



Application No PL2025207

Meeting date September 23, 2025

Notices were sent for the neighborhood meeting on September 11, 2025 via certified mail. Notice included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions, Rigby McClure, Dave Olson with Drake answered questions from the residents.

Comments from neighbors

- What happens to the old Pfizer building?
 - Intended to be removed with phase 2 of the development

- What is the schedule for the project because we have sat through a lot of plans at this point for projects that never happened?
 - Hoping to break ground in the spring of 2026

- With Lee's Summit Elementary closing how does the school handle this project?
 - This project will help support the schools with taxes but should not have a big impact on the school capacity.

- Is the Developer getting incentives?
 - Yes

- Does 16th and Summit Street being improved?
 - 16th is being improved to the eastern most entrance, likely in the last phase of development

- Do the utilities on 16th get improved?
 - Yes Storm, water and sanitary improvements will accompany the road improvements

Overall discussion about the project, timeline and tenants developing the individual lots.

Meeting concluded at 7:00 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions

ENGINEERING SOLUTIONS

ENGINEERS • SURVEYORS

50 SE 30th Street
Lee's Summit, Missouri 64082
(816) 623-9888 Phone
(816) 623-9849 Fax
engineeringsolutions_ls@yahoo.com

Project Name: EAST VILLAGE
Date: 9/18/2025
By: _____
Description: Neighborhood Mtg
SIGN IN

~~Richard~~
~~Forster~~; Michelle Cooper
102 SE 16th St.
LS MO 64081

Jim SHRIVER
1600 SE Willow Rd
1602 SE Willow
LS MO 64081

Stephen Forster
1610 AB SE Summit
1612 AB " "

Jeff Renville
201 SE 14th St

Michael CHAPMAN
CHAP Co PROPERTY GROUP, LLC

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: September 11, 2025

Neighborhood Meeting will be held prior to the City Public Meeting process, as shown below, to allow for discussion on the application.

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2025207

Description of Proposal:

Commercial Preliminary Development Plan for East Village

Location of the Property: 1 SE Pfizer Way, 100 SE Bailey Rd, 1001 SE M 291 Hwy, Lee's Summit, MO 64081

Applicant: East Village Investors, LLC

Meeting of:

Neighborhood Meeting

Date at Time of Meeting: September 18, 2025 at 6:00 pm

Summit Park Church Ministry / Office Building

401 SW Oldham Parkway, Lee's Summit, MO 64081

All interested persons are invited to attend and will have an opportunity to be heard at the neighborhood meeting.

For more information, contact

Development Services Department, City of Lee's Summit, at (816) 969-1200.
Engineering Solutions, Matt Schlicht, 816-623-9888 (Ext 0#), esinfo@es-kc.com

Dennis Bresette
29 O St
Lake Lotawana, MO 64086

Sandra K Smith
5242 County Road 14002
Adrian, MO 64720

EIC Real Estate LLC
29608 N 148th St
Scottsdale, AZ 85262

KGP Properties
453 SE Oldham Pkwy
Lee's Summit, MO 64081

LN Real Estate LLC
PO Box 460069
Houston, TX 77056

Vernon and Associates, LLC
1303 Swift Ave
North Kansas City, MO 64116

1008 SE Browning Inc
10805 Old Mill Rd
Omaha, NE 68154

Market Street Investors, LLC
7200 W 132nd St, Suite 150
Overland Park, KS 66213

Ranville Property Management, LLC
PO Box 579
Lee's Summit, MO 64063

Landmark Equity Group, LLC
15954 S Murlen Suite 264
Olathe, KS 66062

Steven M Zellmer
11800 Central St
Kansas City, MO 64114

Chapco Property Group, LLC
9223 Cyclone School Rd
Lee's Summit, MO 64064

Signal Home Solutions LLC
1604 SE Summit St
Lee's Summit, MO 64081

Kumar Lalit
1964 Hillerbrant Pl
Santa Clara, CA 95050

Mark S Connelly
207 SE 16th Terr
Lee's Summit, MO 64081

Scott J Reinkemeyer
1609 SE Willow Rd
Lee's Summit, MO 64081

Clark Chappie James
208 SE 16th Terr
Lee's Summit, MO 64081

Sarah S & Bradford A Hunziker
1604 SE Willow Rd
Lee's Summit, MO 64081

Suzanne C & Stephen N Forster
4313 SW Gull Point Dr
Lee's Summit, MO 64082

Gabriel James Spooner
1607 Willow Rd
Lee's Summit, MO 64081

Donald, Charels, John Spencer
615 SW Persels Rd
Lee's Summit, MO 64081

Riverfront Homebuyers, LLC
PO Box 14365
Parkville, MO 64152

Carlos Lee Ross
5 SE 9th St
Lee's Summit, MO 64063

Bird Guess Estate
James Arthur Guess, Jr
804 Cross Timbers Dr
Keller, TX 76248

Walker Flips KC LLC
1 SE 9th St
Lee's Summit, MO 64063

James William Shriver
313 SW Madison
Lee's Summit, MO 64063

County Beverage Co
1290 SE Hamblen Rd
Lee's Summit, MO 64081

Linda Manasa & Stephen Schmitz
PO Box 293
Greenwood, MO 64034

SASB LLC
1001 SW 11th Cir
Lee's Summit, MO 64081

Matthew D Ranville
220 NW Aspen St
Lee's Summit, MO 64064

Tiffany Marble Holdings 2 Inc
124 S Seymour St
St. James, MO 65559

All Cars Service LLC
12 SE 16th St
Lee's Summit, MO 64081

Ozmat Investments, LLC
220 NW Aspen St
Lee's Summit, MO 64064

C D Stevenson LLC
2840 Roe Ln
Kansas City, KS 66103

Aquila Inc
PO Box 418679
Kansas City, MO 64141

GC Holdings
14433 Maple St
Overland Park, KS 66223

Hill Investment Properties, LLC
1321 SW Market St
Lee's Summit, MO 66223

Hunch Family LLC
16413 Turnberry
Village of Loch Lloyd, MO 64012

Southport Business Center LLC
1485 SW Market St
Lee's Summit, MO 64081

LS Industrial LLC
1439 Woodbury Ln
Liberty, MO 64068

LS Industrial, LLC
4 E Franklin
Liberty, MO 64068

Joseph & Katie Fordyce
1606 SE Summit St
Lee's Summit, MO 64081

Union Pacific Railroad
1400 Douglas St, Stop 1640
Omaha, NE 68179

Pat Herrington
24701 Milton Thompson Rd
Lee's Summit, MO 64086

City of Lee's Summit
PO Box 1600
Lee's Summit, MO 64063

Pfizer Inc
c/o Joel Tenpenny
150 E 42nd St, Fl 38th
New York, NY 10017

69D LLC
2005 Burlington St
Kansas City, MO 64116

Jim Properties, LLC
1612 E Elm St
Harrisonville, MO 64701

LS Industrial
1439 Woodbury Ln
Liberty, MO 64068

Jay & Elizabeth Ferguson
93 SE Oldham Pkwy
Lee's Summit, MO 64081

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