

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, January 13, 2022

5:00 PM

City Council Chambers and via videoconference

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, January 13, 2022, 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, January 13, 2022, 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
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Tanya Jana-Ford
Board Member Jake Loveless
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 1 - Board Member Mark Kitchens

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.

Public Comments

There were no public comments at the meeting.

Approval of Consent Agenda

[TMP-2148](#) Appl. #PL2021-294 - FINAL PLAT - Napa Valley, 5th Plat, Lots 166-196 and Tract O, 3990 SW Flintrock Dr; Engineering Solutions, LLC, applicant

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 2/1/2022. The motion carried unanimously.

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[TMP-2152](#) Appl. #PL2021-415 - FINAL PLAT - Summit Point, 2nd Plat, Lot 1, 520 NE Chipman Rd; Canyon View Properties, applicant

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 2/1/2022. The motion carried unanimously.

[2021-4612](#) Minutes of the December 16, 2021, Planning Commission meeting.

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

Public Hearings

[2022-4637](#) Public Hearing: Application #PL2021-428 - Preliminary Development Plan and Application #PL2021-429 - Special Use Permit for a processing facility - Lee's Summit Processing Facility, 2101 SE Hamblen Rd; KC Dumpster Company, applicant.

Chairperson Funk opened the hearing at 5:05 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Rody Taylor owner of KC Dumpster Company gave his address as 1280 SE Century Drive in Lee's Summit. For the last 3 years he has been operating the disposal area and other services that are at the old landfill. The landfill closed in 2019. In order for those services to continue there needed to be a more permanent site. KC Dumpster was selected through an RFQ Process to determine where to go with the project. It was decided it would be a Processing Facility.

Currently on the site there is a public disposal area that residents use. HHW Services, Recycling, Composting, & Concrete recycling. When the facility opens they will expand services to include "open-top" customers and focus on C&D (Construction & Demolition) recycling. Packer trucks would be excluded. Mr. Taylor displayed map included in his presentation where the building will be located. He added the building is designed with material and color to mimic current city buildings to the north, Public Works Maintenance Facility and Animal Control. The back of the building is a covered area. This is required for the use. Inside the building will have a sorting/processing line. This will be the first Processing Facility in the State of Missouri. In 2021 they had forty thousand customers, the majority of these customers were home builders, small businesses, and do-it yourselfers. They will be able to pull out items such as wood, concrete, cardboard, and metal. The goal is to recycle these materials. There is a goal of a 75% diversion rate but it may be closer to 50% that will be diverted from landfills.

Following Mr. Taylor's presentation, Chairperson Funk asked for staff presentation.

Mr. Hector Soto, entered Exhibit (A), list of exhibits 1-17 into the record. Mr. Soto displayed an image to show the contexts on the surrounding area. The Railroad and Industrial lots to the West. Public Works Maintenance facility and Animal Control to the North. The closed Landfill to the South and Agricultural land to the East fronting on Ranson Rd. On Ranson Rd. there is an elementary school as well as a couple of businesses.

The property is 31.2 acres with a PI Zoning. The building will be 23,352 total sq. ft. including the Scale house and proposed future HHW Reception areas. This development will require the relocation of the existing drive. This site is located in one of three in the city that are "specified metal building area". Hours of operation will be M-F 7 a.m. to 5 p.m. and Saturday 7 a.m. to 4 p.m. with a maximum of 10 employees.

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Noise will be consistent with the historical use of the Resource Recovery Park. Public Infrastructure is adequate for the proposed use. The proposed building exteriors are consistent with the materials that are allowed in the "specified metal building area". Staff is recommending approval with two conditions. 1) Development shall be in accordance with the preliminary development plan dated December 22, 2021. 2) The special use permit for the processing facility shall be granted for a period of 20 years.

Following Mr. Soto's comments, Chairperson Funk opened to the commission for questions. Commissioner Rader asked the applicant if the site will be able to process paint. Mr. Taylor confirmed they currently process paint and will continue to do so. Ms. Rader asked if anyone could use this service. Mr. Taylor responded, yes, and he expects HHW services to continue and expand.

