

From: mkoch0303@me.com

Date: January 14, 2026 at 11:37:25 AM CST

To: Donnie Funk <Donnie.Funk@cityofls.net>

Subject: RE: Proposed Inflatable Dome - View High Sports Complex

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Dear Councilmember Funk –

Thank you for your attention to this matter at the City Council Meeting on December 16th.

As a follow-up, I wanted to ensure that you were aware of the permanent deed restrictions that are on the property for the proposed Inflatable Dome at View High Sports Complex.

I am a resident of the Edgewood Subdivision as noted below, but I am also a member of The Summit Church. I obtained a copy of the Permanent Deed Restrictions on the property under consideration for the addition of the Inflatable Dome, and call your attention to Restriction # 27 in attached –

27. **Buildings located south of N.W. Ashurst Drive shall not exceed sixty (60) feet in height and buildings located immediately north of N.W. Ashurst Drive shall not exceed twenty-five (25) feet in height.**

I know the developer/owner have proposed lowering the height of the dome to 69 feet from original 80 feet, but this still exceeds the permanent height restriction of 60 feet as codified in these Permanent Deed Restrictions that were set when The Summit Church sold that property. This would tower over the height of even the proposed sports building itself. The Summit Church (Owner of Lot 1) is totally against the dome, by the way.

I request that you take this under consideration and advisement as the City considers further refinements to the development plan. Obviously, NO dome or building can exceed the 60 foot limit as outlined herein. Therefore, this variance must be DENIED for this site. As we all know, a dome of this size has no place in the back yards of Lee's Summit homes – move this to an appropriate location. Thank you.

~Matt Koch
504 NW Edgewood Trail
Lee's Summit, MO 64081
816.769.4010

From: mkoch0303@me.com <mkoch0303@me.com>

Sent: Tuesday, December 9, 2025 8:00 AM

To: 'donnie.funk@cityofls.net' <donnie.funk@cityofls.net>

Subject: Proposed Inflatable Dome - View High Sports Complex

Dear Councilmember Funk –

I am writing to respectfully urge you to **vote NO on the proposed 80-foot inflatable dome over the soccer field near our residential neighborhood.**

While I appreciate the goal of expanding recreational opportunities, the size and placement of this structure raise significant concerns for the residents who live directly adjacent to the site. An 80-foot inflatable dome is wholly out of character with the surrounding area and would introduce several serious impacts.

My name is Matt Koch and I've lived in the Edgewood neighborhood since 1996 when we were the 6th family to move in here. We raised our 3 kids here, and love the setting that makes Edgewood so

special. We've endured a lot of changes (Chipman Road widening, View High changes, The Summit Church coming in behind our neighborhood (good neighbors, by the way), and now, a totally unwanted sports complex with an oversized inflatable dome that does not fit with the environment whatsoever.

I am a Professional Engineer, and I've worked with the City of Lee's Summit for many years on Planning Committees, and know past and current Public Works, City Engineering, and Planning staff very well. I know from the November 13th meeting that they do not support this variance as well.

I respectfully request that you follow the unanimous recommendation of our City's Planning Commission on November 13, and DENY this request to add the inflatable dome. This simply does not belong here. Put this in a full sports complex, not 45 feet away from a peaceful neighborhood. We are already opposed to the sports complex, but this variance is out of line.

We are also certain that The Summit Church would have included anything of this sort in their Development Covenant Restrictions on their land, had they envisioned such a monstrosity. It just does not work.

Thank you for your vote denying this at the upcoming December 16th meeting.

Facts (think about this backing up to your house)

The dome would be 80 feet tall - the height of a 6-story building (Saint Luke's Hospital East is just over 80 feet tall).

It is double the height allowed for commercial buildings in this area.

It would cover a full soccer field, making it larger than the Chief's football field.

It is larger than a Boeing 747-200 airplane, like the President's plane (Air Force One).

There are no other inflatable domes of this height or scale in the Kansas City metro; existing domes in the area are smaller sports structures.

The dome would be highly visible from many homes, roads, and while walking, especially in winter when the trees have no leaves.

