

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

Thursday, January 25, 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, January 25, 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:** 6 - Chairperson Donnie Funk  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Chip Touzinsky

**Absent:** 3 - Vice Chair Dana Arth  
Board Member Mark Kitchens  
Board Member Terry Trafton

**3. Approval of Agenda**

A motion was made by Board Member Rader, seconded by Board Member Jana-Ford, 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. [2024-6063](#) Approval of the January 11, 2024, Planning Commission Action Report.

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

**6. Public Hearings**

A. [2024-6061](#) Public Hearing: Application #PL2023-251 - Preliminary Development Plan- Jim Hubbard Insurance Office, 111 SW Raintree Plaza Drive; Bearcat Property Holdings, LLC., applicant.

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

Planning Commissioners discussion included:

- Screening of ground mounted equipment

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- Parking
- Trash enclosure

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

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

- 1.) [TMP-2899](#) An Ordinance approving a Preliminary Development Plan for land located at 111 SW Raintree Plaza Drive, 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.

- B. **2024-6078** Public Hearing: Application #PL2023-319 - Preliminary Development Plan - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

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

Planning Commissioners discussion included:

- Ribbon curbing and run-off
- Training times and logistics
- Relocation of the Blue Springs dealership
- Bolt on screening and materials for mechanical equipment
- Event space and acoustics
- Restroom facilities
- Turn-around for emergency vehicles
- Elevations / architectural metal panel
- Site plan
- Parking
- Outdoor display of bikes and SUP
- Alcohol sales
- Repairs major vs. minor and SUP
- Adjacent lot
- Surface of training lot

Mr. Corey Henry of Chinnery Evans & Nail spoke in opposition to this application.

- Oppose the location
- Not consistent with neighboring businesses
- Impact to business
- Trip generation numbers
- Concern about outdoor event space and the timing of the use

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 with the following conditions: 1) The ride training center will be open for business on Saturdays and Sundays only 2) Outdoor events will be limited to Saturdays and Sundays only 3) Architectural Screening for rooftop equipment will be compatible with building materials used on the primary facades of the building. The motion carried unanimously.

- 1.) [TMP-2905](#) An Ordinance approving a Preliminary Development Plan for land located at 3100 NE Carnegie Drive, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of

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Lee's Summit, Missouri.

- C. [2024-6079](#) Public Hearing: Application #PL2023-327 - Special Use Permit for major automotive repair - Priority Auto Repair, 1020 SE Hamblen Road; Sam Digiovanni, applicant.

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

Planning Commissioners discussion included:

- Storage tanks
- Improvements to the property / landscaping
- Major vs minor auto repairs

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

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

- 1.) **TMP-2906** An Ordinance granting a Special Use Permit for a major automotive repair facility in District PI on land located at 1012 SE Hamblen Road, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

## 7. Roundtable

**Board Member Rader asked for clarification regarding the requirement for trash enclosures for all businesses.**

## 8. Adjournment

**There being no further business Chairperson Funk adjourned the meeting at 6:53 PM.**

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"