



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

Tuesday, May 6, 2025

6:00 PM

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

REGULAR SESSION NO. 36

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, May 6, 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, May 5, 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) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

Preliminaries:

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

Mayor Baird called Regular Session No. 36 to order at 6:05 pm.

- D. Roll Call

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 Hodges, seconded by Councilmember Shields, 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 Hodges, seconded by Councilmember Shields, to approve the Consent Agenda, Items 2.A. – 2.B. 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. [2025-6858](#) Approval of City Council Action Letter for April 22, 2025.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve the City Council Action Letter for April 22, 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. [2025-6942](#) Mayor's Appointments (Simple Majority): Lee's Summit Visitors Bureau: Appoint Rachel Mitchell (LSR7 Rep) to replace Christina Hocker, term to expire 10-10-25. Parks and Recreation Board: Reappoint Casey Crawford, Lawrence Bivins and Melinda Aulenbach, terms to expire 5-31-28. Water Utilities Advisory Board: Reappoint Kyle Gorrell, terms to expire 3-1-28.

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, to approve Mayor's Appointments 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. Mayor's Appointment of the Mayor Pro Tempore:

- A. [2025-6945](#) Mayor's appointment of the Mayor Pro Tempore

This Appointment was received and filed.

4. Council Roundtable

There was no Council Roundtable.

5. Proclamations:

- A. [2025-6818](#) Proclamation: National Public Service Week - May 4 - 10, 2025
This Proclamation was presented.
- B. [2025-6827](#) Proclamation: Historic Preservation Month - May 2025
This Proclamation was presented.
- C. [2025-6933](#) Proclamation: National Travel and Tourism Week - May 4 - 10, 2025
This Proclamation was presented.
- D. [2025-6829](#) Proclamation: National Drinking Water Week - May 4 - 10, 2025
This Proclamation was presented.
- E. [2025-6830](#) Proclamation: Bike and Walk Month - May 2025
This Proclamation was presented.
- F. [2025-6931](#) Proclamation: Mental Health Awareness Month - May 2025
This Proclamation was presented.

6. 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.)

Ms. Adair Bright, Senior Planner, entered Exhibits A. 1 - 19 into the record.

Council Discussion Included:

- Alternate plans for property
- Impervious surface of parking lot / watershed problems
- Daily Office Use / Workspace / Office Hours
- Integrity of current home / Preservation
- Historical Tax Credits
- Future uses if sold / requirements in future
- Structural Changes

Mr. Misha Decoche spoke in opposition to this application due to the historic status of this home and would like it to be part of a historic district.

Ms. Valerie Salazar spoke in opposition to this application due losing single family housing to a business in the downtown area.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-083](#) An Ordinance approving rezoning from District R-1/NSO (Single-Family Residential/Neighborhood Stabilization Overlay) to District TNZ (Transitional Neighborhood Zone) and Preliminary Development Plan on approximately 0.44 acres of land located at 100 NE Douglas Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on May 6, 2025.)

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Shields, that Bill No. 25-083 be advanced to second reading. The motion carried by the following vote:

- Aye:** 6 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Lopez
Councilmember Lovell
Councilmember Shields
- Nay:** 3 - Councilmember Hodges
Councilmember Prier
Councilmember Rader

- 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.)

Mr. Shannon McGuire, Planning Manager, entered Exhibit A. 1 - 17 into the record.

Council Discussion Included:

- None

No one was present to speak in favor of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [BILL NO. 25-084](#) An Ordinance approving a rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on approximately 9.59 acres of land located at 1548 NE Woods Chapel Road, all in accordance with 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 May 6, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Hodges, seconded by Councilmember Shields, that Bill No. 25-084 be advanced to second reading. 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. [2025-6862](#) Public Hearing: Application #PL2024-280 Special Use Permit renewal for mini-warehouse facility - StorageMart, 465 SE Oldham Parkway; New TKG-Storage Mart Partners Portfolio, applicant.

Ms. Clair Byers, Senior Planner, entered Exhibit A. 1 - 20 into the record.

Council Discussion Included:

- Standard length of SUP / Cost
- Extend SUP length

No one was present to speak in favor of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [AMENDED](#) An Ordinance granting a Special Use Permit renewal for a mini-warehouse
[BILL NO.](#) facility in District PI (Planned Industrial) on land located at 465 SE Oldham
[25-085](#) Parkway for a period of fifteen (15) years, all in accordance with Article 6 of the
Unified Development Ordinance for the City of Lee's Summit, Missouri.
(Note: First read by Council on May 6, 2025.)

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 25-085 be advanced to second reading.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Lopez, that Bill No. 25-085 be amended for a period of twenty-five (25) years. The motion failed by the following vote:

Aye: 1 - Councilmember Shields

Nay: 8 - Mayor Baird
Councilmember Carlyle
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-085 be amended for a period of fifteen (15) years. The motion carried by the following vote:

Aye: 6 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Shields

Nay: 3 - Councilmember Carlyle
Councilmember Lovell
Councilmember Rader

ACTION: A motion was made by Councilmember Lovell, seconded by Councilmember Shields, that Bill No. 25-085 be advanced to second reading as amended. The motion carried by the following vote:

Aye: 8 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Lovell
Councilmember Prier
Councilmember Rader
Councilmember Shields

Nay: 1 - Councilmember Carlyle

- D. [2025-6852](#) Public Hearing: Application #PL2024-327 Special Use Permit renewal for mini-warehouse facility - StorageMart, 953 SE Oldham Parkway; New TKG-Storage Mart Partners Portfolio, applicant.

