

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

Thursday, June 8, 2023

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, June 8, 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 pm on Wednesday, June 7, 2023, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conference platform. The City Clerk will provide instructions regarding how to attend by this method.

**1. Call to Order**

**2. Roll Call**

**Present:** 6 - Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Cynda Rader

**Absent:** 3 - Chairperson Donnie Funk  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**3. Approval of Agenda**

A motion was made by Board Member Benbrook, seconded by Board Member Kitchens, that this agenda be approved. The motion carried unanimously.

**4. Public Comments**

There were no public comments at the meeting.

**5. Approval of Consent Agenda**

A. [2023-5684](#) Approval of the May 25, 2023 Planning Commission Minutes

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

**6. Public Hearings**

- A. 2023-5703** Public Hearing: Appl. #PL2023-079 - SPECIAL USE PERMIT renewal for automotive sales and major automotive repair - Instant Auto, 2151 NE Independence Ave; Instant Auto, applicant

Mr. Hector Soto, Senior City Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Location
- Existing Project Information
- Modification
- Elevations
- Conditions of Approval
- Street Maintenance
- Fencing

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

A motion was made by Board Member Loveless, an amendment to Item #3 that a modification shall be granted to the requirement that no fencing extend beyond the main building to allow a parking area with decorative fencing as currently installed. Seconded by Board Member Kitchens, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 7/11/2023. The motion carried unanimously.

- 1) [TMP-2714](#) An Ordinance granting a special use permit for an automotive sales and major automotive repair facility in district CP-2 on land located at 2151 NE Independence Ave, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City Of Lee's Summit, Missouri.
- B. [2023-5698](#)** Public Hearing: Appl. #PL2023-011 - REZONING from CP-2 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Discovery Park - Zone 1, approximately 39.42 acres located at the northwest corner of NE Colbern Rd and NE Douglas St; Intrinsic Development, LLC, applicant

Mr. Hector Soto, Senior City Planner, entered Exhibit A 1-19 into the record.

Planning Commissioners discussion included:

- Location
- Phase Development Schedules
- Benefits of Development Plan
- Lot Uses
- Available Spaces
- Amenities
- Existing Zoning
- Proposed Zoning
- Parking
- Building Area
- Materials
- Landscape Plan
- Modification – UDO
- Traffic
- TIA – Recommended Improvements
- Staff Analysis
- Conditions of Approval
- MODOT Requirements

- Green Space

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 7/11/2023. The motion carried by the following vote:**

**Aye:** 5 - Vice Chair Arth  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader

**Nay:** 1 - Board Member Benbrook

**Absent:** 3 - Chairperson Funk  
Board Member Touzinsky  
Board Member Trafton

- 1) [TMP-2712](#) An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial District) to district PMIX (Planned Mixed Use District) and preliminary development plan for Discovery Park - Zone 1 on approximately 39.42 acres of land located at the northwest corner of NE Colbern Rd and NE Douglas St, 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.

## 7. Roundtable

Commissioner Benbrook inquired about making amendments to the UDO verbiage allowing green space to be dictated when acreage of developments surpasses a certain size.

Commissioner Rader expressed her concerns about the # of rental units being built in Lee's Summit.

Commissioner Kitchens thanked MODOT for their partnership in cleaning up Lee's Summit.

Commissioner Benbrook added his concerns for lack of entry level homes in the city.

Vice Chair Arth stated she like projects like the one presented tonight. It keeps more people in our community verses them leaving to nearby cities.

## 8. Adjournment

**There being no further business Vice Chair Arth adjourned the meeting at 7:06 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"