

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, October 9, 2025

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: 5 - Chairperson Dana Arth
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Ed Yerington

Absent: 5 - Vice Chair Terry Trafton
Commissioner Tanya Jana-Ford
Commissioner Mark Kitchens
Commissioner Jake Loveless
Commissioner Chip Touzinsky

3. Approval of Agenda

A motion was made by Commissioner Yerington, seconded by Commissioner Frazier, that this agenda be approved. The motion carried unanimously.

4. Approval of Consent Agenda

- A. [2025-7232](#) Approval of the September 25, 2025, Planning Commission Action Letter

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

5. Public Comments

Teresa Vellenweider brought forth a presentation about the re-zoning of 5261 NE Maybrook Rd in 2018.

6. Presentation

- A. [2025-7227](#) Appl. #PL2025-233 - SIGN APPLICATION - QuikTrip, 1001 SW Blue Parkway.;
QuikTrip Corporation, applicant

A motion was made by Commissioner Gronau, seconded by Commissioner Benbrook, that this application be approved. The motion carried unanimously.

7. Public Hearings

- A. [2025-7172](#) Public Hearing: Application #PL2025-157 - SPECIAL USE PERMIT renewal for telecommunications tower - 1310 NE Colbern Rd; Global Signal Acquisitions II, LLC, applicant.

A motion was made by Commissioner Frazier, seconded by Commissioner Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 11/4/2025. The motion carried unanimously.

- 1) **TMP-3453** An ordinance granting a Special Use Permit renewal for a telecommunications tower in District Ag (Agricultural) on land located at 1310 NE Colbern Rd for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- B. [2025-7193](#) Public Hearing: Application #PL2025-158 - SPECIAL USE PERMIT renewal for telecommunications tower - 1749 SE Langsford Rd; Global Signal Acquisitions II, LLC, applicant.

A motion was made by Commissioner Yerington, seconded by Commissioner Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 11/4/2025. The motion carried unanimously.

- 1) **TMP-3459** An ordinance granting a Special Use Permit renewal for a telecommunications tower in District CP-2 (Planned Community Commercial District) on land located at 1749 SE Langsford Rd for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- C. [2025-7179](#) Public Hearing: Application #PL2025-159 - SPECIAL USE PERMIT renewal for telecommunications tower - 1850 SE Hamblen Rd; Global Signal Acquisitions II, LLC, applicant.

A motion was made by Commissioner Gronau, seconded by Commissioner Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 11/4/2025. The motion carried unanimously.

- 1) **TMP-3454** An ordinance granting a Special Use Permit renewal for a telecommunications tower in District PI (Planned Industrial) on land located at 1850 SE Hamblen Rd for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- D. [2025-7185](#) Public Hearing: Application #PL2025-160 - SPECIAL USE PERMIT renewal for telecommunications tower - 207 SE Douglas St; Global Signal Acquisitions II, LLC, applicant.

A motion was made by Commissioner Benbrook, seconded by Commissioner Frazier, that this application be recommended for approval to the City Council - Regular Session, due back on 11/4/2025. The motion carried unanimously.

- 1) **TMP-3456** An ordinance granting a Special Use Permit renewal for a telecommunications tower in District CBD (Planned Central Business District) on land located at 207 SE Douglas St for a period of time in perpetuity, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

8. Roundtable

Planning Manager McGuire updated the commissioners that the joint meeting with Planning Commission and City Council now has a tentative date in February.
Commissioner Benbrook asked about the duration of construction on local roads. Traffic

Engineer Susan Barry provided updates.

9. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 5:45pm.

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"