



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

Tuesday, August 8, 2017  
5:00 PM  
City Council Chambers  
City Hall  
220 SE Green Street  
Lee's Summit, MO 64063

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CALL TO ORDER  
ROLL CALL

**Present:** 9 - Board Member Carla Dial  
Board Member Jason Norbury  
Board Member Colene Roberts  
Board Member Dana Arth  
Board Member Don Gustafson  
Board Member Donnie Funk  
Board Member J.Beto Lopez  
Board Member Herman Watson  
Board Member Jeff Sims

APPROVAL OF AGENDA

**A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this agenda was approved. The motion carried unanimously.**

APPROVAL OF CONSENT AGENDA

[TMP-0624](#) Appl. #PL2017-123 - FINAL PLAT - Arborwalk, 10th Plat, Lots 242-308 Inclusive, and Tract A-10; Inspired Homes, applicant

**A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this Final Plat be approved. The motion carried unanimously.**

[TMP-0623](#) Appl. #PL2017-131 - FINAL PLAT - Legacy Wood, 7th Plat, Lots 246 thru 278 & Tracts M & N; Wood Family Development, applicant

**A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this Final Plat be approved. The motion carried unanimously.**

[2017-1441](#) Appl. #PL2017-134 - SIGN APPLICATION - Lee's Summit Medical Center, 600 NW Murray Rd.; LTD Signs & Graphics, LLC, applicant

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A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this Sign Application be approved. The motion carried unanimously.

[2017-1442](#)

Appl. #PL2017-151 - SIGN APPLICATION - North Park Village monument signs, 1000 NE Copperwood Dr. and 1013 NE Ravenwood Terr.; Summit Custom Homes, applicant

A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this Sign Application be approved. The motion carried unanimously.

[2017-1436](#)

Minutes of the July 25, 2017, Planning Commission meeting

A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that the Minutes be approved. The motion carried unanimously.

#### PUBLIC HEARING

[2017-1443](#)

Appl. #PL2017-135 - VACATION OF RIGHT-OF-WAY - all of SE 23rd St and SE Reiss Dr within the plat of Reiss Industrial Park, generally located at the southeast corner of SE M-291 Hwy and SE Stuart Rd; Engineering Solutions, LLC, applicant (continued to a date certain of August 22, 2017, at Staff's request)

A motion was made by Board Member Roberts, seconded by Board Member Gustafson, that this application be continued by the Planning Commission to a date certain of 8/22/2017. The motion carried unanimously.

#### PUBLIC COMMENTS

Mr. Keith Foster gave his address at 1051 NE Todd George Road. He asked for some clarification about the consent agenda vote for the North Park Village sign application without any discussion. Chairperson Norbury explained that the consent agenda included items that did not need a full public hearing and could be approved by staff on the administrative level. Mr. Foster pointed out that the proposed sign was not in compliance with the City ordinance. He owned adjacent property and he had heard about the monument sign only over the last few days. Chairperson Norbury responded that there was a minimum variance from the UDO requirements that did not require a public hearing. Anything above that had to be heard by the Planning Commission.

Ms. Yendes confirmed that the UDO gave the Commission a certain amount of authority to increase the size of a sign on a minimal level. She was not sure when the agenda had gone up on the City's website, and Mr. Foster stated that he had not seen it last Friday. He had only seen it last night. The sign was 7 feet 2 inches tall and the UDO specified 6 feet, and he considered this a major increase in size. It looked like it had just been rubber-stamped without any input from the public. Chairperson Norbury stated that the Commission was allowed a certain amount of latitude. The Commission would have to hold a public hearing if even one member requested it.

Mr. Foster objected to there being no public forum or input allowed for this application. He did not think the adjacent property owners should be barred from giving any input. Chairperson Norbury explained that this latitude was typical of property law. A

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homeowner, for example, could probably paint his house blue but other, more noticeable colors might not be allowed.

Mr. Foster commented that if the agenda had been available to the public more recently than the day before the hearing, that would mean he would have to contact each Planning Commission member and give his opinion. He summarized that the City was allowing a sign not in compliance with the ordinance to be approved with no public input. Mr. Soto confirmed that he had sent out the link for the agenda on Friday, late in the afternoon.

Mr. Gustafson asked if there was any appeal provision for an adjacent property owner. Chairperson Norbury was not sure, and Ms. Yendes stated that the Legal Department would look into it. She added that since the Commission had allowed for public comment, there could be a motion to reconsider.

Mr. Foster stated that one of his objections was that the proposed sign looked like a large middle finger, which he would not want to see every day; and he had seen no other signs nearby that were anywhere near that tall. He considered it to be out of place in that location.

OTHER AGENDA ITEMS

ROUNDTABLE

Mr. Soto stated that the joint meeting with the City Council would be on October 12th.

ADJOURNMENT

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Internet site at "[www.cityofls.net](http://www.cityofls.net)".