

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, June 12, 2025

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 6 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Chip Touzinsky

Absent: 3 - Commissioner Tanya Jana-Ford
Commissioner Mark Kitchens
Commissioner Jake Loveless

3. Approval of Agenda

A motion was made by Vice Chair Trafton, seconded by Commissioner Frazier, that this agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments at this time.

5. Approval of Consent Agenda

- A. [TMP-3365](#) Appl. #PL2025-073 - VACATION OF EASEMENT - 1001 & 1005 SW Blue Pkwy;
QuikTrip Corporation, applicant

A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this application be recommended for approval by the City Council - Regular Session, due back on 7/1/2025 The motion carried unanimously.

- B. [TMP-3346](#) Appl. #PL2025-094 - VACATION OF EASEMENT - 2320 SE Blue Pkwy;
Engineering Solutions, LLC, applicant

A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this application be recommended for approval by the City Council - Regular Session, due back on 7/1/2025 The motion carried unanimously.

- C. [TMP-3347](#) Appl. #PL2025-103 - VACATION OF EASEMENT - Evren Apartments, 25 NW
Tudor Road and 818 NE Douglas Street; Renaissance Infrastructure Consulting,
applicant

A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this application be recommended for approval by the City Council - Regular Session, due back on

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7/1/2025 The motion carried unanimously.

- D. [TMP-3366](#) Appl. #PL2024-120 - FINAL PLAT - The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I; Engineering Solutions, LLC, applicant
- A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this application be recommended for approval by the City Council - Regular Session, due back on 7/1/2025 The motion carried unanimously.

- E. [2025-7012](#) Approval of the May 22, 2025, Planning Commission Action Letter
- A motion was made by Vice Chair Trafton, seconded by Commissioner Touzinsky, that this action letter be approved. The motion carried unanimously.

6. Public Hearings

- A. [2025-7008](#) Appl. #PL2025-081 - SPECIAL USE PERMIT for car wash with outdoor facilities - Charlie's Car Wash, 950 NW Chipman Rd; Charlie's Car Wash, LLC, applicant
- A motion was made by Commissioner Frazier, seconded by Commissioner Touzinsky, that this application be recommended for approval by the City Council - Regular Session, due back on 7/15/2025, with one condition tied to the time period requested of 20 years. The motion carried unanimously.
- 1) [TMP-3364](#) An Ordinance granting a Special Use Permit for a car wash with outdoor facilities in District CP-2 (Planned Community Commercial) on land located at 950 NW Chipman Rd 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.

7. Roundtable

Senior Planner, Hector Soto advised that the next Planning Commission meeting will take place on July 10, 2025.

8. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 5:40pm.

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