

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, May 9, 2024
5:00 PM
City Council Chambers
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, April 9, 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: 9 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Shari Frazier
Board Member Tanya Jana-Ford
Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Chip Touzinsky
Board Member Terry Trafton

3. Approval of Agenda

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

4. Public Comments

Ms. Teresa Vollenweider of 5201 Maybrook Rd, Lee's Summit, MO made comments related to the seal provided on documents by architects and engineers. She provided each of the planning commission members with documents related to this topic.

5. Consent Agenda

- A. [2024-6284](#) Approval of the April 11th Planning Commission Action Report

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

- B. **TMP-2994** An Ordinance accepting final plat entitled The Falls at Winterset Valley, 2nd Plat, Lots 1520-1532 and Tracts C-E, as a subdivision to the city of Lee's Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- C. [2024-6285](#) Appl. #PL2023-354 - SIGN APPLICATION - Ellevate Skin + Brow, 110 SW 2nd

Street; Ellen Rodgers, applicant

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

6. Public Hearing

- A. 2024-6277** Public Hearing: Application #PL2024-038 - Preliminary Development Plan - MCC Longview Automotive Institute, 500 SW Longview Road; DLR Group Architects, applicant.

Mr. Hector Soto Jr., Senior Planner, entered Exhibit A 1-14 into the record.

Planning Commission discussion included:

- Zoning
- Use by right
- Disposal of construction debris and path taken
- Hazmat storage
- Parking
- Sidewalk connections
- Hours of operation
- Storm water detention
- Materials – metal panels
- Location of storage bays
- Trade programs– diesel program

There was no one present to speak in favor of or in opposition to this application

A motion was made by Board Member Loveless, seconded by Board Member Trafton, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion passed by the following vote:

Aye: 8 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless
Board Member Touzinsky
Board Member Trafton

Abstain: 1 - Board Member Frazier

- 1) TMP-2997** An Ordinance approving a Preliminary Development Plan for land located at 500 SW Longview Road for MCC Longview Automotive Institute, 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. 2024-6279** Public Hearing: Application #PL2024-060 - Special Use Permit for equipment rental facility - 1100 SE Hamblen Road; McAdams, applicant.

Mr. Hector Soto Jr., Senior Planner, entered Exhibit A 1-14 into the record.

Planning Commission discussion included:

- The fence, it's location, and it's condition
- Geotech report
- Maintenance of gravel
- Setbacks

Planning Commission

Action Letter

May 9, 2024

- Duration of the applicant's lease
- Duration of the SUP
- Landscaping

Ms. Teresa Vollenweider, resident of Lee's Summit, stated that there is not a professional seal on the plans for this project

A motion was made by Board Member Touzinsky, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion carried unanimously.

- 1) **TMP-2998** An Ordinance granting a Special Use Permit for an equipment rental facility in District PI (Planned Industrial) on land located at 1100 SE Hamblin Road, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- C. **2024-6281** Public Hearing: Application #PL2024-064 - Preliminary Development Plan- 1,900 square foot ADU in the backyard of 512 NE Promised View Drive.

Mr. Ian Trefren, Staff Planner, entered Exhibit A 1-13 into the record.

Planning Commission discussion included:

- Storm water report and master drainage plan
- Impervious surface
- Terms of the recently changed UDO

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Jana-Ford, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion carried unanimously.

- 1) **TMP-2999** An Ordinance approving a Preliminary Development Plan for an accessory dwelling unit on land located at 512 NE Promised View 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.
- D. **2024-6274** Public Hearing: Application #PL2024-078 - Rezoning from RP-2 and AG to RLL - 2800 SE Ranson Road and 1300 SE Hook Lane; Jaclyn Maloney, applicant.

Mr. Hector Soto Jr., Senior Planner, entered Exhibit A 1-14 into the record.

A motion was made by Board Member Benbrook, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion carried unanimously.

- 1) **TMP-2995** An Ordinance approving rezoning from District AG (Agricultural) and RP-2 (Planned Two-Family Residential) to District RLL (Residential Large Lot) on approximately 5.35 acres of land located at 2800 SE Ranson Road and 1300 SE Hook Lane, 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.
- E. **2024-6227** Public Hearing: Application #PL2024-072 - Unified Development Ordinance

Planning Commission

Action Letter

May 9, 2024

(UDO) Amendment - Updates for temporary signage standards to Article 9 Signs; City of Lee's Summit, applicant.

Mr. Hector Soto Jr., Senior Planner, entered Exhibit A 1-10 into the record.

Planning Commission discussion included:

- Residential "For Sale" signs

Ms. Teresa Vollenweider, resident of Lee's Summit, asked a question regarding the number, size, and location of warning signs on agricultural and/or residential properties. Mr. Hector Soto Jr. responded that warning signs are exempt.

Planning Commissioner Mark Kitchens left at 7:38 pm.

A motion was made by Board Member Trafton, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion passed by the following vote:

Aye (8)

Donnie Funk

Dana Arth

Chip Touzinsky

Jake Loveless

Randy Benbrook

Shari Frazier

Tanya Jana-Ford

Terry Trafton

Absent (1)

Mark Kitchens

- 1) **TMP-2976** An Ordinance amending Chapter 33, Unified Development Ordinance, Article 9. Signs, of the Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

7. Roundtable

Aimee Nassif, Deputy Director of Development Services indicated that there would be a training opportunity on May 20, 21, or 22. Any of the Planning Commission members that would like to attend are welcome. An email invite will be sent out soon.

8. Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 7:45 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"