

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

Thursday, April 13, 2023

5:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, April 13, 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 p.m. on Wednesday, April 12, 2023, 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.

1. Call to Order

2. Roll Call

Present: 8 - Chairperson Donnie Funk
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

Absent: 1 - Vice Chair Dana Arth

3. Approval of Agenda

A motion was made by Board Member Rader, seconded by Board Member Kitchens, 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. [2023-5546](#) Approval of the March 23, 2023 Planning Commission minutes.

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

6. Public Hearings

- A. 2023-5385** Public Hearing: Continued Application #PL2022-394 - Rezoning from PMIX and PI to PI and Preliminary Development Plan - Summit 470 Logistics Center, 1451 NW Main Street; Ryan Companies US, Inc., applicant.

(Note: This item was continued from April 4, 2023 due to Planning Commission continuance.)

David Bushek, Chief Counsel of Economic Development and Planning gave a brief history of past meetings and discussed the commissions concern.

Planning Commissioners discussion included:

- Conditions
- Traffic Studies
- Incentives
- Zoning
- Road Improvements
- Comments

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

Commissioner Touzinsky recommended to amend approval of the rezoning be held till the second reading, after financial discussions with the City are complete.

A motion was made by Board Member Touzinsky, seconded by Board Member Trafton, that this approval recommended for approval as amended. The motion carried unanimously.

- 1) TMP-2565** An Ordinance approving a rezoning from District PMIX (Planned Mixed Use) and PI (Planned Industrial) to District PMIX and Preliminary Development Plan for land located at 1451 NW Main Street, 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. [2023-5526](#)** Public Hearing: Continued Application #PL2022-314 - PRELIMINARY DEVELOPMENT PLAN - Arborwalk West, 3640 SW Arboridge Rd; Christie Development Associates, LLC, applicant

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

Planning Commissioners discussion included:

- Project Overview
- Location
- Storm Water
- Street Improvements
- Access
- Materials
- Zoning
- Conditions

Larry Antie, Facilities Director for Holy Spirit Catholic Church spoke on behalf of the Church to this application. Mr. Antie's concerns were the access to the proposed development using the Church's driveway. Mr. Antie was also concerned about access from M-150 Hwy.

Mr. Garrett Fugate with Christie Development Associates addressed Mr. Antie's concerns. He

presented the commission with another option. This option was not in the packet of information submitted at tonight's meeting.

Aimee Nassif, Deputy Director of Development Services, advised the commission we'd need to continue the application to a future Planning Commission Meeting to add this information.

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky, that this application be continued to the Planning Commission, due back on 5/11/2023. The motion carried unanimously.

- 1) [TMP-2626](#) An Ordinance approving a preliminary development plan on land located at 3640 SW Arboridge Rd in district PMIX, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.

7. Roundtable

Commissioner Kitchens shared that there will be 4 clean up dates coming up to pick up trash in Lee's Summit. People interested can sign up at justserve.org

Chairperson Funk thanked Mr. Bushek for his presentation on application PL#2022-394.

8. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 6:00 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"