



The City of Lee's Summit
Action Letter - Final
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.

The meeting may be viewed on the City's website at WatchLS.net, and on various cable providers (Spectrum channel 2, AT&T U-Verse channel 99 and Comcast channel 7).

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

Chairperson Funk announced that there were no changes to the agenda, and asked for a motion to approve. On the motion of Commissioner Arth, seconded by Commissioner Rader, the Planning Commission voted unanimously by voice vote to APPROVE the agenda as published.

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

2. [2022-4931](#) Public Hearing: Application #PL2022-088 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan- Chapel Ridge Apartments - Lot 19, 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Chairperson Funk opened the hearing at 5:05 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Matt Schlicht of Engineering Solutions gave his address as 50 SE 30th Street in Lee's Summit.. He stated that the public hearing continued the discussion at the last meeting, regarding joint access. Staff had put together a proposal to move forward with the plan in its current form. A minor change concerned the traffic movements, eliminating the parking spaces and the drive, and he was ready to proceed with the final development plan.

Mr. McGuire stated that he agreed with the recommendation to approve the plan as originally presented. The changes that could be made with the final development plan would not cause any substantial change. Mr. Schlicht noted that the current design continued the private access drive from Ralph Powell Road, primarily servicing commercial access points northeast of the site. It continued down to where Custer Court was. He pointed out the access point that Mr. McKeevers had requested be terminated. Some parking was intended to continue to be built up to the property line. An asphalt curb at that location would be removed and replaced with a permanent curb section. That would make a clear separation between the commercial and residential sites.

None of the Commissioners had questions for the applicant. Mr. McGuire noted that the McKeevers' building and an additional building were currently over-parked by 18 spaces. They would still be over-parked after the ten other parking spaces were removed; so these buildings would still meet the parking minimum.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:08 p.m. and asked for discussion among the Commission members, or a motion.

Commissioner Trafton made a motion to recommend approval of continued Application 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. Commissioner Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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. [BILL NO. 22-115](#) An Ordinance approving rezoning from District 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 Boulevard and 3520 NE Ralph Powell Road, 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. (Note: First read by Council on June 7, 2022. Passed by unanimous vote.)

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

Chairperson Funk opened the hearing at 5:11 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Matt Schlicht of Engineering Solutions gave his address as 50 SE 30th Street in Lee's Summit. He explained that the Ignite Comprehensive Plan had converted a portion on the east side of Akin to commercial zoning; and this application essentially just changed it back to residential to comply with the comprehensive use plan.

There were no questions or comments from the Commissioners or the public; and Chairperson Funk asked for a motion. Commissioner Trafton moved to direct staff to present a resolution adopting Application PL2022-089, a Comprehensive Plan amendment changing the 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. Commissioner Rader seconded. There was no discussion or questions. Chairperson Funk closed the public hearing and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Commissioner Trafton made a motion to approve continued Application 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. Commissioner Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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](#) Public Hearing: Application #PL2022-119 - Preliminary Development Plan - Raintree Village, 1501 SW Arborwalk Boulevard; Scenic Development, LLC, applicant.

(Note: This item is to be continued to July 12, 2022 per the applicant's request.)

Chairperson Funk opened the hearing at 5:13 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Jordan Anderson, president of Scenic Development, gave his address as 25893 W. 143rd Terrace in Olathe, KS. Scenic Development would be partner to the future Raintree Village. Raintree Village would be a continuing care retirement community (CCRC). In this type of retirement community, seniors could age 'in place' via several levels of care that could be used over a period of years. The development would have 50 units for independent living, being basically apartments with some added services including housekeeping and food service. It would also have 34 assisted living units and 40 skilled nursing beds. The applicants had already

obtained a Certificate of Need from the State of Missouri for these two uses. Raintree Village had a planned conditional incentive agreement that the applicant was currently discussing with staff. Pending approval from the Planning Commission, it would be presented in June.

Mr. Anderson related that his grandfather, Wayne Anderson, had founded Scenic Manor in Iowa Falls, Iowa in 1975. In many situations, someone who had a spouse in a nursing facility wanted to live close to them. This had led to the inclusion of both independent and assisted living. The current managing partner, Mr. Gib Wood, was a member of the Board at Scenic Manor and wanted to take this model to underserved suburban markets. They had similar projects in Iowa, specifically the Des Moines and Cedar Rapids areas, as well as Gladstone, Missouri and in Johnson County.

