

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Good afternoon Mr. Funk, my name is Courtney Wohlgemuth and I'm a resident of Raintree Lake. I'm here today to voice my strong opposition to the proposed Christian Brothers Automotive repair shop at the entrance of our neighborhood.

First and foremost, Raintree Lake is a peaceful, family-oriented community. We take pride in our well-maintained homes, scenic views, and the calm, residential atmosphere that drew us here in the first place. Placing a commercial auto repair shop at our front door is not just inappropriate—it's disruptive to the character and integrity of our neighborhood.

An auto repair shop brings a level of noise, traffic, and potential environmental hazards that are not compatible with a residential entrance. Increased vehicle traffic—often involving tow trucks and test drives—will not only create congestion but also raise serious safety concerns for families walking or biking near the entrance. And to also mention that there are 3 other full service auto repair facilities within exactly .5 miles of each other from this proposed location.

Let's also consider the visual impact. While Christian Brothers may present itself as a "clean" operation, it's still an automotive facility. That means oil changes, vehicle lifts, the smell of exhaust, and the sound of auto tools—all things that clash with the quiet aesthetic of our neighborhood gateway.

There's also the matter of property values. Numerous studies have shown that proximity to auto repair shops can lower home values due to perceived noise, pollution, and increased traffic. As homeowners, we have invested not only in our properties but in a shared vision of what this community represents. This proposal threatens that investment.

I want to be clear—this is not opposition to small business. It's about location. Christian Brothers, or any business like it, simply does not belong at the front door of a residential community. There are plenty of commercially-zoned areas nearby that are far more suitable for this type of business, where it can thrive without impacting families and neighborhoods.

In closing, I respectfully urge the planning committee to reject this proposal and to protect the character, safety, and value of Raintree Lake. Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)

## Scott Ready

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**From:** Courtney Rice <carrot2002@yahoo.com>  
**Sent:** Saturday, May 10, 2025 10:15 AM  
**To:** Scott Ready  
**Subject:** Re: Christian Brothers Automotive - Email Acknowledgment Follow-up

You don't often get email from carrot2002@yahoo.com. [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

Good morning Scott, I am also wanting to have this picture added to my public record in regards to my opposing this proposed build. During the 1st public hearing, Christian Brothers rep claimed that no cars would be parked outside during non business hours. This is false statement by them. I have attached a current picture from thier current location on 40hwy. This is on a Saturday when the shop is closed. There are at least 9 cars parked outside waiting to be worked on.

Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, May 5, 2025 at 11:00 AM, Courtney Rice  
<carrot2002@yahoo.com> wrote:

Thank you for letting me know and for including my concerns.

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, May 5, 2025 at 10:15 AM, Scott Ready  
<Scott.Ready@cityofls.net> wrote:

Good morning Ms. Rice,

City management staff advised me of your email regarding the proposed Christian Brothers Automotive project. I've since made a pdf of your correspondence and provided it to our Planning staff for awareness. Please be assured this will be included in the project packet info for the City Council public hearing meeting.

**Scott Ready**, Project Manager - Dev. Ctr.  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1225 | [cityofLS.net](http://cityofLS.net) | [Scott.Ready@cityofls.net](mailto:Scott.Ready@cityofls.net)





## Scott Ready

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**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 9:43 AM  
**To:** Diane Forte  
**Cc:** Scott Ready  
**Subject:** RE: Christian Motors Automotive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Forte:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



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**From:** Diane Forte <dianeforte94@gmail.com>  
**Sent:** Tuesday, April 29, 2025 12:24 PM  
**To:** Beto Lopez <Beto.Lopez@cityofls.net>; CityClerkOffice <CityClerkOffice@cityofls.net>; 'Faith Hodges' <faithforls@gmail.com>; Hillary Shields <Hillary.Shields@cityofls.net>; John Lovell <John.Lovell@cityofls.net>; Trish Carlyle <Trish.Carlyle@cityofls.net>; Donnie Funk <Donnie.Funk@cityofls.net>; Cynda Rader <Cynda.Rader@cityofls.net>; Mia Prier <Mia.Prier@cityofls.net>; Bill Baird <wbaird@cityofls.net>  
**Subject:** Christian Motors Automotive

