

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, March 12, 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: 6 - Chairperson Dana Arth
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Tanya Jana-Ford
Commissioner Chip Touzinsky

Absent: 2 - Vice Chair Terry Trafton
Commissioner Ed Yerington

3. Approval of Agenda

A motion was made by Commissioner Touzinsky, seconded by Commissioner Jana-Ford, 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 Commissioner Jana-Ford, seconded by Commissioner Frazier, that the consent agenda be approved. The motion carried unanimously.

A. Approval of the February 26, 2026, Planning Commission Action Letter

6. Public Hearings

A. Public Hearing: Application #PL2025-249 - Preliminary Development Plan - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

A motion was made by Commissioner Touzinsky, seconded by Commissioner Benbrook, that this application be recommended for approval as amended to require an independent surveyor verify the structure height after construction to the City Council - Regular Session, due back on 3/24/2026. The motion carried unanimously.

A motion was made by Commissioner Frazier, seconded by Commissioner Gronau, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 3/24/2026. The motion carried by the following vote:

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Nay: 6 - Chairperson Arth
Commissioner Benbrook
Commissioner Frazier
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Touzinsky

Absent: 2 - Vice Chair Trafton
Commissioner Yerington

- 1)** An Ordinance approving a Preliminary Development Plan for View High Sports Complex on land located at 3301 NW Ashurst Drive, 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.

- B.** Public Hearing: Application #PL2025-241 - Special Use Permit - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Drive; Engineering Solutions, LLC, applicant.

A motion was made by Commissioner Gronau, seconded by Commissioner Jana-Ford, that this application be recommended for approval. to the City Council - Regular Session, due back on 3/24/2026. The motion failed by the following vote:

Nay: 6 - Chairperson Arth
Commissioner Benbrook
Commissioner Frazier
Commissioner Gronau
Commissioner Jana-Ford
Commissioner Touzinsky

Absent: 2 - Vice Chair Trafton
Commissioner Yerington

- 1)** An Ordinance granting a Special Use Permit for an inflatable dome in District CP-2 (Planned Community Commercial) on land located at 3301 NW Ashurst Drive for a period of five (5) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- C.** Public Hearing: Application #PL2026-002 - Rezoning from CP-2 to CS and Preliminary Development Plan for Shamrock Park Flex Space - 21 SE 30th St.; Matt Schlicht, Engineering Solutions, applicant

A motion was made by Commissioner Gronau, seconded by Commissioner Benbrook, that this application be recommended for approval. to the City Council - Regular Session, due back on 4/14/2026 The motion carried unanimously.

- 1)** An Ordinance approving a rezoning from District CP-2 (Planned Community Commercial) to District CS (Planned Commercial Services) and Preliminary Development Plan for Shamrock Park Flex Space on approximately 0.81 acres of land located at 21 SE 30th St., 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.** Public Hearing: Application #PL2025-338 and #PL2025-339 - PRELIMINARY

DEVELOPMENT PLAN and SPECIAL USE PERMIT for a convalescent, nursing or retirement home - Lee's Summit Senior Community, 5101 NE Lakewood Way; Lee's Summit Senior Living Community, LLC, applicant

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that this application be continued to a date certain of the April 9, 2026 Planning Commission meeting. The motion carried unanimously.

- 1) An Ordinance approving a Preliminary Development Plan for 16.95 acres of land located at 5101 NE Lakewood Way, 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.
- 2) An Ordinance granting a Special Use Permit for a convalescent, nursing or retirement home in District CP-2 on land located at 5101 NE Lakewood Way for a period of forty (40) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

7. Roundtable

Commissioner Benbrook spoke on how decisions made by the Commission can impact future development. Commissioner Jana-Ford encouraged applicants to include a more comprehensive look of project sites, especially when they have unique topography.

8. Adjournment

There being no further business, the meeting adjourned at 9:38pm.

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