

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

Thursday, October 26, 2023

5:00 PM

City Council Chambers

City Hall

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, October 26, 2023, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri.

**1. Call to Order**

**2. Roll Call**

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

**Absent:** 3 - Board Member Randy Benbrook  
Board Member Mark Kitchens  
Board Member Jake Loveless

**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 at the meeting.

**5. Approval of Consent Agenda**

- A. [2023-5931](#) Approval of the October 12, 2023 Planning Commission Action Report

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

- B. [BILL NO. 23-212](#) An Ordinance accepting Final Plat entitled, "Woodland Oaks, Lots 1-42 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.

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

- C. [BILL NO. 23-213](#) An Ordinance accepting Final Plat entitled, "The Village at Discovery Park, Lots 1 thru 13 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.

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

- D. [TMP-2818](#) An Ordinance vacating a portion of a certain easement located at 690 NW Blue Parkway in the City of Lee's Summit, Missouri.

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

## 6. Public Hearings

- A. [2023-5928](#) Public Hearing - Appl. #PL2023-196 - COMMERCIAL REZONING WITH PRELIMINARY DEVELOPMENT PLAN & CONCEPTUAL PLAN - Downtown Market Plaza, 201, 205, and 220 SE Green Street; 205 and 208 Johnson Street; and 200 and 202 SE 3rd Street; Lane4 Property Group, applicant

Mr. Shannon McGuire, Senior Planner, entered Exhibit A 1-16 into the record.

Planning Commissioners discussion included:

- Parking
- Traffic study
- Pad sites / use
- Walkability
- Art / sculpture
- Elevated seating area
- Uses of the Farmer's Market building
- Restroom access
- Accent wall
- Artificial turf

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

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- 1.) **TMP-2820** An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial District) to district CBD (Central Business District) and preliminary development plan for Downtown Market Plaza on approximately 4 acres of land located at 201, 205, and 220 SE Green Street; 205 and 208 SE Johnson Street; and 200 and 202 SE 3rd Street, 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. [2023-5927](#) Public Hearing: Appl. #PL2023-221 - PRELIMINARY DEVELOPMENT PLAN - Chick-fil-A drive-through expansion, 690 NW Blue Pkwy; Chick-fil-A, Inc., applicant

Mr. Hector Soto, Senior Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Parking
- Drive-thru capacity and route

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- Relocation of canopy
- Kiosk placement

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

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

**Aye:** 4 - Vice Chair Arth  
Board Member Jana-Ford  
Board Member Rader  
Board Member Trafton

**Nay:** 2 - Chairperson Funk  
Board Member Touzinsky

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

**1.) TMP-2817** An Ordinance approving a preliminary development plan for Chick-fil-A located at 690 NW Blue Pkwy, 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. [2023-5932](#)** Public Hearing - Appl. #PL2022-357 - REZONING from RP-2 to CP-2 and PRELIMINARY DEVELOPMENT PLAN - Take 5 Oil Change, 400 NE M-291 Hwy; Driven Assets, LLC, applicant

A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

**1.) TMP-2819** An Ordinance approving a rezoning from district RP-2 (Planned Two-Family Residential District) to district CP-2 (Planned Community Commercial District) and preliminary development plan for Take 5 Oil Change on approximately 1.73 acres of land located at 400 NE M-291 Hwy, 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.

**D. [2023-5891](#)** Public Hearing: Application #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant.

Mr. Shannon McGuire, Senior Planner, entered Exhibit A 1-15 into the record.

Planning Commissioners discussion included:

- Bays
- Signs

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

A motion was made by Board Member Touzinsky, seconded by Vice Chair Arth, that this

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application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

1.) [BILL NO. 23-209](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures, Article 5 pertaining to Overlay Districts, Article 7 pertaining to Subdivisions, and Article 8 pertaining to Site Standards; of City of Lee's Summit, applicant.

E. [2023-5915](#) Public Hearing: Continued Appl. #PL2023-077 - Unified Development Ordinance Amendments to Article 6 Use Standards pertaining to Accessory Uses and Structures and requirements for Accessory Dwelling Units (ADUs) and Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, applicant

Planning Commissioners discussion included:

- Notification requirements

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

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 11/9/2023. The motion carried unanimously.

7. Roundtable

8. Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 8:25 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"