economic Development and Planning
- 1) [BILL NO. 24-060](#) An Ordinance approving the Petition for Establishment of the Bayberry Crossing Community Improvement District.
- Presenter:** Curt Petersen, Polsinelli, P.C.
David Bushek, Chief Counsel of Economic Development and Planning
- F. [2024-6153](#) Public Hearing - Bayberry Crossing Land Clearing for Redevelopment Authority (LCRA) Redevelopment Plan
- Presenter:** Curt Petersen, Polsinelli, P.C.
David Bushek, Chief Counsel of Economic Development & Planning
- 1) [BILL NO. 24-061](#) An Ordinance approving the Bayberry Crossing Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan
- Presenter:** Curt Petersen, Polsinelli, P.C.
David Bushek, Chief Counsel of Economic Development & Planning

5. 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.

6. Presentations:

- A. [2024-6170](#) Presentation: Memorandum of Understanding between Suburban Land Reserve, Inc., and the City of Lee's Summit for Development of Land Owned by Property Reserve, Inc.

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Curt Petersen, Polsinelli Law Firm
Mike VanBuskirk, Newmark Zimmer

- 1) [BILL NO. 24-062](#) An Ordinance approving the Memorandum of Understanding between Suburban Land Reserve, Inc., and the City of Lee's Summit, Missouri, for Development of land owned by Property Reserve, Inc.

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
NAME, Suburban Land Reserve, Inc.

7. Committee Reports

Committee chairs report on matters held in Committee.

8. Council Comments:

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

9. 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.

10. 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"