

**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Thursday, September 14, 2023

5:00 PM

City Council Chambers  
and Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, September 14, 2023, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 pm on Wednesday, September 13, 2023, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conference platform. The City Clerk will provide instructions regarding how to attend by this method.

**1. Call to Order**

**2. Roll Call**

**Present:** 7 - Chairperson Donnie Funk  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Terry Trafton

**Absent:** 2 - Vice Chair Dana Arth  
Board Member Chip Touzinsky

**3. Approval of Agenda**

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, 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. [2023-5827](#) Approval of the August 24, 2023 Action Report

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this Action Report be approved. The motion carried unanimously.

**6. Public Hearings**

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- A. [2023-5808](#) Continued Public Hearing: Appl. #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.

(Note: Planning Commission hearing: To be held September 28, 2023. City Council hearing: To be continued to a date certain of October 10, 2023.)

**A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this application be continued to the Planning Commission, due back on 9/28/2023. The motion carried unanimously.**

- B. [2023-5710](#) Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.

Raegan Long gave her address as 5361 Theme St., Shawnee KS. Ms. Long presented the commission with a sample of the proposed material.

Ms. Dawn Bell, Planning Manager, entered Exhibit A 1-19 into the record.

Planning Commissioners discussion included:

- Material Information

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

**A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 9/26/2023. The motion carried unanimously.**

- 1.) [BILL NO. 23-188](#) An Ordinance approving a Preliminary Development Plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Road, between SW Ward Road and SW Prairie Lane, 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. [2023-5807](#) Continued Public Hearing: Appl. #PL2023-130 - Rezoning from AG to CP-2 and Preliminary Development Plan - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant

Mike Fisher gave his address as 1952 Home Field Estates, O'Fallon, MO. Mr. Fisher gave a brief description of the proposed application.

Mr. Shannon McGuire, Senior City Planner, entered Exhibit A 1-17 into the record.

Planning Commissioners discussion included:

- Project Overview
- Zoning
- Ignite! Land Use
- M-150 Corridor Overlay
- Parking
- Parking
- Conceptual Site Plan
- Elevations

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- Materials
- Vacuum dB
- Conditions of Approval
- Water Filtration
- Future Maintenance

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

The Planning Commission has requested more information from the applicant regarding this application.

A motion was made by Board Member Benbrook, seconded by Board Member Loveless, that this application be continued to the Planning Commission, due back on 9/28/2023. The motion carried by the following vote:

**Aye:** 6 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader

**Nay:** 1 - Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Touzinsky

- 1.) [TMP-2766](#) An Ordinance approving rezoning from district AG (Agricultural) to district CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, 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. [2023-5812](#) Continued Public Hearing: Appl. #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant

A motion was made by Board Member Kitchens, seconded by Board Member Benbrook, that this application be continued to the Planning Commission, due back on 9/28/2023. The motion carried by the following vote:

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Touzinsky

- 1.) [TMP-2767](#) An Ordinance granting a Special Use Permit for a carwash facility in district CP-2 on land located at 3601 SW Hollywood Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

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- E. [2023-5814](#) Continued Public Hearing: Appl. #PL2023-133 - Comprehensive Plan Amendment - change in land use designation from Residential 3 to Commercial, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant

**A motion was made by Board Member Benbrook, seconded by Board Member Kitchens, that this application be continued to the Planning Commission, due back on 9/28/2023. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Touzinsky

- 1.) [2023-5815](#) Resolution 2023-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.

- F. **2023-5846** Public Hearing: Application #PL2023-162 - Preliminary Development Plan - Tailormade Landing, 1600 SE Hamblen Road; Engineering Solutions, LLC, applicant,

**Mr. Matt Schilcht, gave his address as 50 SE 30th St., Lee's Summit. Mr. Schilcht gave a description of the proposed application.**

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

**Planning Commissioners discussion included:**

- **Project Overview**
- **Modification Requests**
- **Site Plan**
- **Zoning**
- **Ignite! Land Use**
- **Parking**
- **Landscaping**
- **Unimproved Road Policy**
- **Conditions of Approval**

**Staff took a 10-minute break too amend the conditions of approval.**

**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 Board Member Kitchens, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 10/10/2023. The motion carried unanimously.**

- 1.) **TMP-2783** An Ordinance approving a Preliminary Development Plan for Tailormade Landing on land located at 1600 SE Hamblen 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.

## 7. Roundtable

Commissioner Rader asked if it was appropriate for the Commission Members to share their questions regarding a specific project with staff prior to the public hearing. Deputy Director of Development Services, Aimee Nassif responded stating staff welcomes advanced questions.

Chairperson Funk asked if there was a better solution rather than continuing an application in the future. Ms. Nassif gave a couple suggestions to the Commission.

Chairperson Funk inquired about having the Professionals that are going to testify, be in person at the public hearing. Chief Counsel of Economic Development and Planning, David Bushek stated each Board and Commission has the option to select how they hold their meetings. Encouraging the Commission to discuss with Administration before moving in that direction, to get their opinion. Adding, City Staff could recommend to the applicants to have their professionals attend in person.

Planning Manager, Dawn Bell introduced two new staff members. Ian Trefren, City Planner and Grant White, Project Manager.

Deputy Director of Development Services, Ms. Nassif announced that next week, Director of Development Services, Josh Johnson and Mr. Bushek will be in person to do a formal passing of the torch to herself, and Planning Manager Dawn Bell.

## 8. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 7:10 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](https://lsmo.legistar.com)"