Mr. Anderson displayed the site plan, pointing out the locations of US 50 Highway and Arbor Ridge Road. The latter was slightly west of Ward Road. He pointed out the area indicated in yellow that would be the first phase, which would include independent living, Village center, assisted living and the skilled nursing wing. The independent living wing would have a two level and underground parking garage, shown in one of the colored renderings. The Village center and assisted living would have two stories, with the skilled nursing wing being a single story. Phase Two would be a 'memory village' including a clubhouse and five 12-unit memory care cottages. Mr. Anderson displayed aerial views of a Scenic Development complex in Overland Park. Interior photos showed the chapel that was part of the Village center. The independent living areas included a library, a two-story dining area and a coffee and snack room.

The pink indicated on the west side of the site plan was a 'memory village'. Mr. Anderson emphasized that in senior living developments, memory care facilities were a segregated ir walled off development adjacent to assisted living. The applicants had spent some time developing memory care facility that was not essentially a walled-off separate ward. The clubhouse served as the main point of entry, branching off into separate households that were connected outdoors by a fence. The design created a courtyard the residents could share. The living units were a single story and built to look like large, 12-bedroom houses.

Mr. Anderson stated that Scenic Development concentrated on meeting health care regulations and at the same time making the property look as homelike as possible, both in the private rooms and group areas. He thanked staff for being helpful and said he was available to answer any questions.

Following Mr. Anderson's presentation, Chairperson Funk asked for staff comments.

Mr. McGuire entered Exhibit (A), list of exhibits 1-13 into the record. He stated that the subject property was at SW Arbor Ridge Drive and Missouri 150 Highway. The PMIX zoned manor homes were north of the property, with the Arborwalk development. More PMIX zoning was to the east and west, with some AG zoned properties single-family R-1 to the south, as well as a church and a few large lot homes.

Mr. McGuire noted that Phases 2 and 3 had been switched in the data table, and he pointed out their locations. The applicant requested approval for a preliminary development plan for a 214-bed skilled nursing facility, to be constructed in three phases. Available parking would be 148 spaces, with a total of seven buildings. Mr. McGuire exhibited some colored elevations of the proposed housing. Building materials included a combination of lap and shingle siding, stone veneer, stained exposed wood, asphalt shingles and standing seam roofing. These materials were compatible with the designs and constructions of nearby existing buildings and existing styles in the community. He also displayed colored elevations of the one-story memory care buildings. Stained exposed wood was a conditional material and the applicant wanted to use it for trim and accent pieces. The UDO limited this material to use only to provide compatibility for surrounding buildings; and the proposed structures were close to the

homes in Arborwalk. Staff agreed with the proposal for the conditional material.

The subject property was also located within the boundaries of the M-150 corridor, and was part of its overlay. This district encouraged techniques for conservation of water and energy in site planning. The building designs met basic sustainability requirements, with amenities such as electric vehicle charging stations accommodating these requirements. Another conservation element was drip irrigation systems for landscaping areas. Native plants were used wherever possible. The application had only one Condition of Approval, which specified that Development shall be in accordance with the preliminary development plan dated March 25, 2022.

Following Mr. McGuire's comments, Chairperson Funk asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then asked if the Commission had questions for the applicant or staff.

Commissioner Trafton commented that this appeared to be a quality product. He then remarked that he had seen only one opening on the rendition of the parking garage. Mr. McGuire pointed out the entrance and exit. Commissioner Trafton then asked Mr. McGuire if he knew of other memory care facilities in this part of Lee's Summit; and Mr. McGuire acknowledged that this was an under-served area.

Commissioner Loveless asked about any comments at the neighborhood meeting and asked if there was any feedback. Mr. Anderson answered that no one had attended the meeting. Commissioner Loveless asked what was the ratio of the underground parking to residential units, and Mr. Anderson noted that in this type of facility some of the residents did not drive; so the ratio was not exactly one space for every resident. It was closer to three-quarters to one. Considering that there was some surface parking, the complex might actually be over-parked.

Commissioner Kitchens asked if the charging ports for electric vehicles would be covered access. Mr. Anderson answered that they had used covered access in the past. They had not put these outdoors previously, but they had become more popular recently.

Chairperson Funk asked if the 42 inside parking spaces were included in the total 148 proposed parking spaces, and Mr. Anderson answered that they were. Chairperson Funk then asked if the main building had elevators and a common hallway; and Mr. Anderson related that there were three elevators: one in the Village center, one in the assisted living part and third in the independent living part. The skilled nursing facility was one story, so it did not have an elevator.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing and asked for discussion among the Commission members, or for a motion.

