

The City of Lee's Summit
Action Letter - Final
Planning Commission

Thursday, September 28, 2023

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, September 28, 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 27, 2023, to the City Clerk at 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
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Tanya Jana-Ford
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 2 - Board Member Mark Kitchens
Board Member Jake Loveless

3. Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments presented at the meeting.

5. Approval of Consent Agenda

A. [2023-5876](#) Approval of the September 14, 2023 Planning Commission Action Report

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that the minutes be approved. The motion carried unanimously.

B. [TMP-2782](#) An Ordinance vacating a portion of a certain easement located at 290 SE Thompson Drive in the City of Lee's Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

6. Public Hearings

- A. [2023-5891](#) Continued Public Hearing: Appl. #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant

A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this application be continued to the Planning Commission, due back on 10/12/2023. The motion carried unanimously.

- B. [2023-5887](#) Public Hearing: Appl. #PL2022-421 - Vacation of Right-of-Way - an alley segment located east of NE Douglas St and south of NE Elm St (adjacent to 105 NE Elm St); Chris and Nicolette Saddler; applicant

Mr. Hector Soto, Senior Planner, entered Exhibit A 1-13 into the record.

Planning Commissioners discussion included:

- Remaining alley ways in this area – is there a process in place to vacate those?
- Attendance at neighborhood meetings

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. The motion carried unanimously.

- 1.) [TMP-2802](#) An Ordinance vacating dedicated right-of-way for a north-south alley segment located east of NE Douglas St and south of NE Elm St (adjacent to 105 NE Elm St), in 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

A motion was made by Board Member Trafton, seconded by Board Member Touzinsky, that this application be continued to the Planning Commission, due back on 10/12/2023. The motion carried by the following vote:

Aye: 4 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Touzinsky

Nay: 3 - Board Member Jana-Ford
Board Member Rader
Board Member Trafton

Absent: 2 - Board Member Kitchens
Board Member Loveless

- 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 Vice Chair Arth, seconded by Board Member Trafton, that this application be continued to the Planning Commission, due back on 10/12/2023. The motion carried unanimously.

- 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.

- 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 Jana-Ford, seconded by Board Member Benbrook, that this application be continued to the Planning Commission, due back on 10/12/2023. The motion carried unanimously.

- 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. 2023-5808** Public Hearing: Application #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.

Mr. Dave Olson gave a presentation regarding this project.

Mr. Hector Soto, Senior Planner, entered Exhibit A 1-18 into the record.

Planning Commissioners discussion included:

- Revised plan – cars on the east/west – double loaded
- Trash enclosure locations – site lane issues
- Exit

Public comments were made by Ms. Pam Hatcher that included discussion regarding an earlier application for a separate project.

A motion was made by Board Member Touzinsky, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- 1.) [BILL NO. 23-191](#) An Ordinance approving a Preliminary Development Plan for Streets of West Pryor Lots 11 and 13 located at 1000 NW Pryor Road and 1020 NW 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. (Note: First read by Council on October 10, 2023. Passed by unanimous vote.)

7. Other Agenda Items

- A. [2023-5889](#) Planning Commission training

The training was continued to the Planning Commission, due back on 10/12/2023.

8. Roundtable

9. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 5:48 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"