

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

Thursday, August 24, 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, August 24, 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 pm on Wednesday, August 23, 2023, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conference platform. The City Clerk will provide instructions regarding how to attend by this method.

**1. Call to Order**

**2. Roll Call**

**Present:** 6 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
Board Member Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Cynda Rader  
Board Member Terry Trafton

**Absent:** 3 - Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Chip Touzinsky

**3. Approval of Agenda**

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

**4. Public Comments**

There were no public comments presented at the meeting.

**5. Approval of Consent Agenda**

A. [2023-5799](#) Approval of the August 10, 2023 Planning Commission Minutes

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

**6. Public Hearings**

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- A. [2023-5710](#) Public Hearing: Continued Appl. #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant
- A motion was made by Board Member Benbrook, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.**
- 1.) [TMP-2764](#) An Ordinance approving a preliminary development plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Rd, between SW Ward Rd and SW Prairie Ln, 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.
- B. [2023-5807](#) Public Hearing: Appl. #PL2023-130 - Rezoning from AG to CP-2 and Preliminary Development Plan - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant (Continued to a date certain of September 14, 2023)
- A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.**
- 1.) [TMP-2766](#) An Ordinance approving a rezoning from district AG (Agricultural) to district CP-2 (Planned Community Commercial District) and Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, 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. [2023-5812](#) Public Hearing: Appl. #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant (Continued to a date certain of September 14, 2023)
- A motion was made by Board Member Trafton, seconded by Board Member Benbrook, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.**
- 1.) [TMP-2767](#) An Ordinance granting a special use permit for a carwash facility in district CP-2 on land located at 3601 SW Hollywood Drive, 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.
- D. [2023-5814](#) Public Hearing: Appl. #PL2023-133 - Comprehensive Plan Amendment - change in land use designation from Residential 3 to Commercial, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant (Continued to a date certain of September 14, 2023)
- A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.**
- 1.) [2023-5815](#) Resolution 2023-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive

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Plan.

- E. [2023-5804](#) Public Hearing: Appl. #PL2023-202 - Comprehensive Plan Amendment - Water Master Plan; City of Lee's Summit, applicant

- 1.) [2023-5805](#) Resolution 2023-04 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2023 Water Master Plan as an amendment to the Lee's Summit Ignite! Comprehensive Plan

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

- F. [2023-5808](#) Public Hearing: Appl. #PL2023-151 - PRELIMINARY DEVELOPMENT PLAN - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Rd; Streets of West Pryor, LLC, applicant

**A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 9/14/2023. The motion carried unanimously.**

- 1) [TMP-2765](#) An Ordinance approving a preliminary development plan for Streets of West Pryor Lots 11 and 13 located at 1000 NW Pryor Rd and 1020 NW Pryor 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.

## 7. Other Agenda Items

- A. [2023-5783](#) Resolution 2023-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.

**A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this resolution was recommended for approval to the City Council - Regular Session. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Funk  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Rader  
Board Member Trafton

**Nay:** 1 - Vice Chair Arth

**Absent:** 3 - Board Member Kitchens  
Board Member Loveless  
Board Member Touzinsky

## 8. Roundtable

## 9. Adjournment

**There being no further business Chairperson Funk adjourned the meeting at 7:45 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"