Commissioner Rader stated that she would have to abstain from this vote, as she had a client who had a monetary interest.

Commissioner Arth commented that she liked the memory care village concept, as it gave the residents both safety and dignity. She also liked the proposed materials and colors. Chairperson Funk agreed.

Commissioner Kitchens thanked the applicant, and added that many aspects had been taken into consideration that would be an asset to Lee's Summit. He added that this project was a good example of what the City was looking for in this part of town. The covered parking underneath the facility was an especially good idea. He also thanked staff for their presentation.

Planning Commission

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May 26, 2022

Commissioner Jana-Ford made a motion to recommend approval of Application PL2022-119, Preliminary Development Plan: Raintree Village, located at the northeast corner of Missouri 150 Highway and SW Arbor Ridge Drive, Scenic Development LLC, applicant. Commissioner Trafton seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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 Boulevard 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](#) Public Hearing: Application #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 Road for the proposed LS Industrial; LS Industrial LLC., applicant.

Chairperson Funk opened the hearing at 5:34 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Curt Peterson, of the Polsinelli law firm, gave his address as 900 W. 48th Place in Kansas City, Missouri. LS Industrial owned about 50 acres at M-291 and Bailey. He displayed a site plan showing M-291 to the west, and both Bailey and 16th Street running east-west. Two spec industrial buildings were proposed in this application. The smaller building was about 201,000 square feet and the larger was about 393,000 square feet. Each had an adjacent parking lot. At the southeast corner was a separate parking lot for trailers, serving both buildings. Trailers were often moved to a nearby site and were used over the next few days as needed. The neighbors along 16th Street were small businesses, and a small residential neighborhood was nearby to the southeast.

Mr. Peterson displayed a slide showing the landscape plan. He pointed out the fence, which would have landscaping along it. Access to the site was from both the north and south, from Bailey and further over to M-291. Another access point on the south end was to 16th Street and from there to M-291. Both of these were full access. Mr. Peterson then pointed out the locations of three dry detention ponds for stormwater.

The applicant had held a neighborhood meeting on May 4th, with five people attending. They represented some of the business owners to the south and southeast. Topics that were brought up included stormwater, as a ditch ran along 16th. The applicants intended to meet all requirements concerning stormwater control and management. The neighborhood to the

southeast did not have sanitary sewer service, so questions were brought up about how this would be managed off site. They had discussed landscaping and a fence for the parking lot on the southeast. Mr. Peterson also displayed a color rendering of the proposed facility and the landscaping.

Ms. Victoria Nelson entered Exhibit (A), list of exhibits 1-18 into the record for Application PL2022-122; and Exhibit (A), list of exhibits 1-8 and for Application PL2022-154 for the Comprehensive Plan amendment. She related that EnVision LS was first considered after the announcement of the new interchange that was planned to replace the existing one. The City Council had identified this area in and around the interchange as a targeted redevelopment opportunity and had directed staff to prepare a master redevelopment plan. Staff prepared a conceptual master plan, which was adopted by the City Council along with the rezoning of the properties to PMIX. "The Grove" was part of the EnVision LS development area; and although the UDO had adopted design standards for EnVision LS, the Grove's boundaries were governed by its own approved preliminary development plan. If the proposed PDP in tonight's application was approved, the section south of Bailey Road would no longer be part of The Grove. The property was originally intended to be a warehouse and light manufacturing with some office and warehouse use.

The displayed zoning map showed the applicant's proposed rezoning from PMIX to Planned Industrial [PI]. The preliminary development plan proposed manufacturing/production or distribution center use on the property. The specific user had not been determined as yet.

Two buildings were planned for the 49 acres, with a total square footage of 594,620 square feet. Parking would be 457 proposed spaces; with 594 being required. However, the UDO encouraged the number of parking spaces to be established via a parking plan. This approach would allow for the required parking to be determined in terms of site-specific use.

Ms. Nelson displayed a colored elevation of the proposed building. It would be built with tilt-up concrete, with EIFS clad over the corner offices. Windows would be large. The next color-coded image showed the different uses according to the Comprehensive Plan. The Plan had initially designated the property as mixed use; and this amendment to an industrial land use designation was consistent with the Planned Industrial zoning requested in the rezoning application. The rezoning would give the area a unified designation consistent with the rest of the properties to the south.

