



## The City of Lee's Summit

### Action Letter

### Planning Commission

Thursday, January 7, 2021

5:00 PM

Via Video Conference

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Notice is hereby given that the Planning Commission of the City of Lee's Summit will meet in regular session on January 7, 2021, at 5:00 pm by video conference as provided by Section 610.015 of the Revised Statutes of the State of Missouri. Due to the ongoing Covid-19 pandemic, public attendance in the meeting room at City Hall is extremely limited, and therefore the public is invited to attend the meeting by one of these methods:

- By viewing the meeting on the City website at [www.WatchLS.net](http://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.
- By sending a request to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the Zoom platform. The City Clerk will provide instructions regarding how to attend by this method.

Persons wishing to comment on any item of business on the agenda may do so in writing prior to 5:00 p.m. on January 6, 2021, by one of the following methods:

- By sending an e-mail to [clerk@cityofls.net](mailto: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 January 7, 2021, meeting. Persons wishing to speak at a public hearing on this agenda may do so by contacting the City Clerk prior to 5:00 p.m. on January 6, 2021 by e-mail at [clerk@cityofls.net](mailto:clerk@cityofls.net), and they will be provided with instructions regarding how to provide their live testimony via videoconference during the public hearing.

In the event that the meeting cannot be broadcast via [www.WatchLS.net](http://www.WatchLS.net) and the cable channels noted above, this agenda will be amended to include directions for the public to attend via the Zoom software platform at [www.Zoom.com](http://www.Zoom.com); such amendment will include a specific link to attend the Planning Commission meeting.

Call to Order

Roll Call

Planning Commission

Action Letter

January 7, 2021

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**Present:** 7 - Chairperson Donnie Funk  
Board Member Dana Arth  
Board Member Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Matt Sanning  
Board Member Terry Trafton

**Absent:** 2 - Vice Chair Carla Dial  
Board Member John Lovell

### Approval of Agenda

**A motion was made by Board Member Trafton, seconded by Board Member Loveless, that this agenda be approved as amended. The motion carried unanimously.**

### Public Comments

**There were no public comments presented at this meeting.**

### Approval of Consent Agenda

[TMP-1808](#) Appl. #PL2020-065 - FINAL PLAT - Osage, 1st Plat, Lots 1-41 and Tracts A-H;  
Clayton Properties Group, Inc., applicant

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

[TMP-1810](#) Appl. #PL2020-278 - FINAL PLAT - Woodland Glen, Block 1, Lots 1 and 2 and  
Tract N, 1514 SW Heartwood Dr; ABP Funding, LLC, applicant

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

[TMP-1803](#) Appl. #PL2020-324 - VACATION OF EASEMENT - 1401 NW View High Dr; George  
Butler Associates, Inc., applicant

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

[2020-3913](#) Approval of the December 10, 2020 Planning Commission Minutes

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

### Public Hearings

[2020-3888](#) Appl. #PL2020-243 - PRELIMINARY DEVELOPMENT PLAN - PetSuites Of  
America, 250 NW McNary Court; Premier Design Group, applicant

**A motion was made by Board Member Arth, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

[TMP-1790](#) An Ordinance approving a commercial preliminary development plan located at  
250 NW McNary Court in district CP-2, in accordance with the provisions of  
Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of  
Ordinances for the City of Lee's Summit, Missouri.

Planning Commission

Action Letter

January 7, 2021

---

**2020-3892** Appl. #PL2020-315-REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN-Chapel Ridge Townhomes, Phase 5; Engineering Solutions, LLC, applicant.

**A motion was made by Board Member Trafton, seconded by Board Member Loveless, that this application be recommended for approval to the City Council - Regular Session with an amendment to condition #1 - Add to the end of condition #1 – A modification shall be granted to the requirement for a high-impact landscape buffer between the proposed RP-4 property and the abutting CP-2 property to the east and south, to allow a medium-impact landscape buffer which includes double the landscaping quantities as set forth in the landscaping plan, including additional evergreen trees. The motion carried unanimously.**

[TMP-1802](#) An Ordinance approving a rezoning from CP-2 (Planned Community Commercial) to District RP-4 (Planned Apartment Residential) and preliminary development plan for Chapel Ridge, Phase 5, located at 3701 NE Akin Dr., in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

[2020-3916](#) Appl. #PL2020-335 - REZONING from R-1 to RP-1 and PRELIMINARY DEVELOPMENT PLAN - Highland Meadows, 5th and 6th Plat, 1201 SW Longview Blvd; Clayton Properties Group, Inc., applicant

**A motion was made by Board Member Sanning, seconded by Board Member Trafton, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:**

**Aye:** 6 - Chairperson Funk  
Board Member Arth  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Sanning  
Board Member Trafton

**Absent:** 2 - Vice Chair Dial  
Board Member Lovell

**Abstain:** 1 - Board Member Loveless

[TMP-1809](#) An Ordinance approving a rezoning from R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and preliminary development plan for Highland Meadows 5th and 6th Plat, located at 1201 SW Longview Blvd., in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

## Roundtable

**Chairperson Funk announced that Commissioner Dial had resigned from the Planning Commission. He then asked for nominations for the Vice Chair position. Commissioner Arth was nominated and seconded for the position. The motion carried unanimously.**

## Adjournment

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

**Planning Commission**

**Action Letter**

**January 7, 2021**

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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](http://lsmo.legistar.com)"