Ms. Clair Byers, Senior Planner, entered Exhibit A. 1 - 17 into the record.

Council Discussion Included:

- None

No one was present to speak in favor of or in opposition to this application.

This Public Hearing - Sworn was presented.

- 1) [AMENDED BILL NO. 25-086](#) An Ordinance granting a Special Use Permit renewal for a mini-warehouse facility in District PI (Planned Industrial) on land located at 953 SE Oldham Parkway for a period of fifteen (15) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.
(Note: First read by Council on May 6, 2025. Passed by unanimous vote.)

ACTION: A motion was made by Councilmember Shields, second by Councilmember Carlyle, that Bill No. 25-086 be advanced to second reading.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that Bill No. 25-086 be amended for a period of fifteen (15) years. The motion carried by the following vote:

Aye: 7 - Mayor Baird
Councilmember Funk
Councilmember Hodges
Councilmember Lopez
Councilmember Prier
Councilmember Rader
Councilmember Shields

Nay: 2 - Councilmember Carlyle
Councilmember Lovell

ACTION: A motion was made by Councilmember Shields, second by Councilmember Carlyle, that Bill No. 25-086 be advanced to second reading as amended. 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

7. Public Comments:

There were no Public Comments.

8. Presentations:

- A. [2025-6913](#) Presentation: Conceptual Economic Development Incentive Request for the Ward & 150 Apartment Project at 3620 SW Ward Road; Milhaus Development, applicant

Council Discussion Included:

- Business model
- Design Standard
- Elevations
- Acreage
- Only one building
- Exteriors vs. Interiors
- Parking
- Selling during incentive period / city provisions
- Class A / Master Plan
- If not apartments / what is behind retail
- # of bedrooms / Family / Children
- Roads / Stoplight / CID funding
- Incentive for questionable fill on property
- Sales tax exemptions for purchase of construction materials

This Presentation was presented.

9. Resolutions:

- A. [RES. NO. 25-10](#) A Resolution approving the appointment of successor directors to the board of directors of the Downtown Lee's Summit Community Improvement District.

ACTION: A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, to adopt Resolution No. 25-10. 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. [RES. NO. 25-11](#) A Resolution approving the appointment of successor directors to the Board of Directors of the Valle Vista Community Improvement District.

ACTION: A motion was made by Councilmember Shields, seconded by Councilmember Carlyle, to adopt Resolution No. 25-11. 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. Proposed Ordinances Forwarded from Committee:

- A. [BILL NO. 25-087](#) An Ordinance authorizing the use of a local cooperative purchasing contract for motor vehicles through the Johnson County Kansas Metro Vehicle Bid Model Year 2025 Contract and authorizing the City Manager to execute any documents necessary for the City to participate in the program. (F&BC 4/21/25)

ACTION: A motion was made by Councilmember Rader, seconded by Councilmember Carlyle, that Bill No. 25-087 be second read. 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

ACTION:

A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, that Bill No. 25-087 be adopted. It was then noticed the title on the agenda and the Ordinance heading did not match. It was determined it was best to table this ordinance until this matter could be resolved.

A motion was made by Councilmember Carlyle, seconded by Councilmember Funk, that Bill No. 25-087 be tabled. 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

11. Proposed Ordinances - First Reading:

- A. [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.)

ACTION: A motion was made by Councilmember Funk, seconded by Councilmember Hodges, that Bill No. 25-088 be advanced to second reading. 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

12. Committee Reports

Councilmember Shields noted the Finance and Budget Committee met yesterday and had a presentation regarding Other Funds and budget public hearing will be held next week at City Council.

13. Council Comments:

Councilmember Rader advised she keeps hearing from citizens that they have not been notified of upcoming public hearings. She would like to look into other notification options. Ms. Aimee Nassif, Interim Development Director, advised of all noticing practices that go above and beyond requirements at both the city and state level.

14. Staff Roundtable

Mr. Mark Dunning, City Manager, spoke regarding the 50 Highway 291 Interchange and the number of years and challenges that have gone into making this project become a reality and how close this is to become a reality and a phenomenal project for the city.

Minor Home Repair program is starting to accept applications. Open houses are being held at Midcontinent Public Library on May 7th from 4 - 6pm; June 7th from 1-3pm and July 7th from 5-7pm.

The City has already received confirmation from the State on being recognized as part of the the Blue Shield program and allows us to be eligible for any grant funding that may come through that program.

Ms. Christal Weber, Historic Preservation Month - Capture what makes Lee's Summit Lee's Summit photo contest - Children's even at Farmer's Market on May 31st. Amtrak Station this Friday for Tourism celebration.

15. Adjournment

Hearing no further business, Mayor Baird adjourned Regular Session No. 36 into Closed Session at 10:09 pm.

City Council - Regular Session

Action Letter

May 6, 2025

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