

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, June 11, 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: 9 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Jessica Gronau
Commissioner Payton Hatcher
Commissioner Tanya Jana-Ford
Commissioner Lee Moore
Commissioner Molly Pesce
Commissioner Chip Touzinsky
Commissioner Edward Yerington

3. Approval of Agenda

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

4. Public Comments

There were no public comments at this time.

5. 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. Appl. #PL2026-084 - FINAL PLAT - Lemone-Smith Business & Rail Center, Tract A, 450 SE Thompson Dr; Engineering Solutions, LLC, applicant

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

- B. Approval of the May 28, 2026, Planning Commission Action Letter

6. Public Hearing

- A. Public Hearing: Application #PL2026-035 - REZONING from PI, PO, and RP-4 to CP-2, and PRELIMINARY DEVELOPMENT PLAN - Dillon's Grocery Store, fuel kiosk with canopy, and retail space, located southwest of the NE Tudor Rd. and NE Douglas St. intersection; Tim Goyette, Phillips Edison & Company, applicant

A motion was made by Commissioner Gronau and seconded by Commissioner Touzinsky to recommend approval of the application.

Commissioner Touzinsky then made a motion, seconded by Commissioner Jana Ford, to amend the original motion by adding a condition that the applicant's architect work with staff to revise the fuel kiosk and associated canopy to achieve a design that is more cohesive with the architecture of the principal building. The amendment carried unanimously.

A vote was then taken on the original motion, as amended, to recommend approval of the application and forward it to the City Council for consideration. The motion, as amended, carried unanimously.

- 1) An Ordinance approving a Rezoning from Districts PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial) and Preliminary Development Plan for Dillon's on approximately 15.71 acres of land located near the southwest corner of NE Tudor Road and NE Douglas 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.

7 Roundtable

Chairperson Trafton relayed highlights from the Community and Economic Development Committee meeting the night before. The updates included the new City Council members, code updates, fire safety, and liquor licensing regulations.

Assistant Director of Plan Services C. Shannon McGuire reminded the Planning Commission that Futbol Fridays would be at Green Street during the World Cup. He then let the Commissioners know that the meeting on June 25th would include officer elections. He concluded by announcing the upcoming upgrade to the CityView software, going live on July 6th.

8. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 6:44pm.

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