Ms. Nelson then summarized staff's analysis. A memo from the applicant's engineer stated that the impacts of LS Industrial were the same or less than with the previous project; and the development would then be able to tie into the public infrastructure nearby. The proposed rezoning and amendment would be compatible with the PI zoning and the industrial use south of SE 16th Street and east of the railroad tracks. PI zoning already existed across the highway south of SW Persels Road, between SW Jefferson Street and M-291 Highway.

In terms of traffic, the proposed development would generate more than 100 peak hour trips. Turn lanes would be added at the intersection of M-291 Highway, SW Persels Road and SE Bailey Road. A through and turn lane along SE Bailey Road and a median along SE Bailey Road would be added. With staff's five Conditions of Approval, the project met the UDO requirements as well as those of the Design and Construction manual.

Chairperson Funk asked Ms. Nelson if she had received any comments from the public, and Ms. Nelson answered that she had not.

Commissioner Kitchens asked Mr. Peterson what was the expected traffic usage ratio between passenger vehicles and commercial vehicles accessing the property. Mr. Peterson remarked that there were fewer passenger vehicles. However, at any rate these were spec buildings so it was not known yet what the user would be. If it was likely to be a distribution warehouse

use, there would not be a high number of employees. Commissioner Kitchens remarked that what had happened around the country was first running out of warehousing and then having an oversupply. He noted that this area of the city had run into traffic problems, and asked if it was determined what highways would likely be used when goods were transported out.

Mr. Cooley answered that they had not received a revised traffic study for this plan. The conditions were carried over from The Groves' plan. The numbers for the two plans were comparable. The east entrance was full access, but the original plan with The Grove had included a right-in-right-out median. Commissioner Kitchens summarized that the majority of traffic came out on Bailey and Persels, heading directly toward US 50 from the north intersection.

Chairperson Funk asked if there was anyone present wishing to give testimony, either in support for or opposition to the application.

Commissioner Rader asked if the PI zoning designation could still allow for some other uses, should this application be approved. Ms. Nelson answered that it would; but the owner would still have to submit a preliminary development plan and go through the public hearing process. Mr. Elam answered that this was correct; but the building would have to substantially be consistent with the rendering and elevations provided with the application and the use would have to be consistent with the zoning. That could include light manufacturing, transportation or anything else allowed in Planned Industrial zoning.

Commissioner Loveless noted that this was a large tract, and asked if it was correct that the Commission was concerned only with the property south of Bailey. Ms. Nelson answered that this was correct. Commissioner Loveless asked if there was a way to limit access to the designated parking area for trailers in the southeast corner. This would be a safety measure, as the property's interior was at a distance. Mr. Elam explained that this would be managed by the property owner. He assumed that the truck court would go with the larger building.

Mr. Peterson stated this was a good suggestion, and he would take it to the Operations team. They did want find a way to make this flexible for both buildings' use. Security for the site would definitely be an important aspect for the team to discuss. Mr. Peterson then asked Mr. Monter for some information about the sewer, specifically about access and where it would be connected. Mr. Monter replied that the connection point for the sanitary sewer was to the south. It was the same location as the one for the previously approved Grove project. Nothing in the existing plan suggested or required previous owners to connect at this location; and the applicant was not being required to extend service to these owners.

Commissioner Loveless asked if it was common practice to not require an owner to extend sewer service down to another property line. Mr. Monter answered that the applicant was not being required to extend outside the property line, other than what was required for their specific property. They were not required to do anything additional to connect the other properties.

Mr. Jeff Thorn related that the sewer would come from the area near Thompson. On the displayed aerial map, he pointed out the draw that ran between buildings, and added that the sewer line would run along that. At some point, a CID and some added extensions could be needed. The project would provide many users with better access than what they currently had.

Commissioner Arth asked Ms. Nelson for an explanation of how the parking was determined. Ms. Nelson answered that there was an alternate parking plan, which the UDO allowed for. The applicants could submit other studies showing the proposed required parking could fit their needs. Commissioner Arth remarked that this sounded like the applicants had other guidelines they could go to. Mr. Elam clarified that the UDO's parking guidelines were based on

square footage. These were generally accepted parking counts. Those numbers did tend to become less accurate when the property included large buildings. The City generally typically required an applicant do an analysis on their own and let the City know what they believed their parking demand was. The City could compare that based on their existing numbers and through the alternate parking plan.

Commissioner Arth remarked that with large buildings, the parking plan would not necessarily correspond to occupancy; as it would with smaller square footage. Mr. Elam added that at times it could depend on how the user would divide up and use the building.

