

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

Thursday, August 10, 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, August 10, 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, August 9, 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:** 8 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 1 - Board Member Jake Loveless

**3. 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.

**4. Public Comments**

There were no public comments at the meeting.

**5. Approval of Consent Agenda**

- A. [2023-5770](#) Approval of the July 27, 2023 Planning Commission Action Letter

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

**6. Public Hearings**

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- A. [2023-5785](#) Public Hearing: Application #PL2022-441 - Preliminary Development Plan - Lakewood Pool parking expansion, 4140 NE Dick Howser Drive; Lakewood Property Owners Association, applicant.

Mr. Mark Reid gave his address as 6008 C NE Kensington Ct. Mr. Reid gave a brief description of the proposed application.

Mr. Shannon McGuire, Senior City Planner, entered Exhibit A 1-12 into the record.

Planning Commissioners discussion included:

- Zoning
- Land Use
- Parking 43 Proposed – 12 Required
- Modification Requests
- Landscaping
- Conditions of Approval

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 9/5/2023. The motion carried unanimously.

- 1). [TMP-2753](#) An Ordinance approving a preliminary development plan for Lakewood Pool Parking Expansion on land located at 4140 NE Dick Howser Dr., 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.

- OB. [2023-5780](#) Appl. #PL2023-093 - REZONING from CP-2 and RP-3 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Pryor Mixed Use, 1805 & 1905 SW M-150 Hwy; Griffin Riley Property Group, applicant

Mr. Matt Tapp, gave his address as 21 SE 29th Ter., Lee's Summit. Mr. Tapp gave a brief discussion of the proposed application. Mr. Tapp also gave a summary of topics from the June 8th, neighborhood meeting.

Mr. Shannon McGuire, Senior City Planner, entered Exhibit A 1-17 into the record.

Planning Commissioners discussion included:

- Project Overview
- Zoning
- Amenities
- Previous PDP 2007 – Bella Sera Rezoning & PDP
- Ignite! Land Use
- Proposed Elevations
- Proposed Materials
- Modification Requests
- Landscaping
- Conditions of Approval
- Parking
- Traffic
- Green Space

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

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A motion was made by Board Member Trafton, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 10/10/2023. The motion carried by the following vote:

**Aye:** 6 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Touzinsky  
Board Member Trafton

**Nay:** 2 - Vice Chair Arth  
Board Member Rader

**Absent:** 1 - Board Member Loveless

1). [TMP-2752](#) An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial District) & RP-3 (Planned Residential Mixed-Use District) to district PMIX (Planned Mixed Use District) & RP-4 (Planned Apartment Residential District) and preliminary development plan for Pryor Mixed Use on approximately 18.16 acres of land located at 1805 SW M-150 Hwy & 1905 SW M-150 Hwy, 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. [2023-5782](#) Appl. #PL2023-129 - COMPREHENSIVE PLAN AMENDMENT - change in land use designation from Residential 1 to Mixed Use, 1805 and 1905 SW M-150 Hwy; Griffin Riley Investments, LLC, applicant

Mr. Shannon McGuire, Senior City Planner, entered Exhibit A 1-8 into the record.

Planning Commissioners discussion included:

- Ignite! Land Use
- Zoning
- Future Land Use Principles
- Land Use Goals
- CDO Requirements
- Priority Corridors
- Compatibility
- Conditions of Approval

Per David Bushek, Chief Counsel of Economic Development and Planning, the amendment and resolution will be continued to the next Planning Commission meeting. This is to allow for corrections to be made to the resolution. No motion is required.

## 7. Other Agenda Items

A. [2023-5783](#) Resolution 2023-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.

## 8. Roundtable

Commissioner Rader shared her comments on future projects, and looking at the City as a whole, rather than sections. She also, asked everyone to look ahead to the future and what different generations will be looking for as they create families and settle in the community.

Commissioner Benbrook is interested in tools the Planning Commission and staff have when it

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comes to directing the Commission on how to handle applications specially, when it comes to high-density multi-family rentals. Also, if there was a way to encourage developers to bring forward entry level homes instead of the high-density rentals.

Aimee Nassif, Deputy Director of Development Services, addressed Commissioner Benbrook stating the biggest tool we have is our Comprehensive Plan. Adding in, the Ignite Comprehensive Plan does talk about one of our major goals is having more housing diversity and housing choice options.

Commissioner Rader added comments about balance, not only with housing but commercial as well.

Vice Chair Arth agrees with Commission Rader's comments. Adding she's passionate about keeping revenues and employees here in Lee's Summit.

Commissioner Touzinsky, Vice Chair Arth and Commissioner Rader had discussion about the Comprehensive Plan.

Commissioner Trafton added he appreciates the discussion around these issues and agrees we need more commercial in our community.

Commissioner Kitchens added, projects like the one submitted tonight are what bring commercial to the area.

## 9. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 7:39 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)"