You don't often get email from [dianeforte94@gmail.com](mailto:dianeforte94@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

To each of you, many of us in the southern district of this City are not feeling like Much though is bring given with the Business's coming.  
I realize this is not up to you which companies want to be in Lee's Summit, however Do we need to add a 10 Bay Automotive repair when we have a Walmart automotive, a Firestone Automotive and Fast oil change within .4 of a mile???  
Honestly, would you be happy if the drive into Lakewood or your subdivision was adorned with all of this?  
As many years that I was on the Council, not many 30 year SUP came across my desk And have you thought of the number of additional cars that do not fit into one of the

10 bays, where will they go and are there stipulations on the number of cars waiting  
To be fixed?

I realize there used to be an overlay to protect us from these sorts of entities but we  
Are not blessed with or cursed with that overlay but surely there would be more  
Scrutiny , and I am not advocating that I am better than auto mechanics, because  
that is

Totally not the point!

I would like to Thank Mia Prier for her continued time and effort to respond to her  
District 1 Constituents

She is the Best

I ask that this be put in the record

Diane Forte

438 SE Albatross Ct

LSMO 64082

You don't often get email from [jeanmpeck@comcast.net](mailto:jeanmpeck@comcast.net). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear Mr. Funk,

I hope you consider this as I feel it is very important to the safety of our community.

There is talk of an automotive shop to build off of Market and 150 Hwy. This is a terrible intersection. The accidents are chronic and adding additional traffic is a horrible mistake. Please check the records before allowing additional traffic. It's really scary that anyone would add to it. Isn't there somewhere else safer for this business in Lee's Summit?

I appreciate your consideration in this matter.

Jean Peck

## Scott Ready

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**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 4:34 PM  
**To:** Kerry Bathgate; CityClerkOffice  
**Cc:** Scott Ready  
**Subject:** RE: Opposition to Proposed Christian Brothers Automotive Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Bathgate:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



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**From:** Kerry Bathgate <[klbathgate@yahoo.com](mailto:klbathgate@yahoo.com)>  
**Sent:** Wednesday, April 30, 2025 4:13 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Opposition to Proposed Christian Brothers Automotive Development

Some people who received this message don't often get email from [klbathgate@yahoo.com](mailto:klbathgate@yahoo.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear City Hall Representative or Planning Department,

I am writing to express my opposition to the proposed construction of a Christian Brothers Automotive location in the Raintree Price Chopper area. This vicinity already contains three automotive service shops, with an additional four located less than a mile away.

Given the current saturation of similar businesses in the area, many residents—myself included—would prefer to see the development of restaurants or other community-focused amenities that offer greater variety and value to the neighborhood.

I respectfully request that this email be entered into the public record.

Thank you for your time and consideration.

Sincerely,

Kerry Bathgate  
Lee's Summit Resident

## Scott Ready

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**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 1:14 PM  
**To:** Kristen Paith  
**Cc:** Scott Ready  
**Subject:** RE: Christian Brothers Automotive near Raintree

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Paith:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofls.net](https://cityofls.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



-----Original Message-----

**From:** Kristen Paith <kristenpaith@gmail.com>  
**Sent:** Wednesday, April 30, 2025 11:51 AM  
**To:** CityClerkOffice <CityClerkOffice@cityofls.net>  
**Subject:** Christian Brothers Automotive near Raintree

[Some people who received this message don't often get email from kristenpaith@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**CAUTION!** This is an EXTERNAL email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

To whom it may concern:

I want this email entered into the public record.

I am opposed to Christian Brothers Automotive going in near the Raintree Lake subdivision. We do NOT need another repair shop in this area. We already have Firestone and Walmart is across the street. We just got a new oil change place - that wasn't needed either. Along that road coming into the neighborhood would be the oil change place, a repair shop and a car wash. This will bring all the riff-raff from surrounding areas, cause an increase in theft and vandalism and cause the value of the area to decline eventually creating a ghetto. Go to downtown KC...what do you see? Repair shops everywhere. And a ghetto area. Many residents will consider selling their houses as the local amenities are just very bare. Please reconsider and allow more restaurants in our area and help maintain the value and not drive the

cost down.

