

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, November 13, 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: 7 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 2 - Commissioner Tanya Jana-Ford
Commissioner Jake Loveless

3. Approval of Agenda

A motion was made by Vice Chair Trafton, seconded by Commissioner Gronau, that this agenda be approved. The motion carried unanimously.

4. Approval of Consent Agenda

A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this Consent Agenda be approved. The motion carried unanimously.

A. [2025-7284](#) Approval of the October 23, 2025 Planning Commission Action Letter

5. Public Comments

There were no public comments at this time.

6. Public Hearings

A. **2025-7287** Public Hearing: Application #PL2025-242 - Rezoning from AG to R-1- 3222 SW Pryor; Engineering Solutions, applicant.

One member of the public spoke about their concerns regarding the application. Those concerns included:

Set backs on R1 are small

Rezoning of this property is not compatible with the surrounding properties

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this Application be recommended for approval to the City Council - Regular Session, due back on 12/16/2025. The motion carried unanimously.

1) **TMP-3510** An Ordinance approving rezoning from District AG (Agricultural) to District R-1

(Single-Family Residential) on approximately 2.89 acres of land located at 3222 SW Pryor Road, 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. 2025-7274** Public Hearing: Application #PL2025-243 - Rezoning from R-1 to AG - 1650, 1660 & 1700 NE Tudor Road; Engineering Solutions, LLC, applicant.

One member of the public spoke about their concerns regarding this application. Those concerns included:

Ball fields

Rezoning & Plats getting done 2 years after approval.

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this Application be recommended for approval to the City Council - Regular Session, due back on 12/16/2025. The motion carried unanimously.

- 1) TMP-3498** An Ordinance approving rezoning from District R-1 (Single-Family Residential) to District AG (Agricultural) on approximately 29.95 acres of land located at 1650, 1660, and 1700 NE Tudor Road, 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. 2025-7280** Public Hearing: Application #PL2025-249 - Preliminary Development Plan - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

There were 2 members of the public that spoke about their concerns regarding the application. Those concerns included:

Visibility of the dome from residence

Height of the dome

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

- D. 2025-7282** Public Hearing: Application #PL2025-241 - Special Use Permit - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

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

- 1) TMP-3501** An Ordinance approving a Special Use Permit (5-year approval) and a Preliminary Development Plan for View High Sports Complex on land located at 3301 NW Ashurst Drive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

- E. [2025-7295](#)** Public Hearing: Application #PL2025-207 - Preliminary Development Plan - East Village, approximately 130 acres generally located at the southeast corner of the intersection of US 50 Hwy and South M-291 Hwy; East Village Investors, LLC, applicant.

There were 3 members of the public that spoke about their concerns regarding the application. Those concerns included: Traffic and any upcoming development South of Bailey

A motion was made by Commissioner Touzinsky, seconded by Vice Chair Trafton, to remove condition of approval #1 for the requested parking lot setback, modification. The motion carried by the following vote:

Aye - Vice Chair Trafton, Commissioner Frazier, Commissioner Gronau, Commissioner Yerington

Nay - Chairperson Arth, Commissioner Touzinsky

Absent - Commissioner Benbrook, Commissioner Jana-Ford, Commissioner Loveless

A motion was made by Vice Chair Trafton, seconded by Commissioner Gronau, that this application be recommended for approval, as amended, to the City Council - Regular Session due back on 12/16/2025. The motion carried by the following vote:

Aye: 5 - Vice Chair Trafton
Commissioner Frazier
Commissioner Gronau
Commissioner Touzinsky
Commissioner Yerington

Nay: 1 - Chairperson Arth

Absent: 3 - Commissioner Benbrook
Commissioner Jana-Ford
Commissioner Loveless

- 1) **TMP-3514** An Ordinance approving a Preliminary Development Plan for East Village Phase 1 on approximately 77 acres of land generally located at the southeast intersection of US 50 Highway and South M-291 Highway, 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.

- F. **2025-7293** Public Hearing: Application #PL2025-283 - Unified Development Ordinance (UDO) Amendment - Updates to development requirements and review processes pertaining to Article 2 Applications and Procedures and Article 14 Administration; City of Lee's Summit, applicant.

There was 1 member of the public that spoke about their concerns regarding the application. Those concerns included:

Will City Council see all the options?

Quicker is not better

A motion was made by Vice Chair Trafton, seconded by Commissioner Frazier, that this Application be recommended for approval to the City Council - Regular Session, due back on 12/16/2025. The motion carried unanimously.

- 1) **TMP-3512** An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures and Article 14 pertaining to Administration for the City of Lee's Summit, Missouri.

7. Roundtable

There was discussion that this is the last Planning Commission meeting for Deputy Director Aimee Nassif.

8. Adjournment

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There being no further business, Chairperson Arth adjourned the meeting at 9:56pm.

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