

Ms. Roberts asked Mr. Keating if it was correct that the lights would be on only when the field was being used and would not be used for additional security lighting. Mr. Keating replied that this was correct.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:11 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. DeMoro made a motion to recommend approval of Application PL2016-030, Special Use Permit for outdoor recreational facility lighting: Summit Christian Academy, 500 SW Jefferson St; Guenther Mills Keating Architects, applicant; subject to staff's letter of April 8, 2016, specifically Recommendation Item 1. Ms. Roberts seconded.

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

On the motion of Mr. DeMoro, seconded by Ms. Roberts, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-030, Special Use Permit for outdoor recreational facility lighting: Summit Christian Academy, 500 SW Jefferson St; Guenther Mills Keating Architects, applicant; subject to staff's letter of April 8, 2016, specifically Recommendation Item 1.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

<p>4. Application #PL2016-052 – PRELIMINARY DEVELOPMENT PLAN – SiteOne Landscape Supply, 109 NW Victoria Dr; SiteOne Landscape Supply, applicant</p>

Chairperson Norbury opened the hearing at 5:12 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Jeff Sechline gave his business address as 109 NW Victoria in Lee's Summit. He related that SiteOne was a landscape distribution business, with 500 locations in the US. These supplies included products related to irrigation and fertilizers. They were asking for approval to install a fence on the north side of their building. This side of the building would become an outdoor storage area, and was the preferred space since the ground had less slope than on the other sides. Items stored would include irrigation and drainage pipes and activity there would include a forklift, so the fence was intended for both privacy and security. They agreed with the City's recommendations.

Following Mr. Sechline's presentation, Chairperson Norbury asked for staff comments.

Mr. Soto entered Exhibit (A), list of exhibits 1-14 into the record. He explained that this application asked for a modification to the PI zoning district's outdoor storage requirements; specifically storage in the front yard between the building and its street frontage. The UDO restricted outdoor storage in this zoning district to side and rear yards. Mr. Soto pointed out an existing multi-tenant office/warehouse building. The south side of this building was occupied, and had an outdoor storage area on the south side at the back. The applicants had considered putting the storage on the west side; however, they wanted to avoid the slope on that part of the

property. Staff's concern was that in this location the required screening would cause a visual as well as a physical obstruction for traffic in the parking lot; and this was a significant safety issue. Staff had found that previous tenants had already used this north part of the parking for a similar type of outdoor storage. The City had not been aware of this until tonight's application had come in, as there had been no complaints from surrounding properties. Staff did not anticipate receiving any about this storage location, as it would have a six-foot screen that would block views including those from Victoria Street, which was at a somewhat higher elevation. Mr. Soto pointed out on the plan the location of evergreen shrubs and trees used to block views from the street.

Staff recommended approval subject to their Recommendation Items 1 through 3. Item 1 referred to the modification for outdoor storage requirements that the applicants were requesting. Item 2 required that the outdoor storage area *"comply with all other requirements of an outdoor area listed under Article 8 of the UDO."* Item 3 required that the applicant work with staff on the exact location of the fence and keep a distance from City infrastructure including the connection for the Fire Department and the water main just east of the property.

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

Mr. James McIntosh gave his address as 420 SE Main Street in Lee's Summit. He asked how close the Fire code would allow material to be to the fence, or if material could be stacked very close to the fence. Chief Eden replied that this would depend on what type of material they were storing, and the Fire Department would be paying attention to that. He added that in view of Mr. McIntosh's address, some questions might come up about lumber yards vs. storage lots, and this would be assessed at the time of inspection.

Mr. McIntosh asked for a clarification, and Chairperson Norbury replied that how close the stored items could be might depend on the nature of the materials. Mr. McIntosh wanted to know if the material stored was flammable. Mr. Sechline clarified that most of the material would be plastic drain and stormwater boxes and PVC pipe. Mr. McIntosh asked where he could get a copy of the regulations, and Chairperson Norbury answered that they should be available on the City's website.

Chairperson Norbury then asked if the Commission had questions for the applicant or staff.

Mr. DeMoro remarked that he had also wanted to know if any fuels or corrosive materials would be stored. Mr. Sechline confirmed that nothing like that would be stored in the area. Mr. DeMoro then asked if the screened area would include a gate, and Mr. Sechline answered that they would have a 20-foot rolling gate on the fence's west side. It would be open during business hours and closed at the end of the day.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:24 p.m. and asked for discussion among the Commission members, or for a motion.

Ms. Roberts made a motion to recommend approval of Application PL2016-052, Preliminary Development Plan: SiteOne Landscape Supply, 109 NW Victoria Dr; SiteOne Landscape

Supply, applicant; subject to staff's letter of April 8, 2016, specifically Recommendation Items 1 through 3. Mr. Funk seconded.

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

On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-052, Preliminary Development Plan: SiteOne Landscape Supply, 109 NW Victoria Dr; SiteOne Landscape Supply, applicant; subject to staff's letter of April 8, 2016, specifically Recommendation Items 1 through 3.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

<p>5. Application #PL2016-055 – REZONING from CP-2 and TNZ to PMIX and CONCEPTUAL DEVELOPMENT PLAN – Strother Lofts, 204-210 SW Market St and 211 SW Jefferson St; Yarco-Devco, LLC, applicant</p>

Chairperson Norbury opened the hearing at 5:25 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Jim Harpool, of Evergreen Real Estate Services, related that he had teamed with Yarco when he was looking for an experienced development partner, after having the project under contract. He had formerly owned Dial Realty in Kansas City and had been involved in a number of projects over the years including the Hartman Heritage Center at I-70 and Little Blue Parkway, a complex that included a hotel, offices, restaurants and shopping; as well as the redevelopment project for the downtown district of Manhattan, Kansas. The most recent project was the Promontory at 91st at Metcalf in Overland Park, which would include residential development. This had formerly been the Loehmann's shopping center. The InterUrban Art House Project in Overland Park would develop the Post Office space into exhibit space and space for artists' studios.

Mr. Harpool recalled that there had been considerable discussion of residential development Downtown when it was redeveloped a decade ago. More recently, he had acquired the Post Office property, and a due diligence period, which was fairly short, had been a condition of the sale. That period ended on April 25th. Yarco was a well-known local company that had been in business for several decades. Mr. Mike Grube and Mr. Matt Coates, both with Yarco as well as Mr. Paul Stark of SWD Architects, were present at the meeting and could answer questions. SWD Architects had been in business for over 75 years.

Mr. Harpool observed that although residential development Downtown had been discussed when the master plan was put together and the area was redeveloped, there had not actually been much residential development since then. However, even before redevelopment Downtown Lee's Summit had been very suitable for that, being rather compact and very walkable. It was still an unproven market from a lender's perspective. He had been looking for a project with an appropriate size, with 100 to 150 units. With its walkability, character and variety of activities Downtown could be a natural attraction for the younger millennial group in