Thank you

Kristen Paith

## Scott Ready

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**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 3:25 PM  
**To:** Mark T  
**Cc:** Tripses, Meagen; Scott Ready  
**Subject:** RE: OPPOSITION to Proposed Christian Brothers Automotive Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Tripses:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](mailto:cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



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**From:** Mark T <[mtripses@gmail.com](mailto:mtripses@gmail.com)>  
**Sent:** Wednesday, April 30, 2025 3:03 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Cc:** Tripses, Meagen <[megtrip@gmail.com](mailto:megtrip@gmail.com)>  
**Subject:** OPPOSITION to Proposed Christian Brothers Automotive Development

Some people who received this message don't often get email from [mtripses@gmail.com](mailto:mtripses@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear City Hall Representative or Planning Department,

I am writing to express my opposition to the proposed construction of a Christian Brothers Automotive location in the Raintree Price Chopper area. This vicinity already contains three automotive service shops, with an additional four located less than a mile away.

Given the current saturation of similar businesses in the area, many residents—myself included—would prefer to see the development of restaurants or other community-focused amenities that offer greater variety and value to the neighborhood.

I respectfully request that this email be entered into the public record.

Thank you for your time and consideration.

Sincerely,  
Mark Tripses

Local Resident

## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 9:43 AM  
**To:** Marla Stout  
**Cc:** Scott Ready  
**Subject:** RE: Oppose Christian Brothers Automotive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Stout:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



---

**From:** Marla Stout <[marla.stout@gmail.com](mailto:marla.stout@gmail.com)>  
**Sent:** Tuesday, April 29, 2025 1:08 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Oppose Christian Brothers Automotive

You don't often get email from [marla.stout@gmail.com](mailto:marla.stout@gmail.com). [Learn why this is important](#)

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**\*\*Please enter this into public record.**

We already have several automotive places in that area, we do not need another. The road going to that location off of 150 is TERRIBLE. It has significant blind spots coming out of the strip mall and huge potholes most of the time. There have been multiple serious accidents at that light because of already increased traffic. I'm not opposed to new business, but it needs to be something that is actually NEEDED/WANTED in a location and a business that will commit to making improvements on roadways, etc.

Regards,  
Marla Stout  
Raintree Resident

## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Thursday, May 1, 2025 8:41 AM  
**To:** Meagen Tripses; Scott Ready  
**Subject:** RE: Opposition to Proposed Christian Brothers Automotive Location in Raintree

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Tripses:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



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**From:** Meagen Tripses <megtrip@gmail.com>  
**Sent:** Thursday, May 1, 2025 8:12 AM  
**To:** Mia Prier <Mia.Prier@cityofls.net>; Hillary Shields <Hillary.Shields@cityofls.net>; John Lovell <John.Lovell@cityofls.net>; Trish Carlyle <Trish.Carlyle@cityofls.net>; Scott Ready <Scott.Ready@cityofls.net>; Trisha Fowler Arcuri <Trisha.FowlerArcuri@cityofls.net>  
**Cc:** Barb Lighthizer <lighthizerbarbara@gmail.com>; D Calhoon <dcalhoon76@yahoo.com>  
**Subject:** Opposition to Proposed Christian Brothers Automotive Location in Raintree

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

Dear City Hall Representative or Planning Department,

I am writing to voice my opposition to the proposed construction of a Christian Brothers Automotive shop in the Raintree Price Chopper area. This location already hosts three automotive service businesses, with four more within a one-mile radius.

Given the existing concentration of similar businesses, many residents—including myself—would prefer to see the space used for restaurants or other community-centered amenities that offer more variety and benefit to the neighborhood.

I respectfully ask that this message be included in the public record.

Thank you for your time and consideration.

