



The City of Lee's Summit

Action Letter

Planning Commission

Thursday, January 8, 2026

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: 8 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Tanya Jana-Ford
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 1 - Commissioner Jake Loveless

3. Approval of Agenda

A motion was made by Commissioner Yerington, seconded by Vice Chair Trafton, 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 motion was made by Vice Chair Trafton, seconded by Commissioner Tanya Jana-Ford, that this Consent Agenda be approved. The motion carried unanimously.

A. [2025-7409](#) Approval of the December 11, 2025, Planning Commission Action Letter

6. Public Hearing

A. [2025-7407](#) Application #PL2025-079 - REZONING from AG to RP-1, RP-4 and CP-2, PRELIMINARY DEVELOPMENT PLAN and CONCEPTUAL DEVELOPMENT PLAN - Legacy Ridge, 815 SW Hook Road; Griffin Riley Property Group, applicant

There were 8 members of the public that spoke about their concerns regarding the application. Those concerns included:

Increased Traffic

Pickleball Noise

Detention Basin left to the HOA to handle

Development not fitting in with the existing community

A citizen questioned the percentage of Residential 3 units presented by staff

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A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this application be denied. The motion carried by the following vote:

Aye: 7 - Chairperson Arth
Vice Chair Trafton
Commissioner Benbrook
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Touzinsky
Commissioner Yerington

Absent: 2 - Commissioner Frazier
Commissioner Loveless

- 1) [TMP-3573](#) An Ordinance approving rezoning from AG (Agricultural) to RP-1 (Planned Single-family Residential), RP-4 (Planned Apartment Residential) and CP-2 (Planned Community Commercial), Preliminary Development Plan and Conceptual Development Plan for Legacy Ridge on approximately 131 acres of land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd, 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.

7. Roundtable

Commissioner Gronau had a question regarding the Ignite plan, and how Staff evaluated applications for the basis of recommendation.

Planning Manager, Shannon McGuire gave his farewells to David Bushek, who is leaving the City.

Also, he mentioned a calendar invite for a tentative joint session with Planning Commission and City Council on February 10, 2026 at 6pm in Chambers.

8. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 8:19pm.

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