

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

Thursday, January 26, 2023

5:00 PM

City Council Chambers and videoconference

City Hall

220 SE Green Street

Lee's Summit, MO 64063

---

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, January 26, 2023, 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, January 25, 2023, 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  
Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Board Member Tanya Jana-Ford  
Board Member Mark Kitchens

#### Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this agenda be approved. The motion carried unanimously.

#### Public Comments

There were no public comments at the meeting.

#### 1. Approval of Consent Agenda

- A. [BILL NO. 23-028](#) An Ordinance accepting Final Plat entitled, " Pryor Ridge, 11th Plat, Lots 359-437", as a subdivision to the City of Lee's Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be approved. The motion carried unanimously.

Planning Commission

Action Letter

January 26, 2023

---

- B. [BILL NO. 23-029](#) An Ordinance accepting Final Plat entitled, "Orchard Woods, Lots 1-34 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.

**A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be approved. The motion carried unanimously.**

- C. [BILL NO. 23-030](#) An Ordinance vacating a certain easement located at 1950 SE Shenandoah Drive in the City of Lee's Summit, Missouri.

**A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be approved. The motion carried unanimously.**

- D. [2023-5420](#) Approval of the January 12, 2023 Planning Commission Minutes

**A motion was made by Vice Chair Arth, seconded by Board Member Rader, that the minutes be approved. The motion carried unanimously.**

## 2. Public Hearings

- A. [2023-5385](#) Continued Application #PL2022-394 - REZONING from PMIX and PI to PI and PRELIMINARY DEVELOPMENT PLAN - Summit 470 Logistic Center, 1451 NW Main St; Ryan Companies US, Inc., applicant

**A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 2/9/2023. The motion carried unanimously.**

- B. [2023-5424](#) Appl. #PL2022-405 - PRELIMINARY DEVELOPMENT PLAN - Summer Moon Coffee, 699 NW Blue Pkwy; Yaeger Architecture, applicant

**Mr. Hector Soto, Senior Planner, entered Exhibit A list of exhibits 1-13 into the record.**

**Planning Commissioners discussion included concerns regarding parking, traffic flow, and the location of the trash dumpsters.**

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

**A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session with the stipulation that an additional 'Do not enter' sign be added to the drive-thru. The motion carried unanimously.**

1. [TMP-2551](#) An Ordinance approving a preliminary development plan for Summer Moon Coffee on land located at 699 NW Blue Parkway, 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.

- C. [2023-5426](#) Appl. #PL2022-435 - COMPREHENSIVE PLAN AMENDMENT - 2022 Lee's Summit Parks Master Plan; City of Lee's Summit, applicant (to be continued to a date certain of February 23, 2023, to allow for proper notification)

**A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 2/23/2023. The motion carried unanimously.**

## Other Agenda Items

**Roundtable  
Adjournment**

**There being no further business, Chairperson Funk adjourned the meeting at 5:53 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](https://lsmo.legistar.com)"