Meagen Tripses

## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Monday, May 5, 2025 10:09 AM  
**To:** rayo solarrichpower.com  
**Cc:** Scott Ready  
**Subject:** RE: Christian Brothers Automotive

Mr. Ortiz:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



---

**From:** rayo solarrichpower.com <[rayo@solarrichpower.com](mailto:rayo@solarrichpower.com)>  
**Sent:** Saturday, May 3, 2025 9:23 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Christian Brothers Automotive

Some people who received this message don't often get email from [rayo@solarrichpower.com](mailto:rayo@solarrichpower.com). [Learn why this is important](#)

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Folks,

As a Raintree Lake Property Owner and resident for 17 years, I'm writing this letter in **FULL** support of Christian Brothers Automotive and their plan to build and establish a business near our Lake Community. I think it's quite privileged people that are against this business coming in and I have no idea where they are coming from, other than just being haters and unhappy people.

Please allow Christian Brothers Automotive the same rights and opportunity as Firestone Complete Auto Care, Express Oil Change & Tire Engineers and Splash and Go Car Wash. Thanks so much!

Regards,

Ray Ortiz  
President

Solar Rich Power LLC  
5021 SW Raintree Pkwy  
Lee's Summit, MO 64082  
Email: [rayo@solarrichpower.com](mailto:rayo@solarrichpower.com)

Mobile: 816.863.9779  
[www.solarrichpower.com](http://www.solarrichpower.com)



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**\*Receive a \$500 check for every referral that goes solar with us!\***

## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Tuesday, May 6, 2025 3:51 PM  
**To:** Sandee Millett  
**Cc:** Scott Ready  
**Subject:** RE: Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Millett:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](mailto:cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



---

**From:** Sandee Millett <[s.millett@att.net](mailto:s.millett@att.net)>  
**Sent:** Tuesday, May 6, 2025 3:44 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Objection

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We have been residents of Raintree Lake since the late 1980's. Now we understand that the city is considering another automotive service business in our neighborhood and we ask why. There are already several automotive related businesses in our area. Why do you think we need another? Surely there are other retail businesses that want the space. Please add my email into public record as citizens that do not want Christian Bros.

Thank you  
Sandee Millett  
816-536-9675

## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 9:42 AM  
**To:** Sharon Vorhies  
**Cc:** Scott Ready  
**Subject:** RE: Against new automotive shop near Raintree

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Vorhies:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



---

**From:** Sharon Vorhies <[svorhi1@yahoo.com](mailto:svorhi1@yahoo.com)>  
**Sent:** Tuesday, April 29, 2025 9:24 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Fwd: Against new automotive shop near Raintree

Some people who received this message don't often get email from [svorhi1@yahoo.com](mailto:svorhi1@yahoo.com). [Learn why this is important](#)

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Please make sure my comments are added to the public record

am totally against another automotive shop being put near Raintree on Raintree Drive. It's crazy that it will be right next to another full service shop. I really don't want my whole neighborhood surrounded only by automotive centers and car washes.

I'm new to the area and do not want to see this shop added. Surely there are better more neighborhood friendly options. Why wouldn't this shop be better suited to 291?

I would like to see our elected officials find better neighborhood friendly options.

Sharon Vorhies, PMP  
913.710.0850

Begin forwarded message:

**From:** Cynda Rader <[Cynda.Rader@cityofls.net](mailto:Cynda.Rader@cityofls.net)>  
**Date:** April 29, 2025 at 4:10:39 PM CDT  
**To:** Sharon Vorhies <[svorhi1@yahoo.com](mailto:svorhi1@yahoo.com)>  
**Cc:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** RE: Against new automotive shop near Raintree

Ms. Vorhies,  
I gave you the wrong date of the hearing. It is May 20<sup>th</sup>. Meeting starts at 6 pm at City Hall. Thank you!!

**Cynda Rader**, City Councilmember  
220 SE Green Street | Lee's Summit, MO 64063  
City Hall: 816.969.1010  
[cityofls.net](http://cityofls.net) | [Cynda.Rader@cityofls.net](mailto:Cynda.Rader@cityofls.net)