Commissioner Lovelace asked for explanation of the traffic study. Brad Cooley, City Traffic Control Engineer asked Commissioner Lovelace if there were specific questions. Commissioner Lovelace asked what impact this project will have to the existing road. Mr. Cooley responded the traffic would be similar to the current traffic use. The study showed it's expected an additional fifty vehicles per day.

Commissioner Benbrook had two questions for the applicant. 1) Will this replace the PDA Services? Mr. Taylor confirmed PDA services will continue. If someone has a dump trailer they will be able to cross the scale area and back into the building to dump their dump trailer. If it's a pickup truck, for safety reasons they will continue to go down to the PDA. KC Disposal will then pick it up to take it to the building. 2) will the cost increase to the public? Mr. Taylor said there will be no increase.

Chairperson Funk asked Mr. Taylor if he was agreeable to the twenty years Special Use Permit condition. Mr. Taylor agreed.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:23 p.m. and asked for discussion among the Commission members.

Vice Chair Arth said this project has a lot of thought and really likes the goals for recycling.

Commissioner Trafton added this was a nice well thought out project.

Chairperson Funk also agreed with the commission. Adding a project like this was long over due for the area and he could see a lot has been put into this project. The conceptual drawings look great!

Hearing no further discussion, Chairperson Funk called for a motion.

Vice Chair Arth made a motion to recommend approval of Application PL2021-428, Preliminary Development Plan and Application PL2021-429 Special Use Permit for processing facility – Lee's Summit Processing Facility 2101 SE Hamblen Rd.; KC Dumpster Company, applicant, Commissioner Rader seconded

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

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 2/1/2022. The motion carried unanimously.

[BILL NO.](#)
[22-14](#)

An Ordinance approving a Preliminary Development Plan for a processing facility on land located at 2101 SE Hamblen Road, all in accordance with the

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provisions of the Unified Development Ordinance, Chapter 33 of the City of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

[BILL NO.
22-15](#)

An Ordinance approving a Special Use Permit for a processing facility on land located at 2101 SE Hamblen Road, all in accordance with the provisions of the Unified Development Ordinance, Chapter 33 of the City of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

[2022-4646](#)

Appl. #PL2021-464 - PRELIMINARY DEVELOPMENT PLAN - F.I.T. Muscle and Joint Clinic, 413 NW Murray Rd; Herron + Partners, applicant (to be continued to a date certain of January 27, 2022, at staff's request)

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 1/27/2022. The motion carried unanimously.

Other Agenda Items

[2022-4644](#)

Res. #2022-01 - A Resolution adopting the Planning Commission of meetings for 2022.

Mr. Soto opened with a couple items to discuss for the upcoming years schedule. They center around the second meeting in November. Currently this meeting is scheduled for Thanksgiving Day. In order to accommodate a second meeting in November this date will need to be moved to either November 3rd or the 17th. The 17th conflicts with the Board of Zoning Adjustment meeting. BZA meets at 6 p.m. Planning Commission starts at 5 p.m. BZA could possibly shift if needed. The commission members chose November 17th.

Mr. Soto also presented a training session schedule. Instead of trying to squeeze in training sessions on scheduled Planning commission hearing dates, he proposed stand alone training dates. They would be quarterly meetings at the same time and location as Planning Commission Hearings if they work with the Commissioners schedules.

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

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

Roundtable

Commissioner Rader inquired what items will be on the agenda for the training sessions. Mr. Soto said training sessions are Planning Commission lead and topics can be anything the Commission wishes to discuss. Mr. Ryan Elam added anything the commission would like to discuss.

Commissioner Arth asked if there are any planned City Council/Planning Commission sessions. Mr. Elam responded there will be, the Mayor and Chair will get together to discuss a schedule.

Commissioner Trafton asked if Signs and the UDO could be a topic for the first training session. He also asked if calendar invites could be sent out for the year. Mr. Soto said yes.

Chairperson Funk stated he will not be at the January 27th meeting and he's let Vice Chair Arth know as well.

Adjournment

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There being no further business Chairperson Funk adjourned the meeting at 5:37 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"