

**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

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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 Appl. #PL2023-328 - FINAL PLAT - The Falls at Winterset Valley, 2nd Plat, Lots 1520-1532, Tracts C-E; Engineering Solutions, applicant

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 Appl. #PL2024-038 - PRELIMINARY DEVELOPMENT PLAN - MCC Longview Automotive Institute, 500 SW Longview Rd; 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 Appl. #PL2024-060 - SPECIAL USE PERMIT for equipment rental facility - 1100 SE Hamblen Rd; 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
- Duration of the applicant's lease
- Duration of the SUP

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- 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 Appl. #PL2024-064 - PRELIMINARY DEVELOPMENT PLAN- 1,900 square foot ADU in the backyard of 512 NE Promised View Dr.

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 Appl. #PL2024-078 - REZONING from RP-2 and AG to RLL - 2800 SE Ranson Rd and 1300 SE Hook Ln; 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 Appl. #PL2024-072 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - Updates for temporary signage standards to Article 9 Signs; City of Lee's

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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"