

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, April 24, 2025

5:00 PM

City Council Chambers

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 7 - Chairperson Dana Arth
Vice Chair Terry Trafton
Board Member Randy Benbrook
Board Member Shari Frazier
Board Member Jessica Gronau
Board Member Jake Loveless
Board Member Chip Touzinsky

Absent: 2 - Board Member Tanya Jana-Ford
Board Member Mark Kitchens

3. Approval of Agenda

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

4. Public Comments

There were no public comments at this time.

5. Approval of Consent Agenda

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

A. [2025-6929](#) Appl. #PL2025-084 - SIGN APPLICATION - Green Street sign package, 220 SE Green St; City of Lee's Summit, applicant

B. [BILL NO. 25-088](#) An Ordinance accepting Final Plat entitled, "Kensington Farms, 7th Plat, Lots 279 thru 324," as a subdivision to the City of Lee's Summit, Missouri.
(Note: First read by Council on May 6, 2025. Passed by unanimous vote.)

C. [2025-6932](#) Approval of the April 10, 2025 Planning Commission Action Letter

6. Public hearings

A. [2025-6841](#) Public Hearing: Application: #PL2025-053 - Comprehensive Plan Amendment - 2026-2030 Capital Improvement Plan (CIP); City of Lee's Summit, applicant.

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky to direct staff to present a resolution adopting the Capital Improvement Plan 2026-2030 as an Amendment to the City of Lee's Summit Ignite Comprehensive Plan. The motion carried unanimously.

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- 1) [2025-6842](#) A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2026-2030 as an amendment to the City of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the City of Lee's Summit Capital Improvement Plan 2026-2030.

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky to adopt a resolution adopting the Capital Improvement Plan 2026-2030 as an Amendment to the City of Lee's Summit Ignite Comprehensive Plan. The motion carried unanimously.

- B. **2025-6923** Public Hearing: Application: #PL2025-012 - Preliminary Development Plan - Christian Brothers Automotive, 110 SW Raintree Plaza Drive; Christian Brothers Automotive, applicant.

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook that this application be recommended for approval. The motion carried unanimously.

- 1) **TMP-3327** An Ordinance approving a Preliminary Development Plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

- C. **2025-6922** Public Hearing: Application #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

A motion was made by Board Member Benbrook, seconded by Board Member Loveless, that the approval time frame for this application be reduced from 30 years to 20 years. . The motion failed by the following vote.

**Arth, Dana - Nay
Trafton, Terry - Nay
Benbrook, Randy - Aye
Frazier, Shari - Nay
Loveless, Jake - Aye
Touzinsky, Chip -Nay
Gronau, Jessica - Nay**

A motion was then made by Board Member Touzinsky, seconded by Vice Chairperson Trafton , that this application be recommended for approval for 30 year SUP. The motion carried by the following vote.

**Arth, Dana - Aye
Trafton, Terry - Aye
Benbrook, Randy - Nay
Frazier, Shari - Aye
Loveless, Jake - Nay
Touzinsky, Chip - Aye
Gronau, Jessica - Aye**

Aye: 4 - Chairperson Arth
Vice Chair Trafton
Board Member Frazier
Board Member Touzinsky

Nay: 2 - Board Member Benbrook
Board Member Loveless

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Absent: 2 - Board Member Jana-Ford
Board Member Kitchens

- 1) **TMP-3326** An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 (Planned Community Commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- D. **2025-6921** Public Hearing: Application #PL2025-038 - Preliminary Development Plan - Valvoline Oil, 610 NW Chipman Road; WSO Partners, LLC., applicant.

A motion was made by Board Member Frazier, seconded by Board Member Benbrook, that this application be recommended for approval. The motion carried by the following vote.

Arth, Dana - Nay

Trafton, Terry - Aye

Benbrook, Randy - Aye

Frazier, Shari - Nay

Loveless, Jake - Aya

Touzinsky, Chip - Aye

Gronau, Jessica - Nay

Aye: 4 - Vice Chair Trafton
Board Member Benbrook
Board Member Loveless
Board Member Touzinsky

Nay: 2 - Chairperson Arth
Board Member Frazier

Absent: 2 - Board Member Jana-Ford
Board Member Kitchens

- 1) **TMP-3328** An Ordinance approving a Preliminary Development Plan for land located at 610 NW Chipman Road for Valvoline Oil, 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. **2025-6883** Public Hearing: Application #PL2024-319 - Residential Preliminary Development Plan - 150 & Ward Apartments, 3620 SW Ward Road; Milhaus Development, applicant.

(Note: This item is to be continued to a date certain of June 17, 2025 per the applicant's request.)

A motion was made by Board Member Loveless, seconded by Board Member Benbrook that this application be recommended for approval. The motion carried by the following vote.

Arth, Dana - Aye

Trafton, Terry - Nay

Benbrook, Randy - Aye

Frazier, Shari - Aye

Loveless, Jake - Nay

Touzinsky, Chip - Aye

Gronau, Jessica - Aya

Absent: 2 - Board Member Jana-Ford
Board Member Kitchens

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- 1) **TMP-3305** An Ordinance approving a 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

Congratulations all round to Jessica Gronau attending her first Planning Commission meeting! Board Member Benbrook expressed appreciation to City staff for applying the members predilection to their presentations.

8. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 8:47 pm.

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