



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, May 20, 2025

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 38

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 20, 2025 at 6:00 pm in person 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 p.m. on Monday, May 19, 2025, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website (WatchLS.net) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1 Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2025-6905](#) Approval of City Council Action Letter for May 13, 2025.
- B. [2025-6937](#) Mayor Pro Tempore City Council Committee and Liaison Appointments

Presenter: Mayor Pro Tempore Beto Lopez

- C. [BILL NO. 25-023](#) An Ordinance accepting Final Plat entitled, "Oldham Village, 1st Plat, Lots 1-13 & Tracts A-D", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- D. [BILL NO. 25-024](#) An Ordinance accepting Final Plat entitled, "Oldham Village, 2nd Plat, Lots 12A-18 & Tract E", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on January 21, 2025. Passed by unanimous vote.)
Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- E. [BILL NO. 25-089](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)
Presenter: Mark Dunning, City Manager
- F. [BILL NO. 25-093](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are not represented by a labor organization for the Fiscal Year ending June 30, 2026.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote.)
Presenter: Mark Dunning, City Manager

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Proclamations:

- A. [2025-6934](#) Proclamation: Answering The Call
Presenter: Ronnie Doumitt
- B. [2025-6951](#) Proclamation: World Bee Day - May 20, 2025
Presenter: Councilmember Trish Carlyle and Hollie Stuhlman

5. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2025-6883](#) Public Hearing: Application #PL2024-319 - Residential Preliminary Development Plan - 150 & Ward Apartments, 3620 SW Ward Road; Milhaus Development, applicant.
(Note: This item is to be continued to a date certain of June 17, 2025 per the applicant's request.)
Presenter: Devon Coffey, Applicant Representative
Adair Bright, AICP, Senior Planner

- B. [2025-6916](#) Public Hearing: Chapter 100 Plan for the View High Sports Complex Project; 3D Builders KC, LLC, applicant
(Note: This application will be continued to a date certain of June 3, 2025, per the applicant's request.)
Presenter: Rachel Orr, Lathrop GPM LLC, attorney for applicant
David Bushek, Chief Counsel of Economic Development & Planning
- C. [2025-6921](#) Public Hearing: Application #PL2025-038 - Preliminary Development Plan - Valvoline Oil, 610 NW Chipman Road; WSO Partners, LLC., applicant.
Presenter: Jay Ferguson, Applicant Representative
Ian Trefren, Planner
- 1) [BILL NO. 25-096](#) 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.
Presenter: Ian Trefren, Planner
- D. [2025-6923](#) Public Hearing: Application: #PL2025-012 - Preliminary Development Plan - Christian Brothers Automotive, 110 SW Raintree Plaza Drive; Christian Brothers Automotive, applicant.
Presenter: Ziad Kaakouch, Applicant Representative
Ian Trefren, Planner
- 1) [BILL NO. 25-097](#) 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.
Presenter: Ian Trefren, Planner
- E. [2025-6922](#) Public Hearing: Application #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant
Presenter: Ziad Kaakouch, Applicant Representative
Ian Trefren, Planner
- 1) [BILL NO. 25-098](#) 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.
Presenter: Ian Trefren, Planner

6. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

7. Resolutions:

- A. [RES. NO. 25-13](#) A Resolution to adopt the 2025 Multi-Jurisdictional Hazard Mitigation Plan.

Presenter: Ben Hicks, Assistant Fire Chief

8. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 25-095](#) An Ordinance approving the purchase and installation of office furniture and furnishings by Pure Workplace Solutions as needed for the South Police Substation and authorizing the City Manager to execute all necessary documents on behalf of the City. (PWC 5/12/25)

Presenter: John Boenker, Deputy Police Chief

- B. [BILL NO. 25-099](#) An Ordinance amending Chapter 4, Alcoholic Beverages, Article III. Licenses Division 1. Generally, Section 4-76. Required of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 5/14/25)

Presenter: Joshua Ward, Police Custodian of Records Supervisor

9. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 25-100](#) An Ordinance approving a Sanitary Sewer Cost-Sharing agreement between North Oak Safety Storage, LLC, and the City of Lee's Summit, Missouri, for the Lakewood Business Center Industrial Development Project

Presenter: David Bushek, Chief Counsel of Economic Development and Planning

10. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 25-090](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Fire Department of the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

Presenter: Mark Dunning, City Manager

- B. [BILL NO. 25-091](#) An Ordinance approving, adopting and appropriating the Budget for the Fiscal Year ending June 30, 2026, for the Municipal Courts Division of the City.
(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

Presenter: Mark Dunning, City Manager

- C. [BILL NO. 25-092](#) An Ordinance establishing a Pay and Classification Plan for employees of the City who are represented by a labor organization for the Fiscal Year ending June 30, 2026.

(Note: First read by Council on May 13, 2025. Passed by unanimous vote with one recusal.)

Presenter: Mark Dunning, City Manager

11. Committee Reports

Committee chairs report on matters held in Committee.

12. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

13. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

14. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.