

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, February 9, 2023

5:00 PM

City Council Chambers
and 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, February 9, 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, February 8, 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.

Call to Order

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

Approval of Agenda

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

Public Comments

There were no public comments at the meeting.

1. Approval of Consent Agenda

A. [2023-5446](#) Approval of the January 26, 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.

B. [2023-5451](#) Application #PL2023-015 - SIGN APPLICATION - Goodcents, 807 NE Lakewood

Blvd; Art of Illumination, applicant

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

2. Public Hearings

- A. [2023-5385](#) Continued Application #PL2022-394 - REZONING from PMIX and PI to PI and PRELIMINARY DEVELOPMENT PLAN - Summit 470 Logistic Center, 1451 NW Main St; Ryan Companies US, Inc., applicant (to be continued to a date certain of March 9, 2023, at the applicant's request)

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 3/9/2023. 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 St, 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.

Roundtable

Commissioner Rader spoke about affordable housing in Lee's Summit. Commission Rader also asked about incentives for single family development. Her and David Bushek, Chief Counsel of Economic Development and Planning, had a discussion on whether it was a possibility.

Commissioner Kitchens gave comments regarding affordable housing. He welcomes developers to submit ideas to the city for more affordable housing developments.

Commissioner Benbrook asked if the UDO provides language that would allow us to mandate a certain percentage by price point or square footage. He and Josh Johnson, Director of Development Services, and David Bushek had a discussion on the matter.

Commission Kitchens stated he's been seeing a lot of complaints about trash along the MDOT maintained areas throughout the city and asked if there was anything the city could do. Josh Johnson stated they are formulating a volunteer program as MDOT does not have the funding.

Chairperson Funk asked if the planning commission would still carry a roll on the Cultural Committee. Josh Johnson will look into it and let the planning commission know.

Adjournment

There being no further business Chairperson Funk adjourned the meeting at 5:28 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"