

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

Thursday, May 25, 2023  
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, May 25, 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, May 24, 2023, 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.

**1. Call to Order**

**2. 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

**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 the meeting.

**5. Approval of Consent Agenda**

- A. [2023-5654](#) Approval of the May 11, 2023 Planning Commission minutes

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

- B. **TMP-2682** An Ordinance accepting Final Plat entitled, "The Falls at Winterset, 1st Plat,

Lots 1500-1519 and Tracts A & B”, as a subdivision to the City of Lee’s Summit, Missouri.

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, due back on 6/6/2023. The motion carried unanimously.

- C. TMP-2683** An Ordinance accepting Final Plat entitled, “Town Centre Logistics, Lot 1 & Tract A”, as a subdivision to the City of Lee’s Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that application be recommended for approval to the City Council - Regular Session, due back on 6/6/2023. The motion carried unanimously.

## 6. Public Hearings

- A. 2023-5657** Appl. #PL2023-069 - PRELIMINARY DEVELOPMENT PLAN - Dental Depot, 1501 NE Rice Rd; Ashmore Investments, LLC, applicant

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Community Comments
- Underground Detention
- Elevations
- Materials
- Zoning
- Parking
- Requested Modifications
- Conditional Materials
- Sign Package
- Property Maintenance Concerns

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

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, that this application be amended. The recommendation to conditions of approval, site specific item # 2. To allow the sign package as submitted by the applicant. The motion carried by the following vote:

Aye: 7 - Vice Chair Arth  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

Nay: 1 - Chairperson Funk

Absent: 1 - Board Member Loveless

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 6/20/2023. The motion carried by the following vote:

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**Aye:** 7 - Vice Chair Arth  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Nay:** 1 - Chairperson Funk

**Absent:** 1 - Board Member Loveless

1) [TMP-2686](#) An Ordinance approving a preliminary development plan for Dental Depot on land located at 1501 NE Rice 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.

B. [2023-5655](#) Application #PL2023-094 - COMPREHENSIVE PLAN AMENDMENT - Capital Improvement Plan (CIP) 2024-2028; City of Lee's Summit, applicant

Mr. George Binger, P.E., Deputy Dir. Of Public Works/City Eng., entered Exhibit A 1-9 into the record.

**Planning Commissioners discussion included:**

- Funding
- Strategic Plan
- Cash Flow
- State & Federal Grants
- Excise Tax
- Unfunded Projects
- Program Priorities
- Fund Commitments/Cash Flow Projects

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

A motion was made by Board Member Trafton, seconded by Board Member Touzinsky, that this resolution be approved. The motion carried unanimously.

1) [2023-5656](#) RESOLUTION NO. 2023-02 - A Resolution of the Planning Commission of the city of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2024-2028 as an amendment to the city of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the city of Lee's Summit Capital Improvement Plan 2024-2028.

## 7. Roundtable

Commissioner Kitchens thanked Staff and MDOT for Clean Streets.

Chairperson Funk gave a reminder to have Police attend the June 22nd Planning Commission Meeting. He also advised he would not be attending the June 8th meeting.

Commissioner Rader asked if Clean Streets would continue. Commissioner Kitchens advise they would.

## 8. Adjournment

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**There being no further business Chairperson Funk adjourned the meeting @ 6:36 p.m.**

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Information website at "[www.cityofls.net](http://www.cityofls.net)"