

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

Thursday, October 27, 2022

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, October 27, 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, October 26, 2022, 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.

Call to Order

Roll Call

Present: 5 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Jake Loveless
Board Member Cynda Rader

Absent: 4 - Board Member Tanya Jana-Ford
Board Member Mark Kitchens
Board Member Chip Touzinsky
Board Member Terry Trafton

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. [2022-5230](#) Approval of the October 13, 2022 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.

Public Hearings

2. [2022-5234](#) Public Hearing: Application #PL2022-311 - Preliminary Development Plan - Summit Orchards West, 700 NW Ward Road; Northpoint Development, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A 1-15 into the record.

Discussion included:

- Multi-family component
- Retail component
- Façade
- Level of finishes
- Amenities
- Garage count
- Elevator service
- Storm rooms
- Density / Floor Area Ratio
- Storm water / Detention
- Signal requirement
- Phasing of the project
- Chapter 100 clarification
- Outer View Rd / Privately owned
- Process if the plan changes
- Zoning – PI piece and PMIX

Mr. Steven Baxter, property owner at 611 NW Ward Rd., spoke in favor of the development.

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. The motion carried unanimously.

- a. [BILL NO. 22-235](#) An Ordinance approving a Preliminary Development Plan for Summit Orchards West on land located at 700 NW Ward Road in District PMIX, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Other Agenda Items

3. [2022-5211](#) Appl. #PL2022-156 - SIGN APPLICATION - Eyemart, 1041 NE Sam Walton Ln; Mid-America Sign, applicant

This sign application will be considered at a later date when the applicant is able to attend the meeting.

4. [2022-5236](#) Planning Commission training

The Planning Commission training was postponed to the next meeting.

Roundtable

Ms. Rader spoke in regards to the continuance of the training. Josh Johnson indicated that it would take place at the next meeting on November 10.

Ms. Rader spoke about the level of multi-family housing. She asked about the number of units that are on hold and where we are with the numbers. David Bushek spoke to the level of tracking and the study.

Ms. Arth asked about Chapter 100 and the education needed on that topic. David Bushek responded favorably to that request.

Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 6:07 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"