

The City of Lee's Summit
Action Letter
City Council - Regular Session

Tuesday, August 5, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 45

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 5, 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, August 4, 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

Mayor Baird called Regular Session No. 45 to order at 6:07 pm.

- D. Roll Call

Present: 7 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

Absent: 2 - Councilmember Donnie Funk
Councilmember John Lovell

1 Approval of Agenda

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, to approve the amended agenda as published. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve the Consent Agenda, Items 2.A. – 2.C. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

A. [2025-6985](#) Approval of City Council Action Letter for July 15, 2025.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve the City Council Action Letter for July 15, 2025 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

B. [BILL NO. 25-127](#) An Ordinance granting a Special Use Permit for a car wash with outdoor facilities in District CP-2 (Planned Community Commercial) on land located at 950 NW Chipman Road 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.

(Note: First read by Council on July 15, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, that Bill No. 25-127 be adopted and numbered Ordinance No. 10177 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- C. [2025-7062](#) Preliminary Development Plan Extension Request -Application #PL2022-217:
Colton's Crossing, Dustin Baxter, applicant.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Rader, to approve Preliminary Development Plan Extension Request -Application #PL2022-217: Colton's Crossing, Dustin Baxter, applicant, as part of the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

3. Council Roundtable

Mayor Baird stated he was interviewed by Channel 9 regarding the Green Street Market and he is very excited for the grand opening on August 15, 2025.

Councilmember Shields also expressed her excitement for the opening of the Green Street Market and loves the new sculpture that was installed today.

4. Public Hearings:

- A. [2025-7040](#) Public Hearing: Application #PL2024-303 - Special Use Permit renewal for auto sales, service & repair - AutoDreams, 1231 SE Century Drive; AutoDreams, LLC, applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-16 into the record.

Council discussion included:

- Length of time - shorter than others
- Applicant okay with requirements
- Surrounding properties
- Corridor appearance
- Code violations

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-137](#) An Ordinance approving a Special Use Permit for land located at 1231 SE Century Drive for AutoDreams, LLC, 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.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-137 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- B. [2025-7030](#) Public Hearing: Application #PL2025-052 - Preliminary Development Plan - TODCO Beverages, 1270 SE Century Drive; Engineering Solutions, applicant
Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-15 into the record.

Council discussion included:

- Elevations
- Canopy
- Colors
- Materials used

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-138](#) An Ordinance approving a Preliminary Development Plan for land located at 1270 SE Century Drive for TODCO, 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.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-138 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- C. [2025-7041](#) Public Hearing: Application #PL2025-110 - Special Use Permit renewal for a retirement home - Solstice Senior Living, 1088 NE Independence Avenue; NorthStar Healthcare Income, Inc., applicant.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-17 into the record.

Council discussion included:

- Owned or rented - rented month to month
- Average cost: \$2200 - \$3500 per month
- Amenities
- Length of Special Use Permit - Start date

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

This Public Hearing - Sworn was presented.

- 1) [AMENDED BILL NO. 25-139](#) An Ordinance granting a Special Use Permit renewal for a retirement home in District CP-2 on land located at 1088 NE Independence Avenue for a period of twenty (20) years from the date of adoption, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri. (Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-139 be advanced to second reading.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to amend Bill No. 25-129 to extend the Special Use Permit from 20 years from date of adoption (August 12, 2045). The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-139 be advanced to second reading as amended. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- D. [2025-7029](#) Public Hearing: Application #PL2025-058 - Rezoning from AG to R-1 - 3609 SW Pryor Road, 3613 SW Pryor Road, 3699 SW Pryor Road, 3620 SW Crane Road, and two abutting unaddressed parcels; Michael King, Richard McMillin, applicants.

Mr. Hector Soto, Jr., Senior Planner, entered Exhibit A: 1-12 into the record.

Council discussion included:

- Other Property owners
- Splitting two lots
- Conforming uses

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

Ms. Teresa Vollenweider spoke regarding this public hearing and keeping zoning and uses compliant.

Mr. Leroy Hainley spoke regarding these lots and property tax shows as residential when this property is showing as agricultural. He will need to speak with the County regarding this.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-140](#) An Ordinance approving a Rezoning for land located at 3609 SW Pryor Road, 3613 SW Pryor Road, 3699 SW Pryor Road, 3620 SW Crane Road, and two abutting unaddressed parcels, 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.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-140 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- E. [2025-7035](#) Public Hearing: Application #PL2025-123 - Unified Development Ordinance - Article 8 Site Standards pertaining to Architecture and Building Design and Article 15 Rules of Interpretation and Definitions; City of Lee's Summit, applicant.

Ms. Adair Bright, Senior Planner, entered Exhibit A: 1-18 into the record.

Council discussion included:

- Stakeholders recommended changes
- Driving costs
- Suggestions
- Overall maintenance of buildings
- Class 4 Materials
- Protective features - specify / define

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

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-141](#) An Ordinance amending Chapter 33, Unified Development Ordinance of the Lee's Summit Code of Ordinances, Article 8, Division I pertaining to Design Standards and Article 15 pertaining to Rules of Interpretation and Definitions for the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-141 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

5. Public Comments:

Ms. Teresa Vollenweider spoke regarding platted properties surrounding her property compliance of those properties within the zoning of this area.

