

## The City of Lee's Summit

### Action Letter

### Planning Commission

Thursday, October 24, 2024

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

---

#### 1. Call to Order

#### 2. Roll Call

**Present:** 7 - Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Shari Frazier  
Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Chairperson Donnie Funk  
Board Member Mark Kitchens

#### 3. Approval of Agenda

A motion was made by Board Member Loveless, seconded by Board Member Frazier, that this Agenda be amended to switch the order of public hearing 6B and 6C. The motion carried unanimously.

A motion was made by Board Member Loveless, seconded by Board Member Frazier, that this Agenda be approved as amended. The motion carried unanimously.

#### 4. Public Comments

There were no public comments at this time.

#### 5. Approval of the Consent Agenda

A motion was made by Board Member Loveless, seconded by Board Member Benbrook, that this Consent Agenda be approved. The motion carried unanimously.

A. [2024-6571](#) Approval of the October 10, 2024 Planning Commission Action Letter

A motion was made by Board Member Loveless, seconded by Board Member Benbrook, that this Consent Agenda be approved. The motion carried unanimously.

B. [2024-6579](#) Appl. #PL2024-240 - SIGN APPLICATION - Apollo Health Insurance projecting sign, 330 SE Douglas St; Gator Graphics, applicant

A motion was made by Board Member Loveless, seconded by Board Member Benbrook, that this Consent Agenda be approved. The motion carried unanimously.

C. [TMP-3152](#) An Ordinance vacating a portion of certain easements located at 1424 NW Pryor Road & 1450 NW Pryor Road in the City of Lee's Summit, Missouri.

A motion was made by Board Member Loveless, seconded by Board Member Benbrook, that

this Consent Agenda be approved. The motion carried unanimously.

## 6. Public Hearings

- A. [2024-6583](#) Appl. #PL2024-230 - SPECIAL USE PERMIT - Adam's Toyota Auto Repair and Maintenance Facility; Adam's Toyota Lee's Summit, applicant

**A motion was made by Board Member Benbrook, seconded by Board Member Loveless, that this application be recommended for approval to the City Council - Regular Session, due back on 12/3/2024. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Arth  
Board Member Frazier  
Board Member Jana-Ford  
Board Member Loveless  
Board Member Touzinsky  
Board Member Trafton

**Nay:** 1 - Board Member Benbrook

**Absent:** 2 - Chairperson Funk  
Board Member Kitchens

- 1) [TMP-3161](#) An Ordinance granting a Special Use Permit renewal for major automotive repair services in District PI (Planned Industrial) on land located at 2401 NE Douglas Street for a period of ten (10) years from the previous expiration date, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- B. [2024-6585](#) Appl. #PL2024-241 - Unified Development Ordinance Amendments to Article 2 pertaining to Expiration of an approved final development plan; Article 2 pertaining to Preliminary Development Plans; Article 5 pertaining to Floodplain Overlay District; Article 7 pertaining to Modifications; Article 8 pertaining to building materials. City of Lee's Summit, applicant.

**A motion was made by Board Member Frazier, seconded by Board Member Loveless, that this application be recommended for approval to the City Council - Regular Session, due back on 12/3/2024. The motion carried unanimously.**

- C. [2024-6580](#) Appl. #PL2024-217 - REZONING from R-1 to RP-1 and RP-3 and PRELIMINARY DEVELOPMENT PLAN - The Townhomes of Chapel Ridge, 4060 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

**A motion was made by Board Member Touzinsky, seconded by Board Member Frazier, that this application be continued to a date certain of 11/14/2024. The motion carried unanimously.**

- 1) [TMP-3159](#) An Ordinance approving a rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and preliminary development plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell Rd, 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.

## 7. Adjournment

**Planning Commission**

**Action Letter**

**October 24, 2024**

---

**There being no further business Vice Chair Arth adjourned the meeting at 6:47pm.**

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](https://lsmo.legistar.com)"