

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

Thursday, February 23, 2023

5:00 PM

City Council Chambers and videoconference

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, February 23, 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 22, 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:** 7 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Board Member Randy Benbrook  
Board Member Mark Kitchens

**3. Approval of Agenda**

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

**4. Public Comments**

There were no public comments presented at the meeting.

**5. Approval of Consent Agenda**

- A. [BILL NO. 23-052](#) An Ordinance vacating a certain sanitary sewer easement located at 1000 and 1010 NW Pryor Rd in the city of Lee's Summit, Missouri.  
(First read by Council on March 7, 2023. Passed by unanimous vote.)

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

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- B. [2023-5467](#) Appl. #PL2023-016 - SIGN APPLICATION - Cava, 900 NW Pryor Rd; Infinity Sign Systems, applicant

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

- C. [2023-5462](#) Approval of the February 9, 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.**

## 6. Public Hearings

- A. **2023-5464** Public Hearing: Application #PL2022-217 - Rezoning from AG to RP-3 and Preliminary Development Plan - Colton's Crossing, approximately 74 acres located along the west side of SE Hamblen Road, 1/2 mile south of SE Thompson Drive; Hamblen Road Project, LLC, applicant.

Mr. Hector Soto, Senior Planner of Development Services, entered into the record Exhibit A, items 1-18.

**Discussion included:**

- Infrastructure requirements
- Water main extension
- Price points
- Phasing and amenities
- Adjacent parcels / common tracts
- Parking

There was one property owner present to ask questions regarding the project.

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

- 1) **TMP-2570** An Ordinance approving rezoning from District AG (Agricultural) to District RP-3 (Planned Residential Mixed Use) and Preliminary Development Plan for approximately 74 acres located along the west side of SE Hamblen Road, ½ mile south of SE Thompson Drive, 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. [2023-5426](#) Continued Appl. #PL2022-435 - COMPREHENSIVE PLAN AMENDMENT - 2022 Lee's Summit Parks Master Plan; City of Lee's Summit, applicant

Steve Casey entered into the record Exhibit A, items 1-8.

## 7. Other Agenda Items

- A. [2023-5427](#) RESOLUTION NO. 2023-01 - A Resolution of the Planning Commission of the city of Lee's Summit, Missouri, adopting the 2022 LSPR Parks Master Plan Update as an amendment to the city of Lee's Summit Ignite Comprehensive Plan.

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

- B. [2023-5472](#) Presentation of No-Tax-Increase Bond Increase question on the April 4, 2023 election ballot

A presentation was given by Assistant City Manager Ryan Elam and Major Nicole Walters of the LSPD.

## 8. Roundtable

Commissioner Rader asked for clarification on the committee appointments and the Planning Commission Boards. Ryan Elam responded to her questions. Commissioner Arth spoke about the CEDC and affordable housing.

## 9. Adjournment

**There being no further business, Chairperson Funk adjourned the meeting at 7:18 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](https://lsmo.legistar.com)"