

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, February 8, 2024

5:00 PM

City Council Chambers

City Hall

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 8, 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: 7 - Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 2 - Chairperson Donnie Funk
Board Member Tanya Jana-Ford

3. Approval of Agenda

A motion was made by Board Member Touzinsky, seconded by Board Member Kitchens, that this agenda was approved. The motion carried unanimously.

4. Public Comments

There were no public comments at this meeting.

5. Approval of Consent Agenda

- A.** [BILL NO. 24-036](#) An Ordinance vacating a portion of a certain easement located at 1801 SW Fountain Drive in the City of Lee's Summit, Missouri.

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

- B.** [2024-6100](#) Appl. #PL2023-357 - SIGN APPLICATION - Total Wine & More, 1648 NW Chipman Rd; Infinity Sign Systems, applicant

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

- C.** [2024-6101](#) Approval of the January 25, 2024, Planning Commission Action Report

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

6. Public Hearings

- A. 2024-6110** Public Hearing: Application #PL2023-335 - Rezoning from RP-2 and CP-2 to CP-2 and Preliminary Development Plan - Pro Deo Youth Center, 107 SE 9th Street and 902 SE Douglas Street; Engineering Solutions, LLC, applicant.

Mr. Hector Soto, Senior Planner of Development Services, Exhibit A lists of exhibits 1-19 into the record.

Planning Commission Discussion Included:

- Age restrictions
- Hours of operation
- Funding
- Off-site activities
- Transportation
- Signage
- Capacity
- Parking
- Renting space out

Mr. Kent Reader, Board Member for Pro-Deo spoke on behalf of this application.

- Logistics
- Aimed at prevention
- Safe place with peers
- Food – activities – events
- 10/1 teen to adult ratio
- Goal to open up to middle school
- Started in basement 13 years ago

Ms. Ashelon Davis, Alumni of Pro-Deo spoke in favor of this application.

- Ease of socializing
- Feels like home
- Ability to celebrate occasions otherwise unable to
- Helped form friendships

A motion was made by Board Member Rader, seconded by Board Member Trafton, that this application was recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

Aye: 6 - Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Chairperson Funk
Board Member Jana-Ford

Abstain: 1 - Vice Chair Arth

- 1.) TMP-2920** An Ordinance approving rezoning from District RP-2 (Planned Two-family Residential) and CP-2 (Planned Community Commercial) to District CP-2 and Preliminary Development Plan for Pro Deo Youth Center on approximately 0.9 acres of land located at 107 SE 9th St and 902 SE Douglas 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.

7. Roundtable

Board Member Bembrook requested that Planning Commission members be provided with access badges. Board Member Kitchens spoke in regards to Civil Air Patrol and use of public space at the airport.

8. Adjournment

There being no further business Vice Chairperson Arth adjourned the meeting at 5:50 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"