

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, February 26, 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 Shari Frazier
Commissioner Jessica Gronau
Commissioner Tanya Jana-Ford
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 2 - Vice Chair Terry Trafton
Commissioner Jake Loveless

3. Approval of Agenda

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

4. Public Comments

There were no public comments at this time.

5. Approval of Action Letter

- A. [2026-7495](#) Approval of the February 12, 2026, Planning Commission Action Letter

A motion was made by Commissioner Touzinsky, seconded by Commissioner Jana-Ford, that Action Letter be approved. The motion carried unanimously.

6. Public Hearings

- A. [2026-7496](#) Appl. #PL2026-038 - COMPREHENSIVE PLAN AMENDMENT - Thoroughfare Master Plan; City of Lee's Summit, Applicant

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

Aye: 6 - Chairperson Arth
Commissioner Benbrook
Commissioner Frazier
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Yerington

Absent: 2 - Vice Chair Trafton
Commissioner Loveless

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Recused: 1 - Commissioner Touzinsky

- 1) [2026-7498](#) Resolution 2026-01 - A Resolution of the Planning Commission of the City of Lee's Summit adopting the Scherer Road, Scherer Parkway, and Longview Boulevard Alignment Analysis as a revision to the Lee's Summit Thoroughfare Master Plan

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

Aye: 6 - Chairperson Arth
Commissioner Benbrook
Commissioner Frazier
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Yerington

Absent: 2 - Vice Chair Trafton
Commissioner Loveless

Recused: 1 - Commissioner Touzinsky

- B. [2026-7497](#) Appl. #PL2026-039 - COMPREHENSIVE PLAN AMENDMENT - Future Land Use Map Update; City of Lee's Summit, Applicant

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

- 1) [2026-7499](#) Resolution 2026-02 - A Resolution of the Planning Commission of the City of Lee's Summit amending the Comprehensive Plan Future Land Use Map

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

- C. [2026-7473](#) Appl. #PL2024-281 - REZONING from RP-4 to PO and PRELIMINARY DEVELOPMENT PLAN - Moehle Acres Office Building, 414 SE 3rd Street; Rhoades Real Estate, LLC, applicant

A motion was made by Commissioner Touzinsky, seconded by Commissioner Benbrook, that this Application be recommended for approval to the City Council - Regular Session, due back on 3/24/2026. The motion carried unanimously.

- 1) [TMP-3601](#) An Ordinance approving a rezoning from District RP-4 (Planned Apartment Residential) to District PO (Planned Office) and Preliminary Development Plan for Moehle Acres Office Building on approximately 0.22 acres of land located at 414 SE 3rd Street, 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.

- D. [2026-7490](#) Appl. #PL2025-195 - REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN - Douglas Corporate Center, approximately 9 acres located at the southeast corner of NE Lee's Summit Rd and NE Douglas St; Dahmer Brothers Investments, LLC

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Benbrook, that

this Application be recommended for approval to the City Council - Regular Session, due back on 3/24/2026. The motion carried unanimously.

- 1) [TMP-3613](#) An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial) and preliminary development plan on approximately 9 acres of land generally located at the southeast intersection of NE Lee's Summit Rd and NE Douglas St, 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.

- E. [2025-7407](#) Application #PL2025-079 - Rezoning from AG to RP-1, RP-4 and CP-2, Preliminary Development Plan - Legacy Ridge, 815 SW Hook Road; Griffin Riley Property Group, applicant.
(Note: This application was remanded back to the Planning Commission at the February 3, 2026, City Council meeting.)

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky to Amend the Application to modify the re-zoning from RP4 to RP3. The motion passed unanimously.

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that this Bill No. was recommended for approval. to the City Council - Regular Session, due back on 3/10/2026 The motion carried by the following vote:

Aye: 6 - Chairperson Arth
Commissioner Benbrook
Commissioner Frazier
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Yerington

Nay: 1 - Commissioner Touzinsky

Absent: 2 - Vice Chair Trafton
Commissioner Loveless

- 1) [BILL NO. 26-022](#) An Ordinance approving rezoning from AG (Agricultural) to RP-1 (Planned Single-family Residential), RP-4 (Planned Apartment Residential) and CP-2 (Planned Community Commercial) and a Preliminary Development Plan on approximately 131 acres of land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd, 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.

Roundtable

Commissioner Touzinsky urged caution to the Commission regarding recommending applications for approval while requesting modifications regarding re-zoning. Chairperson Arth stated her concern with rezoning if a PDP were to fall through.

Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 7:43pm.

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