Commissioner Kitchens asked what the accident rating was compared to that in Lee's Summit overall at the intersection of Bailey and M-291. Mr. Cooley stated that he did not have that information for tonight's meeting; but Public Works did keep a database.

Chairperson Funk asked if it was correct that the Grove section to the north would retain its PMIX zoning. Ms. Nelson answered that it would. Chairperson Funk asked if any proposed development on that piece of land would need a new preliminary development plan. Mr. Elam said the preliminary development plan for that whole area was essentially locked in; so any substantial changes to it would require a new one. However, if the plan as originally approved was used, it could go through the final development process. Chairperson Funk asked if a fire station was included in the plan; and Mr. Elam answered that a fire station was shown on the southern piece that was being rezoned. The City was currently working through some contractual arrangements and discussions about the station's final location.

As there were no further questions for the applicant or staff, Chairperson Funk closed the public hearing at 6:05 p.m. He noted to Mr. Bushek that he had not opened up the application for the Comprehensive Plan. Mr. Bushek replied that the next item was about the Comprehensive Plan; so the Commission could vote on the current application and present some evidence and testimony for the next hearing.

Chairperson Funk asked for any comments from the Commission before voting. Commissioner Kitchens

Hearing no further discussion, Chairperson Funk called for a motion.

Commissioner Benbrook made a motion to recommend approval of Application 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. Commissioner Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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 carried unanimously.

a. [BILL NO. 22-114](#)

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 Highway and SE Bailey Road, 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.

(Note: First reading by Council on June 7, 2022. Passed by unanimous vote.)

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

Chairperson Funk opened the hearing and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ms. Victoria Nelson entered Exhibit (A), list of exhibits 1-8 into the record and referred to the previous testimony.

There were no questions or comments from the Commissioners or the public. Chairperson Funk asked for a motion.

Commissioner Rader made a motion to APPROVE Application 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 and SE Bailey Rd; proposed LS Industrial, LLC, applicant. Commissioner Kitchens seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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

Chairperson Funk opened the hearing and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. George Binger, Deputy Director of Lee's Summit Public Works entered Exhibit (A), list of exhibits 1-8 into the record and asked to add exhibit 9. Mr. Hector Soto introduced himself and stated that he was available via zoom for any questions. Mr. Binger then proceeded with his presentation. Please see the video for the full presentation.

Following Mr. Binger's presentation, Chairperson Funk asked if there was anyone present wishing to give testimony, either in support for or opposition to the application.

Chairperson Funk then asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Commissioner Arth made a motion to APPROVE Application PL2022-144, Comprehensive Plan Amendment: 2023-2027 Capital Improvement Plan (CIP), City of Lee's Summit, applicant. Commissioner Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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

Chairperson Funk opened the hearing and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Jeff Thorn, Deputy Director of Lee's Summit Water Utilities, entered Exhibit (A), list of exhibits 1-8 into the record. Mr. Thorn then introduced Mr. Pat Young, with HDR and stated that Mr. Young would give the presentation. Please see the video for the full presentation.

Following Mr. Young's presentation, Chairperson Funk asked if there was anyone present wishing to give testimony, either in support for or opposition to the application.

Chairperson Funk then asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Commissioner Loveless made a motion to APPROVE Application PL2022-145, Comprehensive Plan Amendment: 2022 Wastewater Master Plan; City of Lee's Summit, applicant

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

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

The Resolution was read into the record. Commissioner Kitchens made a motion to APPROVE 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. Commissioner Rader Seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Commissioner Kitchens, seconded by Commissioner Rader, the Planning Commission members voted unanimously by roll call vote to APPROVE 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.

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

The Resolution was read into the record. Commissioner Rader made a motion to APPROVE 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 Commissioner Kitchens Seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Commissioner Rader seconded by Commissioner Kitchens, the Planning Commission members voted unanimously by roll call vote to APPROVE 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.

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

The Resolution was read into the record. Commissioner Touzinsky made a motion to APPROVE 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. Commissioner Jana-Ford Seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Commissioner Touzinsky seconded by Commissioner Jana-Ford, the Planning Commission members voted unanimously by roll call vote to APPROVE 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.

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

The Resolution was read into the record. Commissioner Jana-Ford made a motion to APPROVE 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 Commissioner Rader Seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Commissioner Jana-Ford seconded by Commissioner Rader, the Planning Commission members voted unanimously by roll call vote to APPROVE 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

Planning Commission

Action Letter - Final

May 26, 2022

Comprehensive Plan; City of Lee's Summit, applicant.

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"