

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

Thursday, May 12, 2022

5:00 PM

City Council Chambers and videoconference

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, May 12, 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 11, 2022, to the City Clerk at [clerk@cityofls.net](mailto: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:** 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

Approval of Agenda

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

Public Comments

There was no public comment at the meeting.

1. Approval of Consent Agenda

A. [2022-4927](#) Minutes of the April 28, 2022, Planning Commission meeting

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

Public Hearings

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2. [2022-4918](#) Appl. #PL2022-122 - Rezoning from PMIX to PI - 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 (to be continued to a date certain of May 26, 2022, at staff's request)  
  
**A motion was made by Vice Chair Arth, seconded by Board Member Trafton, that this application be recommended for approval to the City Council - Regular Session, due back on 6/7/2022. The motion carried unanimously.**
  
3. [2022-4915](#) Appl. #PL2022-086 - VACATION OF RIGHT-OF-WAY - a portion of right-of-way along the west side of SW Longview Blvd between SW Sensation Dr and SW Tower Park Dr (adjacent to 420 SW Longview Blvd); NLVC, LLC., applicant  
  
**A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session, due back on 6/7/2022. The motion carried unanimously.**
  
- a. [TMP-2296](#) An Ordinance vacating a portion of right-of-way along the west side of SW Longview Blvd between SW Sensation Dr and SW Tower Park Dr (adjacent to 420 SW Longview Blvd) in the City of Lee's Summit, Missouri.
  
4. [2022-4931](#) 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 Vice Chair Arth, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 5/26/2022. 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.
  
5. [2022-4928](#) 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 Vice Chair Arth, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 5/26/2022. The motion carried unanimously.**
  
6. [2022-4933](#) Appl. #PL2022-157 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - Amendment to the allowable freestanding sign standards for non-residential uses in the AG, RDR, RLL, R-1, RP-1, RP-2, RP-3 and RP-4 zoning districts under Article 9, Section 9.260, Table 9-1; City of Lee's Summit, applicant  
  
**A motion was made by Vice Chair Arth, seconded by Board Member Jana-Ford, that application be recommended for approval to the City Council - Regular Session, due back on 5/24/2022.**

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The motion carried unanimously.

- a. **TMP-2295** An Ordinance amending Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances, Article 9, Division IX, Section 9.260, Table 9-1 to amend the allowable freestanding sign standards for non-residential uses in the agricultural and residential zoning districts.

Other Agenda Items

7. [2022-4917](#) Appl. #PL2022-085 - FINAL PLAT - Tower Park, Lots 7A-1 thru 7A-3 and 7B-1, 420 SW Longview Blvd; Box Real Estate Development, applicant
- A motion was made by Vice Chair Arth, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session, due back on 6/7/2022. The motion carried unanimously.
8. [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 Vice Chair Arth, seconded by Board Member Rader, that this resolution be continued to the Planning Commission, due back on 5/26/2022. The motion carried unanimously.
9. [2022-4935](#) Appl. #PL2022-168 - SIGN APPLICATION - Legacy Park sign package, 901 NE Bluestem Dr, 1201 & 1501 NE Legacy Park Dr; City of Lee's Summit, applicant
- A motion was made by Board Member Kitchens, seconded by Board Member Rader, that this application be approved. The motion carried unanimously.

Roundtable

Roundtable comments will be included with the full minutes that will be provided at a later date.

Adjournment

There being no further business Chairperson Funk adjourned the meeting at 6:34 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"