



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, June 3, 2025

6:00 PM

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

REGULAR SESSION NO. 39

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 3, 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, June 2, 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
- D. Roll Call

1 Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2025-6906](#) Approval of City Council Action Letter for May 20, 2025.
- B. [2025-6986](#) Mayor's Appointments:
Housing Authority: Reappoint Steven Blake, term to expire 05-04-29.

- C. [BILL NO. 25-100](#) An Ordinance approving a Sanitary Sewer Cost-Sharing agreement between North Oak Safety Storage, LLC, and the City of Lee's Summit, Missouri, for the Lakewood Business Center Industrial Development Project
(Note: First read by Council on May 20, 2025. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development and Planning

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Proclamations:

- A. [2025-6997](#) Veterinary Appreciation Day - June 18, 2025

Presenter: Nina Noe and Dr. Erin Brockhaus, DVM

5. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2025-6962](#) Public Hearing: Chapter 100 Plan for Victory Hyundai Project at 1231 NW Ward Road; Victory Hyundai of Lee's Summit, applicant

Presenter: Ryan Westhoff, Dentons law firm, for applicant
Austin Duree, Managing Partner of Victory Hyundai of Lee's Summit and Premier Automotive
David Bushek, Chief Counsel of Economic Development & Planning

- 1) [BILL NO. 25-101](#) An Ordinance Approving a Plan for a Chapter 100 Project for the Victory Hyundai Project.

Presenter: Ryan Westhoff, Dentons law firm, for applicant
Austin Duree, Managing Partner of Victory Hyundai of Lee's Summit and Premier Automotive
David Bushek, Chief Counsel of Economic Development & Planning

- B. [2025-6953](#) Public Hearing: Application #PL2025-024 - Special Use Permit Renewal - Telecommunication tower in District RDR on land located at 1204 NE Woods Chapel Road; American Tower Corporation, applicant

Presenter: Taylor Lovely, Applicant Representative
Ian Trefren, Planner

- 1) [BILL NO. 25-102](#) An Ordinance granting a Special Use Permit for a telecommunication tower in District RDR on land located at 1204 NW Woods Chapel Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter: Ian Trefren, Planner

6. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

7. Resolutions:

- A. [RES. NO. 25-14](#) A Resolution authorizing the Mayor to appoint successor directors to the Highway 50 & Todd George Community Improvement District.
Presenter: Trisha Fowler Arcuri, City Clerk
- B. [RES. NO. 25-15](#) A Resolution authorizing the Mayor to appoint successor directors to the Colbern Ridge Community Improvement District.
Presenter: Trisha Fowler Arcuri, City Clerk

8. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 25-103](#) An Ordinance approving the City of Lee's Summit Entitlement Community Development Block Grant (CDBG) 2025-29 Consolidated Plan and 2025-26 Annual Action Plan. (CEDC 4/9/25)
Presenter: Ryan Elam, Assistant City Manager
Jessica Gay, Mosaic Community Planning

9. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 25-104](#) An Ordinance vacating a portion of a utility easement located at 4716 NE Freehold Drive in the City of Lee's Summit, Missouri.
Presenter: Nicholas Bennett, Applicant
Adair Bright, AICP, Senior Planner

10. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 25-096](#) An Ordinance approving a Preliminary Development Plan for land located at 610 NW Chipman Road for Valvoline Oil, 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 May 20, 2025.)
Presenter: Ian Trefren, Planner
- B. [BILL NO. 25-097](#) An Ordinance approving a Preliminary Development Plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, all in accordance with the provision 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 May 20, 2025.)
Presenter: Ian Trefren, Planner

- C. [BILL NO. 25-098](#) An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 (Planned Community Commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) 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 20, 2025.)

Presenter: Ian Trefren, Planner

11. Committee Reports

Committee chairs report on matters held in Committee.

12. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

13. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

14. Adjournment

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

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"