

**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Thursday, April 24, 2025

5:00 PM

City Council Chambers  
220 SE Green Street  
Lee's Summit, MO 64063

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**1. Call to Order**

**2. Roll Call**

**Present:** 7 - Chairperson Dana Arth  
Vice Chair Terry Trafton  
Board Member Randy Benbrook  
Board Member Shari Frazier  
Board Member Jessica Gronau  
Board Member Jake Loveless  
Board Member Chip Touzinsky

**Absent:** 2 - Board Member Tanya Jana-Ford  
Board Member Mark Kitchens

**3. Approval of Agenda**

A motion was made by Vice Chair Trafton, seconded by Board Member Benbrook, 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 Board Member Benbrook, that this Consent Agenda be approved. The motion was carried unanimously.

A. [2025-6929](#) Appl. #PL2025-084 - SIGN APPLICATION - Green Street sign package, 220 SE Green St; City of Lee's Summit, applicant

B. [BILL NO. 25-088](#) An Ordinance accepting Final Plat entitled, "Kensington Farms, 7th Plat, Lots 279 thru 324," as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First read by Council on May 6, 2025. Passed by unanimous vote.)

C. [2025-6932](#) Approval of the April 10, 2025 Planning Commission Action Letter

**6. Public hearings**

A. [2025-6841](#) Public Hearing: Application: #PL2025-053 - Comprehensive Plan Amendment - 2026-2030 Capital Improvement Plan (CIP); City of Lee's Summit, applicant.

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky to direct staff to present a resolution adopting the Capital Improvement Plan 2026-2030 as an Amendment to the City of Lee's Summit Ignite Comprehensive Plan. The motion carried unanimously.

- 1) [2025-6842](#) A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2026-2030 as an amendment to the City of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the City of Lee's Summit Capital Improvement Plan 2026-2030.

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky to adopt a resolution adopting the Capital Improvement Plan 2026-2030 as an Amendment to the City of Lee's Summit Ignite Comprehensive Plan. The motion carried unanimously.

- B. **2025-6923** Public Hearing: Application: #PL2025-012 - Preliminary Development Plan - Christian Brothers Automotive, 110 SW Raintree Plaza Drive; Christian Brothers Automotive, applicant.

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook that this application be recommended for approval. The motion carried unanimously.

- 1) **TMP-3327** An Ordinance approving a Preliminary Development Plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, 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.

- C. **2025-6922** Public Hearing: Application #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

A motion was made by Board Member Benbrook, seconded by Board Member Loveless, that the approval time frame for this application be reduced from 30 years to 20 years. . The motion failed by the following vote.

Arth, Dana - Nay

Trafton, Terry - Nay

Benbrook, Randy - Aye

Frazier, Shari - Nay

Loveless, Jake - Aye

Touzinsky, Chip - Nay

Gronau, Jessica - Nay

A motion was then made by Board Member Touzinsky, seconded by Vice Chairperson Trafton , that this application be recommended for approval for 30 year SUP. The motion carried by the following vote.

Arth, Dana - Aye

Trafton, Terry - Aye

Benbrook, Randy - Nay

Frazier, Shari - Aye

Loveless, Jake - Nay

Touzinsky, Chip - Aye

Gronau, Jessica - Aye

**Aye:** 4 - Chairperson Arth  
Vice Chair Trafton  
Board Member Frazier  
Board Member Touzinsky

**Nay:** 2 - Board Member Benbrook  
Board Member Loveless

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**Absent:** 2 - Board Member Jana-Ford  
Board Member Kitchens

- 1) **TMP-3326** An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 (Planned Community Commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

- D. 2025-6921** Public Hearing: Application #PL2025-038 - Preliminary Development Plan - Valvoline Oil, 610 NW Chipman Road; WSO Partners, LLC., applicant.

**A motion was made by Board Member Frazier, seconded by Board Member Benbrook, that this application be recommended for approval. The motion carried by the following vote.**

**Arth, Dana - Nay**

**Trafton, Terry - Aye**

**Benbrook, Randy - Aye**

**Frazier, Shari - Nay**

**Loveless, Jake - Aya**

**Touzinsky, Chip - Aye**

**Gronau, Jessica - Nay**

**Aye:** 4 - Vice Chair Trafton  
Board Member Benbrook  
Board Member Loveless  
Board Member Touzinsky

**Nay:** 2 - Chairperson Arth  
Board Member Frazier

**Absent:** 2 - Board Member Jana-Ford  
Board Member Kitchens

- 1) **TMP-3328** An Ordinance approving a Preliminary Development Plan for land located at 610 NW Chipman Road for Valvoline Oil, 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.

- E. 2025-6883** Public Hearing: Application #PL2024-319 - Residential Preliminary Development Plan - 150 & Ward Apartments, 3620 SW Ward Road; Milhaus Development, applicant.

(Note: This item is to be continued to a date certain of June 17, 2025 per the applicant's request.)

**A motion was made by Board Member Loveless, seconded by Board Member Benbrook that this application be recommended for approval. The motion carried by the following vote.**

**Arth, Dana - Aye**

**Trafton, Terry - Nay**

**Benbrook, Randy - Aye**

**Frazier, Shari - Aye**

**Loveless, Jake - Nay**

**Touzinsky, Chip - Aye**

**Gronau, Jessica - Aya**

**Absent:** 2 - Board Member Jana-Ford  
Board Member Kitchens

- 1) **TMP-3305** An Ordinance approving a Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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**

**Congratulations all round to Jessica Gronau attending her first Planning Commission meeting! Board Member Benbrook expressed appreciation to City staff for applying the members predilection to their presentations.**

**8. Adjournment**

**There being no further business, Chairperson Arth adjourned the meeting at 8:47 pm.**

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