

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, April 9, 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: 5 - Vice Chair Terry Trafton
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 3 - Chairperson Dana Arth
Commissioner Jessica Gronau
Commissioner Tanya Jana-Ford

3. Approval of Agenda

A motion was made by Commissioner Touzinsky, seconded by Commissioner Yerington, that the agenda be approved. The motion carried unanimously.

4. Public Comments

Deborah Giddings commended the Commissioners for denying the plan for the inflatable soccer dome and spoke about her concerns for the upcoming development of John Knox Village.

5. Approval of Consent Agenda

A motion was made by Commissioner Touzinsky, seconded by Commissioner Benbrook, that the consent agenda be approved. The motion carried unanimously.

- A. [2026-7544](#) Approval of the March 12, 2026, Planning Commission Action Letter
- B. [TMP-3661](#) Application #PL2026-034 - FINAL PLAT - Lakewood Business Park, Lot 47, 2701 NE Hagan Rd; Ward Development, applicant
- C. [TMP-3660](#) Application #PL2026-001 - VACATION OF EASEMENT - Fifteen (15) easements within the Oldham Village development, generally located at the southwest corner of the intersection of US 50 Hwy and South M-291 Hwy; Engineering Solutions, LLC, applicant

6. Public Hearings

- A. [2026-7523](#) Application #PL2025-338 and #PL2025-339 - PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a convalescent, nursing or retirement home - Lee's Summit Senior Community, 5101 NE Lakewood Way; Lee's Summit Senior

Living Community, LLC, applicant (to be continued to a date certain of April 23, 2026, at the applicant's request)

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this application be continued to a date certain of April 23, 2026, at the applicant's request. The motion carried unanimously.

B. [2026-7582](#)

Application #PL2026-040 - VACATION OF RIGHT-OF-WAY - A portion of SW Jefferson St right-of-way located south of SW Oldham Pkwy (abutting 1111 SW Jefferson St); Engineering Solutions, LLC, applicant

A motion was made by Commissioner Benbrook, seconded by Commissioner Frazier, that this application be recommended for approval to the City Council - Regular session due back on 5/5/2026. The motion carried unanimously.

1) [TMP-3662](#)

An Ordinance vacating a portion of SW Jefferson St right-of-way located south of SW Oldham Pkwy (abutting 1111 SW Jefferson St), in the City of Lee's Summit, Missouri.

C. [2026-7538](#)

Application #PL2026-037 - SPECIAL USE PERMIT renewal for outdoor ball field lighting - Summit Christian Academy, 1500 SW Jefferson St; ACI Boland Architects, applicant.

A motion was made by Commissioner Touzinsky, seconded by Commissioner Benbrook that this application be recommended for approval to the City Council - Regular session due back on 5/5/2026. A secondary motion was made by Commissioner Touzinsky to amend the original recommendation to increase the period from 20 years to 30 years, no second, so the motion dies. The first motion carried unanimously.

1) [TMP-3642](#)

An Ordinance granting a Special Use Permit renewal for outdoor ball field lighting in district PI (Planned Industrial) & R-1 (Single-Family Residential) on land located at 1500 SW Jefferson St for a period of twenty (20) years and seven (7) days, to expire on May 12, 2046, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

D. [2026-7563](#)

Application #PL2025-340 - PRELIMINARY DEVELOPMENT PLAN - John Knox Village - Country Club Corridor Hybrid Villas, southeast corner NW Chipman Rd. & NW Pryor Rd.; SFCS, Inc. applicant

A motion was made by Commissioner Yerington, seconded by Benbrook, that this application be recommended for approval to the City Council - Regular Session due back on 5/5/2026. The motion carried unanimously.

Two people from the public spoke about the look of the apartments, density, and the concern about access points from Ashurst to Pryor Rd.

1) [TMP-3652](#)

An Ordinance approving a Preliminary Development Plan for land located generally at the southeast corner of NW Chipman Road & NW Pryor Road for John Knox Village - Country Club Corridor Hybrid Villas, 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. [2026-7584](#)

Application #PL2026-064 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT to Article 5 (Overlay Districts), Citywide; City of Lee's Summit,

applicant

A motion was made by Commissioner Yerington, seconded by Commissioner Benbrook, that this application be recommended for approval to the City Council - Regular session due back on 5/19/2026. The motion carried unanimously.

- 1) [TMP-3663](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 5 Overlay Districts; City of Lee's Summit, applicant.

7. Roundtable

Vice Chair Trafton congratulated Commissioner Frazier on becoming City Council Woman for District 2, and this being her last meeting with Planning Commission. Commissioner Touzinsky asked about cost of Special Use Permit for extension on lighting and how does the City handle complaints for this. Hector Soto Senior Planner responded by saying, the cost for Special Use Permit is \$1405.00 and any applicants would need to stay compliant with the current code or the City will open up a case to investigate. Commissioner Benbrook asked how the maintenance code is upheld. Hector Soto Senior Planner explains, first the City will open up Neighborhood Services case, send violation notice giving them 10 days to comply, then finally court and possibly fines. Vice Chair Trafton discussed the CEDC meeting from 4/8/2026, E bikes vs Motorized bikes.

8. Adjournment

There being no further business, the meeting adjourned at 6:27pm.

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