6. Resolutions:

- A. [RES. NO. 25-17](#) A Resolution to establish the Green Street First Amendment Public Forum Policy for the City of Lee's Summit, Missouri

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shieldsthat Resolution No. 25-17 be adopted. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 3 - Councilmember Carlyle
Councilmember Funk
Councilmember Lovell

7. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-132](#) An Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General, Section 4-13. Dispensing alcoholic beverages, issuance of liquor license near school or church. of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 7/9/25)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 25-132 be second read.

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-132 be amended to change the third "Whereas" clause to read:

"WHEREAS, the City of Lee's Summit desires to amend Section 4-13 of the Code of Ordinances to prohibit the issuance of a license for selling, dispensing, or giving away alcoholic beverages within three hundred (300) feet of any school or church."

After lengthy discussion Councilmember Shields withdrew her second and Councilmember Hodges withdrew her motion to table this amendment.

Councilmember Hodges withdrew her second and Councilmember Rader withdrew her motion to amend Bill No. 25-132.

Councilmember Hodges withdrew her second and Councilmember Lopez removed his motion that Bill No. 25-132 be advanced to second reading.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-132 be tabled and remanded back to the Community and Economic Development Committee for further discussion. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 3 - Councilmember Carlyle
Councilmember Funk
Councilmember Lovell

8. Proposed Ordinances - First Reading:

- A. [BILL NO. 25-142](#) An Ordinance accepting Final Plat entitled, "Oldham Parkway Shopping Center, Lots 3A thru 3E", as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Shields, that Bill No. 25-142 be advanced to second reading. The motion carried by the following vote:

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Aye: 6 - Mayor Baird
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 3 - Councilmember Carlyle
Councilmember Funk
Councilmember Lovell

- B.** [BILL NO. 25-143](#) An Ordinance vacating a portion of a utility easement located at 310 SW Ward Road in the City of Lee's Summit, Missouri.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Prier, seconded by Councilmember Hodges, that Bill No. 25-143 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 3 - Councilmember Carlyle
Councilmember Funk
Councilmember Lovell

- C.** [BILL NO. 25-144](#) An Ordinance approving lease agreements for Project 1 (Oldham Village) LCRA Redevelopment Plan within the redevelopment area for the 291 South Regional LCRA Redevelopment Plan.

(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-144 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 3 - Councilmember Carlyle
Councilmember Funk
Councilmember Lovell

- D. [BILL NO. 25-145](#) An Ordinance determining and declaring the necessity of acquiring for public use certain permanent easements and temporary construction easements for the proposed Douglas Complete Street Improvements Project; Authorizing the City Manager and his Designees to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his Designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.
(Note: First read by Council on August 5, 2025.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-145 be advanced to second reading. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Rader
Councilmember Shields

Nay: 1 - Councilmember Prier

Absent: 2 - Councilmember Funk
Councilmember Lovell

- E. [BILL NO. 25-146](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$13,400,000 in connection with the Victory Hyundai Project; and authorizing certain documents and actions in connection therewith.
(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Hodges, that Bill No. 25-146 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- F. [BILL NO. 25-147](#) An Ordinance authorizing the City Manager to execute Change Order No. 002 Scope Expansion for a not to exceed amount of \$48,450 to the AVAAP Statement of work that is subject to the Professional Services Agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri.
(Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Lopez, seconded by Councilmember Hodges, that Bill No. 25-147 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

- G. [BILL NO. 25-148](#)** An Ordinance authorizing the City Manager to execute Change Order No. 004 for a not to exceed amount of \$908,625 to increase services provided by AVAAP for the implementation of additional Workday modules (SKUS) under the agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri. (Note: First read by Council on August 5, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Hodges, that Bill No. 25-148 be advanced to second reading. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Carlyle
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Absent: 2 - Councilmember Funk
Councilmember Lovell

9. Committee Reports

Councilmember Shields noted the Finance and Budget Committee would be meeting on August 18, 2025 and the Lee's Summit Economic Development Council would hold their annual meeting on August 8, 2025.

10. Council Comments:

Councilmember Prier asked if grass seed had been placed around a construction area on Lakeview Boulevard as there had been several constituent complaints about this area.

Councilmember Rader advised she had received an email from a local tattoo business owner with concerns about the number of tattoo businesses that are in or will be located in Lee's Summit and wanted to see if this could be discussed at CEDC. Mayor Baird asked her to get additional information and bring this back to Council for consideration.

11. Staff Roundtable

Mr. Mark Dunning, City Manager, stated Chipman Road is now open with a ribbon cutting done on Friday, August 1, 2025. He also advised the public comment and feedback period regarding contracted solid waste services for the City of Lee's Summit is open. There are also public forums being held in each district. Lastly, Mr. Dunning advised the Charter Review Commission applications were still open through August 15, 2025.

12. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 45 at 8:40 pm.

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

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "Ismo.legistar.com"