

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

Thursday, July 27, 2023

5:00 PM

City Council Chambers and via Video Conference

City Hall

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, July 27, 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, July 26, 2023, to the City Clerk at [clerk@cityofs.net](mailto:clerk@cityofs.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:** 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

**3. Approval of Agenda**

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

**4. Public Comments**

There were no public comments at the meeting.

**5. Approval of Consent Agenda**

A. [2023-5737](#) Approval of the July 13, 2023 Planning Commission Action Letter.

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

**6. Public Hearings**

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- A. [2023-5710](#) Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.  
(Continued from the June 22, 2023 and July 27, 2023 Planning Commission per the applicant's request)

**A motion was made by Board Member Touzinsky, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 8/10/2023. The motion carried unanimously.**

- B. **2023-5746** Public Hearing: Application #PL2023-128 - Rezoning from AG and R-1 to RLL - 3904 and 3912 SW Pryor Road; Michael Carmack & Deborah Thompson, applicants.

**Mr. Shannon McGuire, Senior City Planner, entered into record Exhibit A, list of exhibits 1-13.**

**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 8/22/2023. The motion carried unanimously.**

- 1) **TMP-2740** An Ordinance approving rezoning from District AG and R-1 to District RLL for approximately 9.62 acres located at 3904 SW Pryor Road and 3912 SW Pryor Road, 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.

- C. **2023-5748** Public Hearing: Application #PL2023-068- Unified Development Ordinance (UDO) Amendment for an Ordinance amending Chapter 33, Articles 7 Subdivisions, of the Lee's Summit Code of Ordinances, to allow for requirement of public infrastructure with the administrative approval of minor plats; City of Lee's Summit, applicant.

**Mr. Josh Johnson, Development Services Director, spoke in regards to the UDO amendmet.**

**Planning Commissioners discussion included:**

- Commercial Plats
- Sidewalks, utilities, and easements
- Lot sizes
- Unimproved Road Policy
- Infrastructure

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

**A motion was made by Board Member Trafton, seconded by Board Member Benbrook, that this UDO amendment be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

- 1) **TMP-2594** An Ordinance amending Chapter 33, Unified Development Ordinance of the Lee's Summit Code of Ordinances, Article 7 Subdivisions, to allow for requirement of public infrastructure with the administrative approval of minor

plats.

**7. Roundtable**

Aimee Nassif introduced Shannon McGuire's new position as Senior City Planner.

**8. Adjournment**

There being no further business Chairperson Funk adjourned the meeting at 5:30 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](http://lsmo.legistar.com)"