



The City of Lee's Summit
Action Letter - Final
Community and Economic Development Committee

Wednesday, August 12, 2020

4:00 PM

Via Video Conference

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet on Wednesday, August 12, 2020, at 4:00 pm, via video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri due to the ongoing COVID-19 pandemic.

The public is invited to attend by viewing the meeting 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.

Persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 pm on Tuesday, August 11, 2020, either by e-mail to: clerk@cityofls.net, by leaving a voicemail at 816-969-1005 or by leaving written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063. Written comments submitted by these methods will be presented at the City Council meeting.

1. Call to Order

Chairperson Forte called the August 12, 2020 Community and Economic Development Committee meeting to order at 4:01 p.m.

2. Roll Call

Present: 5 - Chairperson Diane Forte
Vice Chair Fred DeMoro
Councilmember Hillary Shields
Councilmember Beto Lopez
Planning Commissioner Donnie Funk

Absent: 1 - Alternate Bob Johnson

3. Approval of Agenda

ACTION: Mayor Pro Tem Lopez made a motion to approve the August 16, 2020 Community and Economic Development Committee agenda as presented, seconded by Vice Chair DeMoro. A roll call vote was taken and the motion passed unanimously.

Community and Economic Development Committee

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Aye: 5 - Chairperson Forte
Vice Chair DeMoro
Councilmember Shields
Councilmember Lopez
Planning Commissioner Funk

Absent: 1 - Alternate Johnson

4. Public Comments

There were no public comments.

5. Business

- A.** [2020-3560](#) Approval of the July 8, 2020 Community and Economic Development Action Letter.

ACTION: A motion was made by Vice Chair DeMoro, seconded by Councilmember Lopez, to approve the July 8, 2020 Community and Economic Development Action Letter. The motion carried unanimously by the following role call vote:

Aye: 5 - Chairperson Forte
Vice Chair DeMoro
Councilmember Shields
Councilmember Lopez
Planning Commissioner Funk

Absent: 1 - Alternate Johnson

- B.** [TMP-1631](#) An Ordinance approving application #PL2020-069 - Unified Development Ordinance (UDO) amendment changes to Article 6 - Use Standards, to amend the distance separation requirements from a bar/tavern to a residential use and residential district; City of Lee's Summit, applicant.

Josh Johnson, Assist. Director, Development Services, provided background information on this item and reviewed the current UDO buffer standards. He explained the goal of this amendment is to allow older strip centers in the City to be more competitive with newer commercial developments and to apply more context when buffers would be appropriate. This amendment would reduce the residential buffer down to 100' for stand-alone structures and 50' for in-line tenant spaces, while the standards for outdoor patios/decks would continue to protect residences with the 100' buffer, landscaping and fencing standards.

Staff is asking the committee for feedback on this amendment.

Rachel Segobia, Dir. of Lee's Summit Cares, stated they are concerned about the UDO Amendment decreasing the buffers between alcohol establishments and residential neighborhoods. Research indicates areas with higher alcohol outlet density have higher alcohol related problems, especially with violent crimes. Best practices recommend limiting the density of alcohol outlets and extend buffer zones to 1000'. They want to promote general safety health and general welfare of the community.

After discussion, the committee agreed they are not ready to move forward with the amendment, but want to review these type of issues on a case-by-case basis. They also asked staff to review the fees and charges and bring their suggestions back to the committee.

- C. [2020-3602](#) Discussion and overview of the Unified Development Ordinance amendment process.

Josh Johnson, Assist. Director, Development Services, provided background information on this item and reviewed the current process for UDO amendments. Staff would like to review UDO amendments on a case by case basis by bringing them to this committee for discussion and then have the committee recommend it move forward to the Planning Commission or to the City Council rather than bring it back to the committee for further discussion.

Committee members agreed with staff's suggestion.

- D. [BILL NO. 20-155](#) An Ordinance amending Chapter 4, Alcoholic Beverages, Sec. 4-1 Definitions and Sec. 4.15 Regulations pertaining to retail and C.O.L licensees - Generally of the Code of Ordinances of the City of Lee's Summit, Missouri. (F&BC 8/10/20)

Police Chief Travis Forbes explained the changes in this ordinance are based on changes to the State Statute definitions.

This matter was recommended for approval to the City Council - Regular Session

Aye: 5 - Chairperson Forte
Vice Chair DeMoro
Councilmember Shields
Councilmember Lopez
Planning Commissioner Funk

Absent: 1 - Alternate Johnson

- E. [2020-3593](#) Discussion on standards related to Mobile Food Vending

Josh Johnson, Assist. Director, Development Services, provided a summary of the current process for mobile food vending applications and explained the UDO is vague on this topic with broad definitions for mobile food vendors and no limitations on hours of operation and duration. In addition, site plans are not required on private property and these applications are allowed in any zoning districts. Staff is seeking feedback from the Committee.

Discussion ensued with the committee agreeing staff should refine the standards for mobile food vending to be more concise and bring their revisions back to the Committee for review.

- F. [2020-3563](#) Discussion and overview of the sign application and modification process

Josh Johnson, Assist. Director, Development Services, reviewed the current sign

process and the challenges which include awareness of surrounding property owners, sign code standards and the time frame for the application process. Staff is suggesting to modify the process to keep the approval at the Planning Commission level, but add a public hearing process to notify surrounding property owners.

After discussion, the Committee agreed staff should proceed with making the changes.

6. Roundtable

Ryan Elam, Director of Development Services, introduced a new employee in his department, Steve Ready, who is the new Project Manager and asked Mr. Ready to introduce himself to the committee.

Vice Chair DeMoro welcomed Mr. Ready.

7. Adjournment

Chairperson Forte stated the next meeting of the Community and Economic Development Committee would be September 9, 2020 at 4:00 p.m. There being no further business, Chairperson Forte adjourned the meeting at 5:17 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"