

The City of Lee's Summit
Action Letter - Final
Planning Commission

Thursday, October 24, 2019

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Call to Order

Roll Call

Present: 7 - Board Member Mark Kitchens
Board Member John Lovell
Board Member Jake Loveless
Board Member Carla Dial
Vice Chair Donnie Funk
Board Member Jeff Sims
Board Member Dana Arth

Absent: 2 - Chairperson Jason Norbury
Board Member Terry Trafton

Approval of Agenda

A motion was made by Board Member Sims, seconded by Board Member Dial, that this agenda be approved. The motion carried unanimously.

Public Comments

There were no public comments presented at the meeting.

Approval of Consent Agenda

[2019-3092](#) Minutes of the October 10, 2019, Planning Commission meeting

A motion was made by Board Member Sims, seconded by Board Member Dial, that the minutes be approved. The motion carried unanimously.

Public Hearings

[2019-3091](#) Public Hearing: Application #PL2019-267 - Special Use Permit renewal for mini-warehouse storage facility - Storage Mart, 3920 SW M-291 Hwy; New TKG - Storage Mart Partners Portfolio, LLC, applicant.

Vice Chair Funk opened the hearing at 5:05 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Gregg Meusill gave his address as 5250 W. 116th Place, Ste. 400, in Leawood, Kansas. He stated that earlier this year, the Commission had approved a climate-controlled, indoor storage business on this same property. When the application moved forward to the City Council, staff discovered that the existing Special Use Permit was about to expire. Tonight's

hearing concerned the renewal of that SUP. The business was located on M-291, just south of US 50 Highway. An aerial view photograph showed the existing mini-warehouse facility, with the subject property to the right. Mr. Meusill displayed a conceptual view of the proposed building, with the existing 'first-generation' storage business behind it.

Mr. Meusill emphasized that a chain link fence existed along along the western boundary and part of the southern boundary of the property. The applicant proposed to replace it with a six-foot high white vinyl opaque fence. This would extend along the north side as well. At the time of the previous public hearing, they had promised the Cheddington Homes Association to the west to install this fence; and if this application was approved it would be part of the approved plan. The fence was indicated in green on the site plan, showing how it ran between the buildings on the north. The frontage on the east would be visually blocked by the new building.

The existing zoning was PI (Planned Industrial), and the existing SUP had been originally issued in August of 1994. They had held neighborhood meetings in February and early October of this year with the homeowners associations of nearby Cheddington and Raintree Villas; and had no issues with neighbors or operation. Both the fencing and existing vegetation provided adequate screening. Mr. Meusill added that the facility would generate little traffic, with the existing 194 units generating only about 35 trips for an average day. The proposed expansion would generate about 53 trips daily.

Following Mr. Meusill's presentation, Vice Chair Funk asked for staff comments.

Ms. Thompson entered Exhibit (A), list of exhibits 1-15 into the record. She displayed aerial and zoning maps of the areas south of M-150 and west of M-291. The property's PI zoning was surrounded by existing residential, commercial and industrial districts. The site plan showed 23 existing buildings, with the applicant requesting some limited outdoor storage for items such as recreational vehicles. Some were already parked between buildings on the north side; and a few spots were available near the west property line as well. Ms. Thompson then displayed photos of the existing chain link fence near the neighboring residential use, and confirmed that the applicant proposed to install a vinyl fence. It would close the gap in the existing fence shown on one of the photos.

The applicant had requested a term for 25 years for the SUP, and staff supported this term. It would expire on August 13, 2044; the same expiration date as the existing Storage Mart to the east of this location.

Vice Chair Funk asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. There were none, and Vice Chair Funk then asked if the Commissioners had any questions for the applicant or staff. Mr. Loveless asked Mr. Meusill for some details about the fence, noting that it appeared to be in several section. Mr. Meusill replied that the existing west face along Cheddington would be completely replaced with the white vinyl fence. The new fence would also cover some gaps of vacant land that existed between the north side buildings. The back sides of these buildings would be brick facade. Cheddington Drive was stubbed to do out to Raintree. The only visible part that would not be screened with a fence would be a stretch on the east whose view would be blocked by the new building.

Mr. Loveless recalled that in the previous hearing, the neighbors had not objected to parked RV storage, as the view would be blocked by the building. Mr. Meusill added that 6 or 7 spaces on the west side of the new building could be used for RV storage.

Vice Chair Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:12 p.m. and asked for discussion among the Commission members, or for a motion.

Planning Commission

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Mr. Sims made a motion to recommend approval of Application PL2019-267, Special Use Permit renewal for mini-warehouse storage facility: Storage Mart, 3920 SW M-291 Hwy; New TKG, Storage Mart Partners Portfolio, LLC, applicant; subject to staff's letter of October 18, 2019, specifically Condition of Approval 1. Ms. Dial seconded.

Vice Chair Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Sims, seconded by Board Member Dial, that this application be recommended for approval to the City Council - Regular Session, due back on 11/19/2019. The motion carried unanimously.

Other Agenda Items

There were no other agenda items presented at this meeting.

Roundtable

Mr. Monter acknowledged the contributions of staff who managed the IT presentations at Planning Commission meetings. Mr. Johnson asked Carla Dial to sign a major plat before leaving.

Adjournment

There being no further business, Vice-Chairperson Funk adjourned the meeting at 5:13 P.M.

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