It would require the constant noise of fan blowers running to maintain pressure and climate control.

Respectfully Requested,

~Matt Koch
816.769.4010
504 NW Edgewood Trail
Lees Summit, MO 64081

Linda Elsen

weidnli@yahoo.com

504 NW Timber Ridge Trail; Lee's Summit MO 64081

February 24, 2026

City of Lee's Summit – Planning Commission

Re: Opposition to Special Use Permit —Inflatable Dome Over Sports Field

Dear Commissioners,

I respectfully submit this letter in opposition to the application for a special use permit to construct and operate a 59-foot 11-inch inflatable dome over the planned soccer field at Ashurst & View High Drive. I ask that the Commission deny this request.

No substantive change from prior proposal

The City Council previously denied a similar request for a special use permit for a 64-foot dome. Although the applicant has slightly reduced the height to 59 foot 11 inches, the 4 foot 1 inch modification does not materially change the project's impact. This change appears driven by the fact that the first request did not meet the developer's land purchase covenants with the Church which stated that property height could not exceed 60 feet and not by any actual desire to address community concerns raised in the prior discussions.

Incompatible Materials & Structure

The Special Use Permit framework requires affirmative findings that the proposed use 1) is compatible with surrounding development, 2) will not negatively impact the appropriate use of neighboring properties and 3) will not negatively impact aesthetics or neighborhood character.

A 60-foot tall, 350-foot long and 215-foot wide white membrane structure is fundamentally inconsistent with the natural materials and scale of surrounding properties. Over time, weathering and discoloration of the membrane material would likely exacerbate these visual impacts, creating a long-term aesthetic concern rather than a neutral addition.

In addition, although characterized as seasonal, expanded operating seasons over time due to weather conditions could result in near-permanent installation. This creates a potential future enforcement challenge for the city.

Accuracy of Visual Representations

I contend that the developers rendered images submitted with the application do not accurately convey the true real-world scale, mass, and visual dominance of a 60-foot inflatable structure. Two-dimensional picture simulations minimize height and bulk. I know I have taken vacations photos awed by the size and presence of mountains, bridges or buildings only to find that presence does not translate through the photos.

Given the substantial difference between conceptual pictures and expected on-site reality, I ask the Commission to rely on measured dimensions and verified height comparisons when evaluating neighborhood compatibility, rather than illustrative depictions that understate the project's visual impact.

Noise & Light Pollution

Inflatable domes require continuous air-handling and pressurization equipment which will reduce the quiet enjoyment of our neighborhood. The Lee's Summit Municipal Code — Nuisances and Noise Regulations is intended to protect residents from ongoing mechanical or operational noise that interferes with the quiet enjoyment of property. Continuous blower operation, periodic pressure cycling, and potential backup generators create the type of sustained mechanical noise these provisions are designed to prevent.

Inflatable domes are illuminated internally for evening and winter use. The resulting glow and light trespass extend beyond the site and alter nighttime conditions for nearby homes.

Availability of Less Impactful Alternatives

Reasonable alternatives exist that could meet recreational objectives while reducing impacts, such as a permanent building designed with conventional materials.

In addition, the developer indicated in their own original Special Use Request Letter dated September 15, 2025, "With regard to achieving the third-party lease revenue requirement of the Bank, one alternative to the use of the dome is to convert 6 of the 8 basketball courts to turf". This alternative was provided by the applicant as a viable alternative to the dome.

Summary

I respectfully urge the Planning Commission to deny the requested special use permit for all the reasons noted above.

Thank you for your time and consideration.

Sincerely,

Linda Elsen

Linda Elsen

PROTEST TO APPLICATION

Kevin Roberts, as owner of the real property
612 NW Cliffside Ct
Lees Summit, MO 64081

hereby protests the proposed Special Use Permit /
Preliminary Development Plan amendment

for the property described in Application # PL2025249,
located at
3301 NW Ashurst Drive, Lees Summit, Missouri

Description of Application:

Proposed addition of a 59'11" inflatable dome structure to
the previously approved sports complex development.

