

LEE'S SUMMIT PLANNING COMMISSION

Minutes of Tuesday, March 22, 2016

The Tuesday, March 22, 2016, Lee's Summit Planning Commission meeting was called to order by Chairperson Norbury at 5:00 p.m., at City Council Chambers, 220 SE Green Street, Lee's Summit, Missouri.

OPENING ROLL CALL:

Chairperson Jason Norbury	Present	Mr. Nate Larson	Absent
Mr. Fred Delibero	Present	Mr. Beto Lopez	Present
Mr. Donnie Funk	Present	Ms. Colene Roberts	Present
Mr. Fred DeMoro	Present	Mr. Brandon Rader	Present
Mr. Frank White III	Present		

Also present were Hector Soto, Senior Planner; Ron Seyl, Staff Planner; Christina Stanton, Senior Planner; Kent Monter, Development Engineering Manager; and McCormick Heanue, Chief Counsel of Mgmt & Ops.

1. APPROVAL OF CONSENT AGENDA

- A. Application #PL2015-199 – FINAL PLAT – North Park Village, 1st Plat, Lots 1-52 & Tracts A-E; Engineering Solutions, LLC, applicant**
- B. Application #PL2016-014 – VACATION OF EASEMENT – 4492 SW Raintree Shore Dr; Engineering Solutions, LLC, applicant**
- C. Application #PL2016-026 – VACATION OF EASEMENT – 512 NW Hope Ln; John Knox Village, applicant**
- D. Application #PL2016-027 – VACATION OF EASEMENT – 512 NW Hope Ln; John Knox Village, applicant**
- E. Application #PL2016-028 – VACATION OF EASEMENT – 510 NW Shamrock Ave, 512 NW Hope Ln and 1801 NW O'Brien Rd; John Knox Village, applicant**
- F. Application #PL2016-049 – SIGN APPLICATION – Lee's Summit Medical Center, 2100 SE Blue Pkwy; LTD Signs & Graphics, LLC, applicant**
- G. Minutes of the February 23, 2016, Planning Commission meeting**

On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda, Item 1A-G as published.

APPROVAL OF AGENDA:

Chairperson Norbury announced that there were no changes to the agenda, and asked for a motion to approve. On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning

Commission voted by voice vote of seven “yes” and one “abstain” (Mr. Delibero) to **APPROVE** the agenda as published.

<p>2. Application #PL2016-012 – PRELIMINARY DEVELOPMENT PLAN – Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant</p>
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Chairperson Norbury opened the hearing at 5:03 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Edmund Lipowicz gave his business address as 1707 NE Rice Road in Lee's Summit. He explained that this application was for an addition to the existing building. He had read staff's report and agreed with their comments and recommendations.

Following Mr. Lipowicz' presentation, Chairperson Norbury asked for staff comments.

Mr. Seyl entered Exhibit (A), list of exhibits 1-14 into the record. He related that the applicant proposed a 5,408 square foot addition to the existing 6,574 square foot building. It was an existing floor covering business. The more visible west and south sides of the existing building were built with stucco and stone materials, with cement board and textured finish with a stucco appearance on the east and north sides. The proposed addition would have stucco on all elevations.

The applicant had requested two UDO modifications. They wanted to modify the high-impact screening between CP-2 and the R-1 zoning to the east, to allow for their using an existing fence and tree line as a buffer. This buffer would be a 6-foot fence and nine deciduous trees as well as undergrowth. This part was close to the residences. The applicant had supplemented the buffering by planting two maple trees as part of a previous application; and was proposing to plant two more. They would also repair two sections of the wood fence. By UDO standards a high-impact screen consisted of *a combination of a 6-foot tall masonry wall or opaque vinyl fence and low-impact landscaping planted on both sides of the wall or fence.* Staff's Recommendation Item 1 recommended approving this modification. The existing fence had two sections that needed repair, which the applicant had agreed to do. The existing tree line had a combination of mature shade trees and more ornamental trees, and it was fairly dense. The residences were located about 21- feet from the east side of the proposed addition and this would provide a significant visual and physical barrier.

