



The City of Lee's Summit

Action Letter

Planning Commission

Thursday, December 11, 2025

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: 6 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Shari Frazier
Commissioner Tanya Jana-Ford
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 3 - Commissioner Randy Benbrook
Commissioner Jessica Gronau
Commissioner Jake Loveless

3. Approval of Agenda

A motion was made by Commissioner Yerington, seconded by Commissioner Touzinsky, that this agenda be approved as amended moving Public Hearing item 6F, Appl #PL2025-274 ahead of item 6A, Appl #PL2025-246. The motion carried unanimously.

4. Public Comments

There were no public comments at this time.

5. Approval of Consent Agenda

A. [TMP-3552](#) Appl. #PL2025-246 - FINAL PLAT - Hearne's Addition, Lots 19A-19D, 7 NW Orchard St; Ryan Melvin, applicant

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that the Consent Agenda be approved. The motion carried unanimously.

[2025-7356](#) Appl. #2025-317- SIGN APPLICATION - Do Drop Inn, 319 SE Main St.; Fossil Forge, applicant.

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that the Consent Agenda be approved. The motion carried unanimously.

C. [2025-7367](#) Approval of the November 13, 2025 Planning Commission Action Letter

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that the Consent Agenda be approved. The motion carried unanimously.

6. Public Hearings

A. [2025-7276](#) Appl. #PL2025-191 - SPECIAL USE PERMIT for rental and storage facility- U-haul,

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1650 SW Market St.; Steve Lytle, applicant

A motion was made by Commissioner Frazier, seconded by Commissioner Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 1/6/2026. The motion carried unanimously.

1) [TMP-3499](#) An Ordinance granting a Special Use Permit renewal for Recreational Vehicle Rental, Equipment Rental, Truck Sales and Lease, and Mini Warehouse Facility in District PI (Planned Industrial) on land located at 1650 SW Market Street for a period of nineteen (19) years and twenty-five (25) days, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

B. [2025-7278](#) Appl. #PL2025-192 - SPECIAL USE PERMIT for mini-storage - Jefferson Street Storage, 1603 SW Jefferson St.; Steve Lytle, applicant

A motion was made by Commissioner Yerington, seconded by Commissioner Touzinsky, that this application be recommended for approval to the City Council - Regular Session, due back on 1/6/2026. The motion carried unanimously.

1) [TMP-3500](#) An Ordinance granting a Special Use Permit renewal for a Mini-Warehouse Facility in District PI (Planned Industrial) on land located at 1603 SW Jefferson Street for a period of ten (10) years, two (2) months, and twenty-six (26) days, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

C. [2025-7360](#) Appl. #PL2025-276 - PRELIMINARY DEVELOPMENT PLAN - Dutch Bros, 10 SW Persels Rd; Engineering Solutions, LLC, applicant

A motion was made by Commissioner Touzinsky, seconded by Commissioner Frazier, that this application be recommended for approval to the City Council - Regular Session, due back on 1/6/2026. The motion carried unanimously.

1) [TMP-3554](#) An Ordinance approving a Preliminary Development Plan for Oldham Village Lot 18 and Tract E on approximately 2.99 acres of land generally located at the northwest intersection of SW Persels Rd and South M-291 Hwy, 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.

D. [2025-7338](#) Appl. #PL2025-277 - PRELIMINARY DEVELOPMENT PLAN - Les Schwab Tire Center, 740 NW Ward Rd.; SFP-E, LLC, applicant

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that this application be recommended for approval to the City Council - Regular Session, due back on 1/6/2026. The motion carried unanimously.

1) [TMP-3539](#) An Ordinance approving a Preliminary Development Plan for land located at 740 NW Ward Rd. for Les Schwab Tire Center, 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. [2025-7358](#) Appl. #PL2025-275 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - East Village Phase 2, approximately 50 acres generally

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located at the SE corner of South M-291 Hwy and SE Bailey Rd; East Village Investors, LLC

A motion was made by Commissioner Touzinsky, seconded by Commissioner Touzinsky, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 1/6/2026. The motion carried by the following vote:

Aye: 5 - Vice Chair Trafton
Commissioner Frazier
Commissioner Jana-Ford
Commissioner Touzinsky
Commissioner Yerington

Nay: 1 - Chairperson Arth

Absent: 3 - Commissioner Benbrook
Commissioner Gronau
Commissioner Loveless

1) [TMP-3553](#) An Ordinance approving rezoning from District PI (Planned Industrial District) to District PMIX (Planned Mixed Use District) and Preliminary Development Plan for East Village Phase 2 on approximately 50 acres of land generally located at the southeast intersection of SE Bailey Rd and South M-291 Hwy, 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.

F. [2025-7339](#) Appl. #PL2025-274 - RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Rd; Milhaus Development, applicant

A motion was made by Commissioner Yerington, seconded by Commissioner Touzinsky, that this application continued to Planning Commission, a date certain of 1/22/2026. The motion carried unanimously.

1) [TMP-3540](#) An Ordinance approving a Residential Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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.

7. Roundtable

Commissioner Trafton spoke about the recent CEDC meeting where carnival safety was discussed. He would like that to be on the Planning Commission radar as festival season will be starting soon.

Planning Manager C. Shannon McGuire gave an update on the joint Planning Commission/City Council meeting tentatively scheduled for February of 2026. He thanked everyone for a great year and wished all a Happy Holiday Season.

8. Adjournment

There being no further business. Chairperson Arth adjourned the meeting at 7:40pm.

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