

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, May 26, 2022

5:00 PM

City Council Chambers and videoconference

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, May 26, 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, May 25, 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: 9 - Chairperson Donnie Funk
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
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 presented at the meeting.

1. Approval of Consent Agenda

A. [2022-4950](#) Minutes of the May 12, 2022, Planning Commission meeting.

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

Public Hearings

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2. [2022-4931](#) Continued Appl. #PL2022-088 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

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

- a. [TMP-2294](#) An Ordinance approving a rezoning from CP-2 (Planned Community Commercial District) to district RP-4 (Planned Apartment Residential District) and preliminary development plan for Chapel Ridge Apartments - Lot 19 on land located at 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd, 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.

3. [2022-4928](#) Continued Appl. #PL2022-089 - COMPREHENSIVE PLAN AMENDMENT - change in land use designation from Office to Residential 3 for Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

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

4. [2022-4952](#) Appl. #PL2022-119 - PRELIMINARY DEVELOPMENT PLAN - Raintree Village, 1501 SW Arborwalk Blvd.; Scenic Development, LLC, applicant

A motion was made by Board Member Jana-Ford, 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: 8 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless
Board Member Touzinsky
Board Member Trafton

Abstain: 1 - Board Member Rader

- a. [TMP-2304](#) An Ordinance approving a preliminary development plan for Raintree Village on land located at 1501 SW Arborwalk Blvd 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.

5. [2022-4918](#) Appl. #PL2022-122 - REZONING from PMIX to PI and PRELIMINARY DEVELOPMENT PLAN - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Rd for the proposed LS Industrial; LS Industrial LLC., applicant

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

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carried unanimously.

- a. [TMP-2305](#) An Ordinance approving a rezoning from district PMIX to district PI and a preliminary development plan for approximately 49.85 acres located at the southeast corner of M-291 Hwy and SE Bailey Rd, proposed LS Industrial, 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.

6. [2022-4959](#) Appl. #PL2022-154 - COMPREHENSIVE PLAN AMENDMENT - change in land use designation from Mixed Use to Industrial for LS Industrial, approximately 49.85 acres located at the southeast corner of South M-291 Hwy and SE Bailey Rd; LS Industrial, LLC, applicant
A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this Comprehensive Plan Amendment be approved. The motion carried unanimously.

7. [2022-4955](#) Appl. #PL2022-144 - COMPREHENSIVE PLAN AMENDMENT - 2023-2027 Capital Improvement Plan (CIP); City of Lee's Summit, applicant
A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this Comprehensive Plan Amendment be approved. The motion carried unanimously.

8. [2022-4921](#) Appl. #PL2022-145 - COMPREHENSIVE PLAN AMENDMENT - 2022 Wastewater Master Plan; City of Lee's Summit, applicant
A motion was made by Board Member Loveless, seconded by Board Member Rader, that this Comprehensive Plan Amendment be approved. The motion carried unanimously.

Other Agenda Items

9. [2022-4932](#) Resolution No. 2022-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Office land use designation to Residential 3 land use designation, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant
A motion was made by Board Member Kitchens, seconded by Board Member Rader, that this Resolution be approved. The motion carried unanimously.

10. [2022-4961](#) Resolution No. 2022-04 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Mixed Use to Industrial for LS Industrial, approximately 49.85 acres located at the southeast corner of South M-291 Hwy and SW Bailey Rd; LS Industrial, LLC, applicant
A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this Resolution be approved. The motion carried unanimously.

11. [2022-4960](#) Resolution No. 2022-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2023-2027 Capital Improvement Plan (CIP) as an amendment to the Lee's Summit Ignite Comprehensive Plan; City of Lee's Summit, applicant

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A motion was made by Board Member Touzinsky, seconded by Board Member Jana-Ford, that this Resolution be approved. The motion carried unanimously.

12. [2022-4957](#) Resolution No. 2022-06 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2022 Wastewater Master Plan as an amendment to the Lee's Summit Ignite Comprehensive Plan; City of Lee's Summit, applicant

A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this Resolution be approved. The motion carried unanimously.

Roundtable

A decision was made by the Planning Commission members and staff to push the training that was planned for the week of May 30 to a later date. That date will be determined and an email will be sent out. A joint meeting with the City Council may occur in July. Once confirmed, the date will be announced.

Adjournment

There being no further business, Chairperson Funk 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"