

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

Thursday, November 10, 2022

5:00 PM

City Council Chambers and  
Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, November 10, 2022, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, 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 Wednesday, November 9, 2022, to the City Clerk at [clerk@cityofls.net](mailto: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.

**Call to Order**

**Roll Call**

**Present:** 7 - Chairperson Donnie Funk  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Vice Chair Dana Arth  
Board Member Jake Loveless

**Approval of Agenda**

**A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this agenda be approved. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

## Public Comments

There were no public comments at the meeting.

### 1. Approval of Consent Agenda

- A. [2022-5247](#) Approval of the October 27, 2022 Planning Commission Action Report

**A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this action report be approved. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

### 2. Public Hearings

- A. [2022-5266](#) Appl. #PL2022-349 - PRELIMINARY DEVELOPMENT PLAN - Nightingale Meadow, 601 SE Douglas St; Adam Garrett, applicant

**Mr. Shannon McGuire, City Planner, entered Exhibit A 1-13 into the record.**

**Planning Commissioners discussion included:**

- **Zoning**
- **Lot sizes**
- **Modifications**
- **Material**
- **Minor Plat**
- **Conditions of Approval**
- **Sidewalks/Driveway**
- **Setbacks**

**Mark Hecker, 512 SE Douglas St. spoke in favor to this application.**

**A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 12/6/2022. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

1. [TMP-2477](#) An Ordinance approving a preliminary development plan on land located at 601 SE Douglas Street in District R-1, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.

- B. [2022-5271](#) Appl. #PL2022-362 - UDO AMENDMENT - An amendment to Chapter 14, Administration, to provide that the Cultural Commission shall serve as the Historic Preservation Commission of the City of Lee's Summit; City of Lee's Summit, applicant

Mr. Josh Johnson, Assistant Director of Development Services, entered Exhibit A 1-7 into the record.

Planning Commissioners discussion included:

- Grants/State Funding
- Definition of The Cultural Commission

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Kitchens, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 12/6/2022. The motion carried by the following vote:

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

1. [TMP-2448](#) An Ordinance amending the Unified Development Ordinance by amending Section 14.170 and repealing Section 14.180, 14.190 and 14.200 thereof, to provide that the Cultural Commission shall serve as the Historic Preservation Commission of the City of Lee's Summit, Missouri.

- C. [2022-5273](#) Appl. #PL2022-364 - UDO AMENDMENT - An amendment to Chapter 8, Site Standards, to clarify and move standards for storage and parking of RVs, boats and utility trailers from the UDO to the Property Maintenance Code of the Code of Ordinances; City of Lee's Summit, applicant

Mr. Josh Johnson, Assistant Director of Development Services, entered Exhibit A 1-7 into the record.

Planning Commissioners discussion included:

- Property Maintenance Code
- UDO (Zoning)
- Current Code Issues
- Proposed Solution

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 12/6/2022. The motion carried by the following vote:

**Aye:** 6 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Nay:** 1 - Board Member Kitchens

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

1. [TMP-2439](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 8 Division II Parking to clarify and move standards for storage and parking of RVs, boats and utility trailers from the Unified Development Ordinance (Chapter 33) to the Property Maintenance Code (Chapter 16) of the Lee's Summit Code of Ordinance; City of Lee's Summit, applicant.

### 3. Other Agenda Items

- A. [2022-5211](#) Appl. #PL2022-156 - SIGN APPLICATION - Eyemart, 1041 NE Sam Walton Ln; Mid-America Sign, applicant

**A motion was made by Board Member Touzinsky, seconded by Board Member Rader, that this application be approved. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Loveless

- B. [2022-5236](#) Planning Commission training

### Roundtable

Chairperson Funk reminded the commission of the 6 p.m. meeting November 15, 2022.

### Adjournment

**There being no further business Chairperson Funk adjourned the meeting at 7:20 p.m.**

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"