

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, April 23, 2026

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 - Chairperson Dana Arth
Commissioner Randy Benbrook
Commissioner Jessica Gronau
Commissioner Payton Hatcher
Commissioner Tanya Jana-Ford
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 1 - Vice Chair Terry Trafton

3. Approval of Agenda

A motion to modify the agenda to move item 6C to be before item 6A was made by Commissioner Touzinsky, seconded by Commissioner Jana-Ford, that the agenda be approved as modified. The motion carried unanimously.

4. Public Comments

There were no public comments at this time.

5. Approval of Consent Agenda

A motion was made by Commissioner Yerington, seconded by Commissioner Benbrook, that the consent agenda be approved. The motion carried unanimously.

A. [TMP-3659](#) Application #PL2026-006 - FINAL PLAT - Hook Farms, 3rd Plat, Lots 216-258 & Tracts M, N and O; Hunt Midwest Real Estate Development, Inc., applicant

B. [2026-7614](#) Approval of the April 9, 2026, Planning Commission Action Letter

6. Public Hearings

There were no public comments at this time.

A. [2026-7523](#) Continued Application #PL2025-338 and #PL2025-339 - PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a convalescent, nursing or retirement home - Lee's Summit Senior Community, 5101 NE Lakewood Way; Lee's Summit Senior Living Community, LLC, applicant

There were 3 members of the public that spoke about their concerns regarding this application. Those concerns included:

Elevation of the buildings in reference to the houses
Understanding residential and commercial buffers
Concern about the proximity of the 3 story building

A motion was made by Commissioner Gronau, seconded by Commissioner Benbrook, that this Continued Application be recommended for approval to the City Council - Regular session due back on 5/12/2026. The motion carried unanimously.

- 1) [TMP-3632](#) An Ordinance approving a Preliminary Development Plan for 16.95 acres of land located at 5101 NE Lakewood Way, 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.
- 2) [TMP-3635](#) An Ordinance granting a Special Use Permit for a convalescent, nursing or retirement home in District CP-2 on land located at 5101 NE Lakewood Way for a period of forty (40) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- B. [2026-7573](#) Application #PL2025-164 - SPECIAL USE PERMIT renewal for Chapel Oaks Maintenance Storage Facility, 657 NE Newport Drive; Chapel Oaks Development Co, applicant.

A motion was made by Commissioner Touzinsky, seconded by Commissioner Yerington, that this application be recommended for approval to the City Council - Regular session due back on 5/19/2026. The motion carried unanimously.

- 1) [TMP-3658](#) An Ordinance granting a Special Use Permit renewal for Chapel Oaks Maintenance Storage Facility in district RP-3 (Planned Residential Mixed Use) on land located at 657 NE Newport Dr. for a period of ten (10) years from the previous expiration date, to expire on October 17, 2035, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

- C. [2026-7611](#) Application #PL2026-069 - COMPREHENSIVE PLAN AMENDMENT - Capital Improvement Plan (CIP) 2027-2031

A motion was made by Commissioner Yerington to direct staff to present a resolution adopting the capital improvement plan, seconded by Commissioner Benbrook. The motion carried by the following votes:

Aye 7 - Commissioner Yerington
Commissioner Hatcher
Chairperson Arth
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Benbrook

Recused 1 - Commissioner Touzinsky

A motion for resolution adopting the capital improvement plan was made by Commissioner Benbrook, seconded by Commissioner Jana-Ford that this application be approved. The motion carried by the following votes:

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Aye: 7 - Chairperson Arth
Vice Chair Trafton
Commissioner Benbrook
Commissioner Gronau
Commissioner Hatcher
Commissioner Jana-Ford
Commissioner Yerington

Recused: 1 - Commissioner Touzinsky

- 1) [2026-7612](#) A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2027-2031 as an amendment to the City of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the City of Lee's Summit Capital Improvement Plan 2027-2031.

7. Roundtable

Senior Planner, Hector Soto had 3 things he wanted to go over. One being, reminding Commissioner Touzinsky, Chairperson Arth, and Assistant Secretary Benbrook that the resolution for the CIP needs to signed before they leave. Second, thanking Commissioner Benbrook for his tenure and good luck in his endeavors. And thirdly, a reminder that we will be two members down and to be conscious of quorum for upcoming planning commission meetings. Commissioner Gronau had a question regarding the attendance email, whether to reply all or just reply to the sender. Senior Planner Hector Soto responded with reply all. Commissioner Gronau had another question regarding the updates to the Comprehensive Plan and if there were any training or knowledge that could be shared with the planning commission. Senior Planner Hector Soto responded by saying we pull permit data on a monthly basis and some data might be 7 days old or a month old, but we can get it to the commissioners more periodically. Commissioner Yerington suggested that we add the updated Comprehensive Plan to the agenda as a reference. Commissioner Hatcher just wanted to thank everyone for their support.

8. Adjournment

There being no further business Chairperson Arth adjourned the meeting at 7:32pm.

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