For the following reasons:

1. Substantial Deviation from Previously Approved Development Plan

The inflatable dome was not part of the originally approved sports complex development. The proposal represents a significant modification to the approved plan rather than a minor amendment. Approving such a substantial late-stage addition undermines the integrity and predictability of the City's development review process.

2. Evidence of Inadequate Pre-Development Planning

During the February 23, 2026 neighborhood meeting, the applicant indicated that the dome proposal arose after difficulty securing tenants. This demonstrates that the dome is a reactive measure to market conditions rather than a thoughtfully planned component of the original development. The City should not be expected to accommodate major structural changes resulting from insufficient due diligence during initial planning.

3. Excessive Height and Visual Dominance

At 59 feet 11 inches in height, the proposed structure would

significantly exceed the height of nearby residential homes and create a visually dominating presence adjacent to established subdivisions. Its scale is incompatible with surrounding residential development patterns.

4. Incompatibility with Adjacent Residential Character

The subject property borders residential neighborhoods. A large inflatable dome of this magnitude and mass is inconsistent with the established character of the area and does not provide an appropriate transition between commercial and residential uses.

5. Aesthetic Impact During Seasonal Operation

According to the developer's submitted plan, the dome is proposed to be erected seasonally from October through March. During the neighborhood meeting, the applicant stated that dome companies they consulted recommended white as the color of the dome. Even on a seasonal basis, a white, inflated structure of nearly 60 feet in height will create a highly visible and visually dominant presence during those months. The industrial appearance of an inflatable dome is inconsistent with traditional permanent architectural design standards and adjacent residential character.

6. Conflict with the Intent of Height and Zoning Standards

Even if technically permissible under certain interpretations, approval of this structure would conflict with the intent of zoning standards designed to ensure compatibility, proportional scale, and appropriate buffering between land uses.

7. Lack of Established Operational Safeguards and Enforcement Standards

Although the developer's submitted plan indicates the dome would only be erected from October through March, the City of Lee's Summit does not currently have clearly established regulations detailing enforcement mechanisms, penalties, monitoring procedures, or mandatory removal deadlines should the dome remain erected beyond the approved seasonal timeframe. The absence of defined operational safeguards creates uncertainty and risk that the structure could remain in place longer than represented, including potentially year-round. Approving this proposal without explicit, enforceable, and measurable conditions exposes surrounding property owners to unintended long-

term impacts.

8. Precedent Concerns

Approval of this amendment may establish a precedent that allows substantial post-approval structural additions when a development fails to meet leasing or operational expectations. Development approvals should reflect complete and carefully vetted plans at the time of initial approval.

For these reasons, I respectfully request that the Planning Commission and City Council deny Application PL2025249.

Signature: _____

Kevin Roberts

State of Missouri
County of Jackson

(Notary section to be completed upon notarization.)

Certificate, Acknowledgment in an Individual Capacity (Missouri)

State of Missouri

County (and/or City) of Jackson

On this 26th day of February, 20 24, before me, the undersigned notary,

personally appeared Kevin Roberts,
(Name of document signer)

who is ☐ personally known to me;

(or) ☒ proved to me through identification documents which were:

Drivers License exp: 10/11/2024;
(If applicable list identification document(s) above)

(or) ☐ proved to me on the oath or affirmation of _____,
(Name of single credible witness)

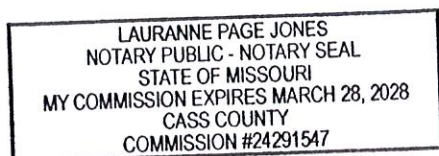
who is personally known to me and stated to me that he/she personally knows the document signer and is unaffected by the document;

(or) ☐ proved to me on the oath or affirmation of _____,
(Name of first credible witness not personally known)

And _____,
(Name of second credible witness not personally known)

whose identities have been proven to me through identification documents and who have stated to me that they personally know the document signer and are unaffected by the document;

... to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)/(she) signed it voluntarily for its stated purpose.



(Affix MO Notary Stamp Above)

[Signature]
(Signature of Notary Public)