

# **The City of Lee's Summit**

*220 SE Green Street  
Lee's Summit, MO 64063*



## **Action Letter**

**Thursday, April 24, 2025**

**5:00 PM**

**City Council Chambers  
220 SE Green Street  
Lee's Summit, MO 64063  
Planning Commission**

**1. Call to Order**

**2. Roll Call**

Chair Person Dana Arth  
Vice Chair Terry Trafton  
Board Member Randy Benbrook  
Board Member Shari Frazier  
Board Member Jake Loveless  
Board Member Chip Touzinsky  
Board Member Jessica Gronau

**3. Approval of Agenda**

A motion was made by Vice Chair Trafton, seconded by Board Member Benbrook, 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 Chairperson Trafton, seconded by Board Member Benbrook, that this Consent Agenda be approved. The motion was carried unanimously.

- A. Appl. #PL2025-084 - SIGN APPLICATION - Green Street sign package, 220 SE Green St; City of Lee's Summit, applicant
- B. Appl. #PL2024-284 - FINAL PLAT - Kensington Farms - 7th Plat, Lots 279 thru 324; Inspired Homes, developer
- C. Approval of the April 10, 2025 Planning Commission Action Letter

**6. Public hearings**

- A. Appl. #PL2025-053 - COMPREHENSIVE PLAN AMENDMENT - 2026-2030 Capital Improvement Plan (CIP); City of Lee's Summit, applicant

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky to adopt a resolution to this application. The motion carried unanimously.

- 1) A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2026-2030 as an amendment to the City of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the City of Lee's Summit Capital Improvement Plan 2026-2030.

- B. Appl. #PL2025-012 - PRELIMINARY DEVELOPMENT PLAN - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook that this application be approved.

- 1) An Ordinance approving a preliminary development plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, 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.

C. Appl. #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

1) An Ordinance granting a special use permit for a major automotive repair facility in district CP-2 (planned community commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

D. Appl. #PL2025-038 - PRELIMINARY DEVELOPMENT PLAN - Valvoline Oil, 610 NW Chipman Rd; WSO Partners, LLC., applicant

**A motion was made by Board Member Frazier, seconded by Board Member Benbrook, that this application be approved. The motion carried unanimously.**

1) An Ordinance approving a preliminary development plan for land located at 610 NW Chipman Road for Valvoline Oil, 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. Appl. #PL2024-319 - RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Rd; Milhaus Development, applicant

**A motion was made by Board Member Loveless, seconded by Board Member Benbrook that this application be approved. The motion carried unanimously.**

1) An Ordinance approving a Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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

**Congratulations all round to Jessica Gronau attending her first Planning Commission meeting! Board Member Benbrook expressed appreciation to City staff for applying the members predilection to their presentations.**

## 8. Adjournment

**There being no further business, Chairperson Arth adjourned the meeting at 8:47 pm.**

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"