Recommendation Item 2 concerned a request for modification to the UDO's curbing requirement, which was straight back CG-1 curbing on parking boundaries. The applicants were asking to use CG-2 “lazy back” curbing along the east side of the parking lot, which would make the open space east of the building more easily accessible to mowing equipment. This was a significant portion of the lot. Staff was in favor of a partial modification to allow CG-2 curbing along the east parking lot boundary. Staff recommended approval of the preliminary development plan, subject to Recommendation Items 1 and 2.

Following Mr. Seyl's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. As there were none, he opened the hearing for questions for the applicant or staff. There were no questions,

and Chairperson Norbury closed the public hearing at 5:12 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. Delibero made a motion to recommend approval of Application PL2016-012, Preliminary Development Plan: Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant; subject to staff's letter of March 18, 2016, specifically Recommendation Items 1 and 2. Mr. DeMoro seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Mr. Delibero, seconded by Mr. DeMoro, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-012, Preliminary Development Plan: Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant; subject to staff's letter of March 18, 2016, specifically Recommendation Items 1 and 2.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

<p>3. Application #PL2016-013 – REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN – Chapel Ridge 4-plexes II, 3751 NE Troon Dr; CEAH Realtors, applicant</p>

Chairperson Norbury opened the hearing at 5:13 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Powell Menis of Davidson Architecture and Engineering gave his address as 4301 Indian Creek Parkway in Overland Park KS. He stated that this application was for a rezoning and preliminary development plan. The rezoning was for Lot 5 in Fairway Village, just adjacent to Chapel Ridge. They had gone through a hearing for a rezoning request for Lot 16 last fall. The existing zoning was CP-2 on the west, north and most of the east side. The zoning to the south was R-1, and consisted of the Chapel Ridge Elementary School. Its detention basin was what was closest to the subject property. The property adjacent to the southeast corner was RP-4; and the applicants were requesting that zoning for the lot.

The proposed development would be 19 multi-family units, including duplex, 4-plex and 5-plex units. The architecture would match that used on Chapel Ridge Lot 16. A private drive would extend from NE Akin Circle into Lot 5, running between the units on either side. The units would connect to and use existing water and sanitary sewer utilities. The maximum density for the 1.8-acre lot was 22 units; and the proposed density would be 19. Concerning buffers, they were providing landscaping on the west, south and east sides and requested a modification for the north side. This side was adjacent to the school's detention basin and had heavy vegetation including mature trees.

Mr. Menis then displayed slides of the proposed architecture. These were two-story townhomes with 2 or 3 bedrooms, using a mixture of stone, stucco and lap siding in mostly neutral colors plus some accent colors.

Following Mr. Menis' presentation, Chairperson Norbury asked for staff comments.

Ms. Stanton entered Exhibit (A), list of exhibits 1-15 into the record. She confirmed that this was a continuation of the project the Commission had seen last fall. That had also been a rezoning from CP-2 to RP-4. She pointed out the lot on a displayed rendering. Staff recommended approval of the rezoning and preliminary development plan, with one Recommendation item addressing a modification request for landscaping. In previous years the previous office development to the west had shared parking and staff was currently trying to get a confirmation from the current property owner that this was not needed.

Following Ms. Stanton's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then asked if the Commission had questions for the applicant or staff. As there were none, Chairperson Norbury closed the public hearing at 5:21 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. DeMoro made a motion to recommend approval of Application PL2016-013, Rezoning from CP-2 to RP-4 and Preliminary Development Plan: Chapel Ridge 4-plexes II, 3751 NE Troon Dr; CEAH Realtors, applicant ; subject to staff's letter of March 18, 2016, specifically Recommendation Item 1. Mr. Delibero seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Mr. DeMoro, seconded by Mr. Delibero, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-013, Rezoning from CP-2 to RP-4 and Preliminary Development Plan: Chapel Ridge 4-plexes II, 3751 NE Troon Dr; CEAH Realtors, applicant ; subject to staff's letter of March 18, 2016, specifically Recommendation Item 1.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

PUBLIC COMMENTS

There were no public comments at the meeting.

ROUNDTABLE

Mr. McKay reminded the Commission of the Planning Commission training session scheduled for April 20th. He asked that those interested let him and Mr. Soto know.

ADJOURNMENT

There being no further business, Chairperson Norbury adjourned the meeting at 5:25 p.m.

PC 032216