

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

Thursday, August 24, 2023

5:00 PM

City Council Chambers
and Via Video Conference
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, August 24, 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, August 23, 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: 6 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Tanya Jana-Ford
Board Member Cynda Rader
Board Member Terry Trafton

Absent: 3 - Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Chip Touzinsky

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. [2023-5799](#) Approval of the August 10, 2023 Planning Commission Minutes

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

6. Public Hearings

- A. 2023-5710** Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.

Ms. Regan Long gave her address in Shawnee, KS. Ms. Long gave a presentation of the proposed application.

Mr. Hector Soto, Senior Staff Planner, entered Exhibit A, list of exhibits 1-12 into the record.

Planning Commission discussion topics included:

- Materials – type of siding
- Quality of products used
- Size
- Price Point
- Land ownership of neighboring property
- Standards

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Benbrook, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.

- 1.) TMP-2764** An Ordinance approving a preliminary development plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Rd, between SW Ward Rd and SW Prairie Ln, 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.

- B. [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 Rader, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.

- 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.

- C. [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 Board Member Trafton, seconded by Board Member Benbrook, that this application be continued to the Planning Commission, due back on 9/14/2023. 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)

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years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

- D. [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 Benbrook, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 9/14/2023. 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.

- E. [2023-5804](#) Public Hearing: Appl. #PL2023-202 - Comprehensive Plan Amendment - Water Master Plan; City of Lee's Summit, applicant

Mr. Jeff Thorn, Deputy Director of Water Utilities, gave a presentation.

- 1.) [2023-5805](#) Resolution 2023-04 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2023 Water Master Plan as an amendment to the Lee's Summit Ignite! Comprehensive Plan

Planning Commission discussion topics included:

- Time frame
- Storage
- Water towers

There was no one present to speak in favor of or in opposition to this application.

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

- 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.

(Note: Planning Commission: Continue to a date certain of September 28, 2023. City Council: Continue to a date certain of October 10, 2023.)

Mr. Dave Olson gave his address in Leawood, KS. Mr. Olson made a presentation on this application.

Mr. Hector Soto, Senior Staff Planner, entered into record Exhibit A, list of exhibits 1-17.

Planning commission discussion topics included:

- Signs
- Uses – Restaurant and carwash with c-store
- Layout of fuel island
- Parking
- Traffic
- Walkability
- Circulation
- Pedestrian concerns

- Traffic study
- More time to review

There was no one present to speak in favor of or opposition to this application.

A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.

- 1) [TMP-2765](#) 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.

7. Other Agenda Items

- A. [2023-5783](#) Resolution 2023-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this resolution be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

Aye: 5 - Chairperson Funk
Board Member Benbrook
Board Member Jana-Ford
Board Member Rader
Board Member Trafton

Nay: 1 - Vice Chair Arth

Absent: 3 - Board Member Kitchens
Board Member Loveless
Board Member Touzinsky

8. Roundtable

Mr. Hector Soto gave clarification on the material specification standards on the first public hearing.

Mr. David Bushek spoke in regards to exterior materials and elevations.

9. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 7:45 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"