

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, February 22, 2024

5:00 PM

City Council Chambers

City Hall

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, February 22, 2024, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri.

1. Call to Order

2. Roll Call

Present: 8 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 1 - Board Member Tanya Jana-Ford

3. Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Board Member Kitchens, that this agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments at this meeting.

5. Consent Agenda

- A. [2024-6131](#) Approval of the February 8, 2024 Planning Commission Action Report.

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

- B. [BILL NO. 24-043](#) An Ordinance vacating a portion of a certain easement located at 1020 NW Pryor Road in the City of Lee's Summit, Missouri.

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

6. Public Hearings

- A. [2024-6136](#) Appl. #PL2024-024 - SPECIAL USE PERMIT for outdoor sale or lease of motor vehicles - Outlaw Harley Davidson, 3100 NE Carnegie Dr; Engineering Solutions,

LLC, applicant

Mr Shannon McGuire, Senior Planner of Development Services, entered Exhibit A list of exhibits 1-14 into the record.

Planning Commission Discussion Included:

- Minor vs major for motorcycle repairs

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

- 1) [TMP-2928](#) An Ordinance granting a Special Use Permit for motorcycle sales, rental or service with outdoor display in District CP-2 on land located at 3100 NE Carnegie Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

- B. **2024-6138** Appl. #PL2023-339 - PRELIMINARY DEVELOPMENT PLAN - Summit Orchards North, 1151 NW Ward Rd, 1201 NW Ward Rd and 1231 NW Ward Rd; Townsend Summit, LLC, applicant

Mr Hector Soto Jr., Senior Planner of Development Services, entered Exhibit A list of exhibits 1-16 into the record.

Planning Commission Discussion Included:

- 4 Conditions of Approval
- Drop lot 1B from recommendation
- Where are the internal mock ups
- What dealerships will occupy the building
- New or used cars
- Why is SUP not required
- Signs and locations
- Elevations
- Colors of buildings
- New vehicles only
- Perhaps multi student housing for Lot 1B
- Time-frame to disclose dealership
- Confidence in developer

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook, that this application be recommended for approval as amended to include condition number 4: approval of Lot 1B-1, Lots 1B-2 and 1B-3 shall be conceptual only. Development of said lots shall not occur until a new preliminary development plan is approved under a separate application. Due back to the City Council - Regular Session on 3/26/2024. The motion carried unanimously.

- 1) [TMP-2930](#) An Ordinance approving a Preliminary Development Plan for land located at 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road, 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.

- C. **2024-6140** Appl. #PL2023-346 - SPECIAL USE PERMIT for outdoor automobile storage - 101

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SW Oldham Pkwy, 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St and 1210 SW Market St; Oldham Investors, LLC, applicant

Mr. Hector Soto Jr., Senior Planner of Development Services entered Exhibit A lists of exhibits 1-15 into the record.

Planning Commission Discussion Included :

- Noise
- Lights
- Delivery timing
- Future intention
- Why is SUP not required
- Will SUP be voided if developed sooner
- 10 year SUP too long
- Entry point at former fencing company lot

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be recommended for approval as amended from ten years to five years for the Special Use Permit due back to the City Council - Regular Session on 3/26/2024. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Trafton

Nay: 1 - Board Member Touzinsky

Absent: 1 - Board Member Jana-Ford

- 1) [TMP-2931](#) An Ordinance granting a Special Use Permit for outdoor automobile storage in districts PI (Planned Industrial) and PMIX (Planned Mixed Use) on land located at 101 SW Oldham Pkwy, 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St and 1210 SW Market St, for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance, for the city of Lee's Summit, Missouri.

7. Presentations

- A. [2024-6121](#) Presentation: Community Crime and Planning

8. Roundtable

Board Member Benbrook brought up the amount of multi-family housing units being built North of town. He questioned how Lee's Summit North High School will be able to handle the numbers. Board Member Benbrook would like to see multi-family housing distributed evenly throughout the city. Board Member Rader asked how many multi-family units will be in Discovery Park. There was a question of how many subsidized units are in the city. There was a request for an updated number of multi-tenant housing units within the city.

9. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 8:03 p.m.

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