



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

Tuesday, April 22, 2025

6:00 PM

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

REGULAR SESSION NO. 35 *JOINT SESSION WITH PLANNING COMMISSION*****

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, April 22, 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, April 21, 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](https://www.watchls.net)) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order

D. Roll Call

PLANNING COMMISSION

Present:

Commissioner Touzinsky
Commissioner Frazier
Commissioner Kitchens
Commissioner Gronau
Chairperson Arth

Absent:

Commissioner Jana-Ford
Commissioner Loveless
Commissioner Benbrook
Vice Chair Trafton

Present: 9 - Mayor Bill Baird
Councilmember Trish Carlyle
Councilmember Donnie Funk
Councilmember Faith Hodges
Councilmember Beto Lopez
Councilmember John Lovell
Councilmember Mia Prier
Councilmember Cynda Rader
Councilmember Hillary Shields

1 Approval of Agenda

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

2. Approval of Consent Agenda:

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, to approve the Consent Agenda, Items 2.A. – 2.5. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- A. [2025-6857](#) Approval of City Council Action Letter for April 15, 2025.

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

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B. [BILL NO. 25-061](#) An Ordinance approving a Preliminary Development Plan for land located at 3394 NW Village Park Drive for Express Stop Convenience Store, 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 April 15, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-061 be adopted and numbered Ordinance No. 10120 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- C. [BILL NO. 25-081](#) An Ordinance approving a funding agreement between 3D Builders KC, LLC, and the City of Lee's Summit, Missouri for the View High Sports Complex Project. (Note: First read by Council on April 15, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-081 be adopted and numbered Ordinance No. 10121 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- D. [BILL NO. 25-082](#) An Ordinance approving a Memorandum of Understanding between the City of Lee's Summit, Missouri and Thomas Anthony Kraft and Mary Kathleen Craft, as trustee owners of the property operated as Lawn & Leisure, to facilitate the 291 North Interchange Project.

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

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-082 be adopted and numbered Ordinance No. 10122 as part of the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

3. Council Roundtable

Councilmember Shields noted the Farmers Market is now open and the first Wednesday Farmers Market will be open tomorrow with lots of local vendors.

She also advised that Fourth Fridays would begin this Friday, April 25th, 2025 in downtown Lee's Summit includes showcases from local artists and musical performances throughout Historic Downtown.

MCC Longview will hosting the annual Flights of Fancy this Sunday, April 27, 2025 and the Lee's Summit DMO will be present.

4. Proclamations:

- A. [2025-6896](#) Proclamation: Neurodiagnostic Week - April 21 - 26, 2025

This Proclamation was presented.

- B. [2025-6824](#) Proclamation: Building Safety Month - May 2025

This Proclamation was presented.

5. Presentations:

A. [2025-6838](#) Presentation: Architecture and Building Design Standards Project Update

Council Discussion Included:

- Options available / not too many restrictions
- Building / lot sizes
- New Construction only
- Uniform color vs. chain colors
- Facadism
- Chain buildings / signage
- Franchise buildings
- Fewer limitations
- Changes in franchises over the years
- Branding / Iterations
- Design elements as a whole / timeless
- More uniformity within using their franchising
- Buildings reused in future years
- Quality materials
- Uniformity but respectful of signage
- Avoid overlay districts / covenants / neighborhood
- Base design standards
- Overhead doors used for different types of businesses
- Building standards of gas stations / convenience stores
- Primary façade / no requirements
- Recommended updates for metal requirements
- Incentive policy tied to quality standards
- Economic impacts
- Next steps:
 - Stakeholder Engagement
 - Finalize Code Updates
 - Planning Commission Public Hearing
 - City council Public Hearing

This Presentation was presented.

6. Break to end Joint Session with Planning Commission

7. Public Hearings:

- A. [2025-6803](#) Public Hearing: Application #PL2025-019 - Rezoning from R-1 to TNZ and Preliminary Development Plan - 100 NE Douglas Street, Engineering Solutions, LLC, applicant.
(NOTE: This application was continued from April 22, 2025 per staff's request.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Application #PL2025-019 - Rezoning from R-1 to TNZ and Preliminary Development Plan - 100 NE Douglas Street, Engineering Solutions, LLC, applicant, be continued to a date certain of May 6, 2025 per staff's request. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

- B.** [2025-6848](#) Public Hearing: Application #PL2025-020 - Rezoning from AG to R-1 - 1548 NE Woods Chapel Road; Engineering Solutions, LLC, applicant.
(NOTE: This application was continued from April 22, 2025 per staff's request.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Application #PL2025-019 - Rezoning from R-1 to TNZ and Preliminary Development Plan - 100 NE Douglas Street, Engineering Solutions, LLC, applicant, be continued to a date certain of May 6, 2025 per staff's request. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

8. Public Comments:

There were no Public Comments.

9. Resolutions:

- A.** [RES. NO. 25-09](#) A Resolution expressing commitment to public safety, including a commitment to reduce violent crime, within the City of Lee's Summit in support of Missouri Executive Order 25-03 from Governor Mike Kehoe and the Blue Shield Program.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, that Resolution No. 25-09 be adopted. The motion carried by the following vote:

Aye: 9 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

10. Committee Reports

Councilmember Shields advised the Finance and Budget Committee met yesterday and had a presentation on the General Fund and the Public Safety Sales Tax with budget and expansion requests that will be moving forward to Council with the full City Manager budget in May.

Councilmember Shields also advised Lee's Summit Downtown Main Street met and discussed several things with the main topic being Downtown Days. They have had a record number of applications so all booths will be filled this year. They are looking at changing the hours and the operations of the carnival as well.

11. Council Comments:

There were no Council Comments.

12. Staff Roundtable

Mr. Mark Dunning, City Manager, advised he had received a lot of good feedback regarding the CALEA compliance accreditation review of the Lee's Summit Police Department and that report would be forthcoming soon.

Mr. Dunning also advised his annual audit request was included as a staff report under Staff Roundtable and includes a "Pay and Growth Plan" as well as a "Communication Strategy".

Mr. Dunning reminded everyone about Sweep the Summit on April 26th and 27th and RecycleFEST on May 3, and the information can be found on our website.

- A. [2025-6894](#) Staff Report: City Manager FY26 Audit recommendations

This Report was received and filed.

13. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 35 into Closed Session at 8:23 pm.

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