

**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Thursday, May 11, 2023

5:00 PM

City Council Chambers  
and Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, May 11, 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 p.m. on Wednesday, May 10, 2023, to the City Clerk at [clerk@cityofs.net](mailto:clerk@cityofs.net) to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

**1. Call to Order**

**2. Roll Call**

**Present:** 5 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Mark Kitchens  
Board Member Cynda Rader

**Absent:** 4 - Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**3. Approval of Agenda**

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

**4. Public Comments**

There were no public comments at the meeting.

**5. Approval of Consent Agenda**

- A. [2023-5599](#) Approval of the April 13, 2023 Planning Commission Minutes

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

- B. [TMP-2657](#) Appl. #PL2022-160 - FINAL PLAT - Lumberman's Row, Lots 1 thru 18 and Tracts A thru C; NLV Development Company, LLC, applicant

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.

- C. [TMP-2658](#) Appl. #PL2023-037 - VACATION OF EASEMENT - 800 NW Ward Rd; Northpoint Development, applicant

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.

- D. [TMP-2659](#) Appl. #PL2023-065 - VACATION OF EASEMENT - 1901 SW River Run Dr; Whispering Woods Land, LLC, applicant

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. [2023-5625](#) Public Hearing: Appl. #PL2023-079 - SPECIAL USE PERMIT renewal for automotive sales and major automotive repair - Instant Auto, 2151 NE Independence Ave; Instant Auto, applicant (continued to a date uncertain to allow for proper notification)

A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this application be continued to a date uncertain to the Planning Commission. The motion carried unanimously.

- B. [2023-5615](#) Public Hearing: Appl. #PL2023-056 - REZONING from CP-2 and PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - Colbern Road Investments - Conceptual Site Plan, 900 NE Colbern Road; Engineering Solutions, LLC, applicant.

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-15 into the record.

### Planning Commissioners discussion included:

- Road network / connections
- Site Plan
- Zoning change
- Senior Center
- Appreciation of product presented

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

- 1) [TMP-2652](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) and PI (Planned Industrial) to District PMIX (Planned Mixed Use District) and Conceptual Preliminary Development Plan for land located at 900 NE Colbern 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. [2023-5617](#) Public Hearing: Appl. #PL2023-057 - PRELIMINARY DEVELOPMENT PLAN - Senior Living Facility, 900 NE Colbern Rd; Engineering Solutions, LLC, applicant

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Mr. Shannon McGuire, City Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Amenities
- Active lifestyle and wellness spaces
- Interior Design
- Evacuation Plans
- Ambulatory Services
- Parking
- Possible concrete path to the library

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

- 1) [TMP-2653](#) An Ordinance approving a preliminary development plan for Colbern Road Investments - Senior Living Facility on land located at 900 NE Colbern Rd, 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. [2023-5526](#) Continued Public Hearing: Appl. #PL2022-314 - PRELIMINARY DEVELOPMENT PLAN - Arborwalk West, 3640 SW Arboridge Road; Christie Development Associates, LLC, applicant

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-19 into the record.

Planning Commissioners discussion included:

- Sign permits
- Modifications to the UDO
- Entrance to the site

Mr. Larry Antie, Facilities Director for Holy Spirit Catholic Church, spoke in regards to the access on M-150 Hwy.

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.

- 1) [TMP-2626](#) An Ordinance approving a preliminary development plan on land located at 3640 SW Arboridge Rd in district PMIX, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.

## 7. Roundtable

Vice Chair Arth spoke about the recent CEDC meeting regarding attainable housing and incentives / policies. Chairperson Rader commented on the CEDC meeting and the importance of attainable housing and incentives.

Chairperson Kitchens thanked various people and groups for their participation in the street cleaning efforts.

Brad Cooley announced his resignation from the city.

## 8. Adjournment

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**There being no further business Chairperson Funk adjourned the meeting at 6:11 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](https://lsmo.legistar.com)"