The City of Lee's Summit

Action Letter - Draft

Community and Economic Development Committee

Wednesday, February 11, 2026
4:00 PM
City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, February 11, 2026 at 4:00 pm via video conference as provided by Section 2-50 of 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 Tuesday, February 10, 2026, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

Vice Chair Carlyle called to order the February 11, 2026 Community and Economic Development Committee meeting at 4:06 p.m.

2. Roll Call

Present: 4 - Vice Chair Trish Carlyle
Councilmember Donnie Funk
Councilmember Mia Prier
Planning Commissioner Terry Trafton

Absent: 1 - Chairperson Faith Hodges

3. Approval of Agenda

A motion was made by Councilmember Funk, seconded by Councilmember Prier, to approve the February 11, 2026 Community and Economic Development Committee agenda. The motion passed by the following vote:

Aye: 3 - Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

Absent: 1 - Chairperson Hodges

4. Public Comments

There were no public comments.

5. Business

A. 2026-7428 Approval of the January 14, 2026 Community and Economic Development

Committee Action Letter

A motion was made by Councilmember Prier, seconded by Councilmember Funk, to approve the January 14, 2026 Community and Economic Development Committee Action Letter. The motion passed by the following vote:

Aye: 3 - Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

Absent: 1 - Chairperson Hodges

B. TMP-3590 An Ordinance amending the City's Floodplain Regulations: Unified Development Ordinance (UDO) Article 5 (Overlay Districts), Division II (Floodplain Overlay District), Sections 5.100-5.300

Sue Pyles, Engineering Manager with Development Services, stated the changes being proposed in her presentation are to bring consistency between the city's floodplain codes and the National Flood Insurance Program managed by FEMA. The purpose is to reduce flood damage to properties and offer federally-backed floodplain insurance to property owners, renters and business owners, as well as provide consistent development standards. She reviewed the proposed changes and asked if the committee had questions.

Following discussion, a motion was made by Councilmember Funk, seconded by Councilmember Prier, to direct staff to begin preparation of an ordinance that reflects working drafts of redline UDO text prepared by Public Works and Development Engineering. The motion passed by the following vote:

Aye: 3 - Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

Absent: 1 - Chairperson Hodges

C. 2026-7449 Presentation: Approaches to the Regulation of "Gas Station Drugs" and Vaping Retailers

Tracy Albers, Director of Development Services, reviewed the current regulations pertaining to vaping retailers. She explained one way they sustain their operations and the operational challenges is through diversified inventory which include (CBD, Delta-8/9, Kratom). She added 7-OH (7-hydrosymitragynine) is a derivative of the kratom plant and is sold as gummies, candies, liquid shots, tablets, etc. in gas stations and smoke shops across Missouri. It has a stimulant effect like caffeine but also has an opioid-like effect and is addictive (like heroin and fentanyl).

Missouri SB927 focuses on the regulation of kratom products and prohibits the advertisement, distribution, or sale of kratom products. But it has not been passed.

Also, KCMO is working to pass a “Gas Station Drugs” Ordinance which would ban the sale of unregulated psychoactive products including Kratom and kratom derivatives that are sold at gas stations, convenience stores, vape shops, and smoke shops. The

ordinance also addresses penalties and enforcement.

Ms. Albers provided a map of local vaping retailers in Lee's Summit and most are along major highways in the city.

She explained several jurisdictions in KC Metro, including Lee's Summit, treat vaping retailers as general retail, although some require stricter zoning buffers and/or additional licenses to operate.

Staff is seeking feedback from this committee on how to proceed.

After discussion, the committee directed staff to research the matter to draft an ordinance making these products illegal and include continuity details for enforcement.

6. Roundtable

Councilmember Prier inquired about traffic flow and parking at the Swig soda shop when new retail stores are scheduled to open soon. Her constituents are concerned about the long lines of traffic currently at the shop and believe the issue will worsen when the new stores open.

Tracy Albers replied the Swig drive-through has adequate queing according to city code and the three proposed tenant spaces are also adequate. She said the traffic circulation queing could be reviewed later.

Ryan Elam, Assistant City Manager, stated the primary concern is the impact on the public roadways. If there isn't any, the owners would need to address the issue because it is on a private lot. However, if it later impacts public roadways, staff would have to re-route the traffic. He stated this appears to be more of an internal circulation issue that the owners need to resolve and there is currently not a code to address the situation.

Councilmember Prier inquired if the Police Department has any jurisdiction if there is a car accident on private property. Major Nicole Walters responded if an accident occurs on private property the drivers would only need to exchange information. However, if a hit and run were to occur, it would be a different scenario.

Ryan Elam congratulated Councilmember Hodges and thanked Vice Chair Carlyle for filling in as chair.

7. Adjournment

Hearing no further business, Vice Chair Carlyle adjourned the February 11, 2026 Community and Economic Development Committee meeting at 4:48 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"