---

**From:** Sharon Vorhies <[svorhi1@yahoo.com](mailto:svorhi1@yahoo.com)>  
**Sent:** Sunday, April 27, 2025 9:49 PM  
**To:** Mia Prier <[Mia.Prier@cityofls.net](mailto:Mia.Prier@cityofls.net)>; Hillary Shields <[Hillary.Shields@cityofls.net](mailto:Hillary.Shields@cityofls.net)>; John Lovell <[John.Lovell@cityofls.net](mailto:John.Lovell@cityofls.net)>; Trish Carlyle <[Trish.Carlyle@cityofls.net](mailto:Trish.Carlyle@cityofls.net)>; Beto Lopez <[Beto.Lopez@cityofls.net](mailto:Beto.Lopez@cityofls.net)>; Cynda Rader <[Cynda.Rader@cityofls.net](mailto:Cynda.Rader@cityofls.net)>; Faith Hodges <[Faith.Hodges@cityofls.net](mailto:Faith.Hodges@cityofls.net)>; Donnie Funk <[Donnie.Funk@cityofls.net](mailto:Donnie.Funk@cityofls.net)>  
**Subject:** Against new automotive shop near Raintree

You don't often get email from [svorhi1@yahoo.com](mailto:svorhi1@yahoo.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

I am totally against another automotive shop being put near Raintree on Raintree Drive. It's crazy that it will be right next to another full service shop. I really don't want my whole neighborhood surrounded only by automotive centers and car washes.

I'm new to the area and do not want to see this shop added. Surely there are better more neighborhood friendly options. Why wouldn't this shop be better suited to 291?

I would like to see our elected officials find better neighborhood friendly options.

Sharon Vorhies, PMP  
913.710.0850

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## Scott Ready

---

**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 9:42 AM  
**To:** Steve Lambert  
**Cc:** Scott Ready  
**Subject:** RE: Christian Brothers

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Lambert:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofLS.net](http://cityofLS.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



---

**From:** Steve Lambert <[boompasteve@gmail.com](mailto:boompasteve@gmail.com)>  
**Sent:** Tuesday, April 29, 2025 12:17 PM  
**To:** CityClerkOffice <[CityClerkOffice@cityofls.net](mailto:CityClerkOffice@cityofls.net)>  
**Subject:** Christian Brothers

You don't often get email from [boompasteve@gmail.com](mailto:boompasteve@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

I Want my email entered into the public record.

I am writing as a concerned resident of Raintree Lake regarding the proposed construction of a Christian Brothers Automotive 10-bay garage on SW Market Street. While I support responsible development and understand the need for local businesses, I have significant concerns about the impact this project would have on our community.

First, the scale and nature of the proposed facility are not in keeping with the character of SW Market Street. A 10-bay automotive garage is a large, high-traffic, and potentially noisy operation that would significantly alter the atmosphere of our neighborhood, which is largely residential and small-business oriented. The increased vehicle traffic, noise, and potential environmental concerns, such as oil and

chemical runoff, could have detrimental effects on the quality of life for nearby residents. There are already 18 other repair bays within 1/4 mile including Walmart, Firestone, and Express Oil.

Additionally, I am concerned about the safety implications. SW Market Street already experiences congestion during peak hours. The addition of a high-turnover business catering to dozens of vehicles daily could exacerbate existing traffic issues, posing risks to pedestrians, cyclists, and drivers alike.

Lastly, I believe there are better-suited locations within the city for this type of business—areas already zoned or accustomed to high-volume commercial and industrial activity. Encouraging developments that align with the existing fabric and long-term vision for SW Market Street is critical to maintaining a vibrant and livable lake community.

I respectfully urge you to reconsider the approval of this project at the proposed location. I also ask that you engage with community members to explore alternative solutions that balance economic development with the preservation of our neighborhood's unique character.

Thank you for your attention to this important matter. I would welcome the opportunity to discuss this further and to hear more about how the Council plans to address the concerns of local residents.

Sincerely,

Steve Lambert 816-213-5588

**To:** Donnie Funk <[Donnie.Funk@cityofls.net](mailto:Donnie.Funk@cityofls.net)>  
**Subject:** Re: You had another automotive repair facility

You don't often get email from [boompasteve@gmail.com](mailto:boompasteve@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Thank

On Thu, May 1, 2025 at 10:34 AM Donnie Funk <[Donnie.Funk@cityofls.net](mailto:Donnie.Funk@cityofls.net)> wrote:

Mr. Lambert,

Thank you

Thanks for reaching out with your concerns, we have not seen the full application for this project yet. I understand your concerns and would encourage you to attend the public hearings for this project, I believe it is important to hear all voices when new development is brought before council.

