

The City of Lee's Summit
Action Letter - Final
Planning Commission

Thursday, October 26, 2023

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, October 26, 2023, 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: 6 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Tanya Jana-Ford
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 3 - Board Member Randy Benbrook
Board Member Mark Kitchens
Board Member Jake Loveless

3. Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments at the meeting.

5. Approval of Consent Agenda

- A. [2023-5931](#) Approval of the October 12, 2023 Planning Commission Action Report

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that the minutes be approved. The motion carried unanimously.

- B. [BILL NO. 23-212](#) An Ordinance accepting Final Plat entitled, "Woodland Oaks, Lots 1-42 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.

(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- C. [BILL NO. 23-213](#) An Ordinance accepting Final Plat entitled, "The Village at Discovery Park, Lots 1 thru 13 and Tracts A & B", as a subdivision to the City of Lee's Summit,

Missouri.

(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- D. [TMP-2818](#) An Ordinance vacating a portion of a certain easement located at 690 NW Blue Parkway in the City of Lee's Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

6. Public Hearings

- A. **2023-5928** Public Hearing - Application #PL2023-196 - Commercial Rezoning and Preliminary Development and Conceptual Plan - Downtown Market Plaza, 201, 205, and 220 SE Green Street; 205 and 208 Johnson Street; and 200 and 202 SE 3rd Street; Lane4 Property Group, applicant.

Mr. Shannon McGuire, Senior Planner, entered Exhibit A 1-16 into the record.

Planning Commissioners discussion included:

- Parking
- Traffic study
- Pad sites / use
- Walkability
- Art / sculpture
- Elevated seating area
- Uses of the Farmer's Market building
- Restroom access
- Accent wall
- Artificial turf

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- 1.) **TMP-2820** An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District CBD (Central Business District) and a Preliminary Development Plan for the Downtown Market Plaza on approximately 4 acres of land located at 201, 205, and 220 SE Green Street; 205 and 208 SE Johnson Street; and 200 and 202 SE 3rd Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

- B. **2023-5927** Public Hearing: Application #PL2023-221 - Preliminary Development Plan - Chick-fil-A drive-through expansion, 690 NW Blue Parkway; Chick-fil-A, Inc., applicant,

Mr. Hector Soto, Senior Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Parking
- Drive-thru capacity and route
- Relocation of canopy
- Kiosk placement

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

Aye: 4 - Vice Chair Arth
Board Member Jana-Ford
Board Member Rader
Board Member Trafton

Nay: 2 - Chairperson Funk
Board Member Touzinsky

Absent: 3 - Board Member Benbrook
Board Member Kitchens
Board Member Loveless

1.) TMP-2817 An Ordinance approving a Preliminary Development Plan for Chick-fil-A located at 690 NW Blue Parkway, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

C. 2023-5932 Public Hearing - Application #PL2022-357 - Rezoning from RP-2 to CP-2 and Preliminary Development Plan - Take 5 Oil Change, 400 NE M-291 Highway; Driven Assets, LLC, applicant.

A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

1.) TMP-2819 An Ordinance approving rezoning from District RP-2 (Planned Two-Family Residential District) to District CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Take 5 Oil Change on approximately 1.73 acres of land located at 400 NE M-291 Highway, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

D. [2023-5891](#) Public Hearing: Application #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant.

Mr. Shannon McGuire, Senior Planner, entered Exhibit A 1-15 into the record.

Planning Commissioners discussion included:

- Bays
- Signs

There was no one present to speak in favor of or in opposition to this application.

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. The motion carried unanimously.

- 1.) [BILL NO. 23-209](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures, Article 5 pertaining to Overlay Districts, Article 7 pertaining to Subdivisions, and Article 8 pertaining to Site Standards; of City of Lee's Summit, applicant.
(Note: First read by Council on November 7, 2023. Passed by unanimous vote.)

- E. [2023-5915](#) Public Hearing: Continued Appl. #PL2023-077 - Unified Development Ordinance Amendments to Article 6 Use Standards pertaining to Accessory Uses and Structures and requirements for Accessory Dwelling Units (ADUs) and Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, applicant

Planning Commissioners discussion included:

- Notification requirements

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 11/9/2023. The motion carried unanimously.

7. Roundtable

8. Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 8:25 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"