

## The City of Lee's Summit

### Action Letter

### Planning Commission

Thursday, February 22, 2024

5:00 PM

City Council Chambers

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, February 22, 2024, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri.

#### 1. Call to Order

#### 2. Roll Call

**Present:** 8 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 1 - Board Member Tanya Jana-Ford

#### 3. Approval of Agenda

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

#### 4. Public Comments

There were no public comments at this meeting.

#### 5. Consent Agenda

- A. [2024-6131](#) Approval of the February 8, 2024 Planning Commission Action Report.

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

- B. [BILL NO. 24-043](#) An Ordinance vacating a portion of a certain easement located at 1020 NW Pryor Road in the City of Lee's Summit, Missouri.

(Note: First read by Council on March 5, 2024. Passed by unanimous vote.)

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

#### 6. Public Hearings

- A. [2024-6136](#) Public Hearing: Application #PL2024-024 - Special Use Permit for outdoor sale

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or lease of motor vehicles - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

Mr Shannon McGuire, Senior Planner of Development Services, entered Exhibit A list of exhibits 1-14 into the record.

Planning Commission Discussion Included:

- Minor vs major for motorcycle repairs

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

- 1) [TMP-2928](#) An Ordinance granting a Special Use Permit for motorcycle sales, rental or service with outdoor display in District CP-2 on land located at 3100 NE Carnegie Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

- B. 2024-6138 Public Hearing: Application #PL2023-339 - Preliminary Development Plan - Summit Orchards North, 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road; Townsend Summit, LLC, applicant.

Mr Hector Soto Jr., Senior Planner of Development Services, entered Exhibit A list of exhibits 1-16 into the record.

Planning Commission Discussion Included:

- 4 Conditions of Approval
- Drop lot 1B from recommendation
- Where are the internal mock ups
- What dealerships will occupy the building
- New or used cars
- Why is SUP not required
- Signs and locations
- Elevations
- Colors of buildings
- New vehicles only
- Perhaps multi student housing for Lot 1B
- Time-frame to disclose dealership
- Confidence in developer

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook, that this application be recommended for approval as amended to include condition number 4: approval of Lot 1B-1, Lots 1B-2 and 1B-3 shall be conceptual only. Development of said lots shall not occur until a new preliminary development plan is approved under a separate application. Due back to the City Council - Regular Session on 3/26/2024. The motion carried unanimously.

- 1) **TMP-2930** An Ordinance approving a Preliminary Development Plan (Phase 1) and Conceptual Development Plan (Phase 2) for land located at 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road for Summit Orchards North, 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. 2024-6140** Public Hearing: Application #PL2023-346 - Special Use Permit for outdoor automobile storage - 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street; Oldham Investors, LLC, applicant.

Mr. Hector Soto Jr., Senior Planner of Development Services entered Exhibit A lists of exhibits 1-15 into the record.

**Planning Commission Discussion Included :**

- Noise
- Lights
- Delivery timing
- Future intention
- Why is SUP not required
- Will SUP be voided if developed sooner
- 10 year SUP too long
- Entry point at former fencing company lot

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be recommended for approval as amended from ten years to five years for the Special Use Permit due back to the City Council - Regular Session on 3/26/2024. The motion carried by the following vote:

**Aye:** 7 - Chairperson Funk  
Vice Chair Arth  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Trafton

**Nay:** 1 - Board Member Touzinsky

**Absent:** 1 - Board Member Jana-Ford

- 1) TMP-2931** An Ordinance granting a Special Use Permit for outdoor automobile storage in districts PI (Planned Industrial) and PMIX (Planned Mixed Use) on land located at 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street, for a period of five (5) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

## 7. Presentations

- A. [2024-6121](#)** Presentation: Community Crime and Planning

## 8. Roundtable

Board Member Benbrook brought up the amount of multi-family housing units being built North of town. He questioned how Lee's Summit North High School will be able to handle the numbers. Board Member Benbrook would like to see multi-family housing distributed evenly throughout the city. Board Member Rader asked how many multi-family units will be in Discovery Park. There was a question of how many subsidized units are in the city. There was a request for an updated number of multi-tenant housing units within the city.

**9. Adjournment**

**There being no further business Chairperson Funk adjourned the meeting at 8:03 p.m.**

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