I will ensure that all your concerns are addressed during the public hearing for this application.

Thanks,

**Donnie Funk**, Councilmember, District 4

[220 SE Green Street | Lee's Summit, MO 64063](#)

City Hall: 816.969.1010

[cityofls.net](http://cityofls.net) | [Donnie.Funk@cityofls.net](mailto:Donnie.Funk@cityofls.net)



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**From:** Steve Lambert <[boompasteve@gmail.com](mailto:boompasteve@gmail.com)>

**Sent:** Monday, April 28, 2025 8:59 AM

**To:** Donnie Funk <[Donnie.Funk@cityofls.net](mailto:Donnie.Funk@cityofls.net)>

**Subject:** You had another automotive repair facility

You don't often get email from [boompasteve@gmail.com](mailto:boompasteve@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear Council Member Funk

I am writing as a concerned resident of Raintree Lake regarding the proposed construction of a Christian Brothers Automotive 10-bay garage on SW Market Street. While I support responsible development and understand the need for local businesses, I have significant concerns about the impact this project would have on our community.

First, the scale and nature of the proposed facility are not in keeping with the character of SW Market Street. A 10-bay automotive garage is a large, high-traffic, and potentially noisy operation that would significantly alter the atmosphere of our neighborhood, which is largely residential and small-business oriented. The increased vehicle traffic, noise, and potential environmental concerns, such as oil and chemical runoff, could have detrimental effects on the quality of life for nearby residents. There are already 18 other repair bays within 1/4 mile including Walmart, Firestone, and Express Oil.

Additionally, I am concerned about the safety implications. SW Market Street already experiences congestion during peak hours. The addition of a high-turnover business catering to dozens of vehicles daily could exacerbate existing traffic issues, posing risks to pedestrians, cyclists, and drivers alike.

Lastly, I believe there are better-suited locations within the city for this type of business—areas already zoned or accustomed to high-volume commercial and industrial activity. Encouraging developments that align with the existing fabric and long-term vision for SW Market Street is critical to maintaining a vibrant and livable lake community.

I respectfully urge you and your fellow council members to reconsider the approval of this project at the proposed location. I also ask that you engage with community members to explore alternative solutions that balance economic development with the preservation of our neighborhood's unique character.

Thank you for your attention to this important matter. I would welcome the opportunity to discuss this further and to hear more about how the Council plans to address the concerns of local residents.

Sincerely,

Steve Lambert 816-213-5588

## Scott Ready

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**From:** Trisha Fowler Arcuri  
**Sent:** Wednesday, April 30, 2025 3:26 PM  
**To:** Steven T  
**Cc:** Scott Ready  
**Subject:** RE: OPPOSED to Proposed Christian Brothers Automotive Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Thomas:

I am in receipt of your email and I have forwarded this to the project manager to be included in the public record for this application.

Thank you.

**Trisha Fowler Arcuri**, City Clerk  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1007 | [cityofls.net](mailto:cityofls.net) | [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)



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**From:** Steven T <mstripses@gmail.com>  
**Sent:** Wednesday, April 30, 2025 3:08 PM  
**To:** CityClerkOffice <CityClerkOffice@cityofls.net>  
**Subject:** OPPOSED to Proposed Christian Brothers Automotive Development

Some people who received this message don't often get email from [mstripses@gmail.com](mailto:mstripses@gmail.com). [Learn why this is important](#)

**CAUTION!** This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

Dear City Hall Representative or Planning Department,

I am writing to express my opposition to the proposed construction of a Christian Brothers Automotive location in the Raintree Price Chopper area. This vicinity already contains three automotive service shops, with an additional four located less than a mile away.

Given the current saturation of similar businesses in the area, many residents—myself included—would prefer to see the development of restaurants or other community-focused amenities that offer greater variety and value to the neighborhood.

I respectfully request that this email be entered into the public record.

Thank you for your time and consideration.

Sincerely,  
Steven Thomas

Raintree Resident