



The City of Lee's Summit
Action Letter - Final
Community and Economic Development Committee

Wednesday, November 12, 2025

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, November 12, 2025 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, November 11, 2025, 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

Chair Hodges called the November 12, 2025 Community and Economic Development Committee Meeting to order at 4:04 p.m.

2. Roll Call

Present: 5 - Chairperson Faith Hodges
Vice Chair Trish Carlyle
Councilmember Donnie Funk
Councilmember Mia Prier
Planning Commissioner Terry Trafton

3. Approval of Agenda

Vice Chair Prier made a motion, seconded by Councilmember Funk, to approve the November 12, 2025 Community and Economic Development Committee agenda.
The motion carried by the following vote.

Aye: 4 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

4. Public Comments

Debbie Giddings, 1015 SE Bordner Dr., Lee's Summit, 64063, shared her concerns about proposed changes to the PDP process that will be discussed at today's CEDC meeting. These changes affect zoning classifications, limits the number of public hearings, and allows staff (instead of City Council) to make

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decisions about development. She stated these changes would help builders put what they want, where they want with the quickest timeline and would reduce citizen input. She doesn't think these changes would be in the best interest of the city and asked the committee to review these changes very closely.

5. Business

A. [2025-7243](#) Approval of the October 8, 2025 Community and Economic Development Committee Action Letter

Councilmember Funk made a motion, seconded by Vice Chair Prier, to approve the October 8, 2025 Community and Economic Development Committee Action Letter.

The motion carried by the following vote.

Aye: 4 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

B. [BILL NO. 25-230](#) An Ordinance exempting the City of Lee's Summit, Missouri from the provisions of Section 311.2026 of the Revised Missouri Statutes regarding the extension of hours for liquor licensees to sell, serve, and allow the consumption of alcoholic beverages during the 2026 FIFA World Cup Tournament. (CEDC 11/12/25)

Councilmember Carlyle made a motion, seconded by Vice Chair Prier, to recommend for City Council approval TMP -3476, An Ordinance exempting the City of Lee's Summit, Missouri from the provisions of Section 311.2026 of the Revised Missouri Statutes regarding the extension of hours for liquor licensees to sell, serve, and allow the consumption of alcoholic beverages during the 2026 FIFA World Cup Tournament.

The motion passed by the following vote.

Aye: 4 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Funk
Councilmember Prier

C. [2025-7289](#) Discussion: Housing - Zoning Reform Discussion and Recommendations

Aimee Nassif, Deputy Director of Development Services, presented recommendations to streamline zoning processes and increase zoning opportunities throughout various sections of the Unified Development Ordinance as directed by the City Council on June 10, 2025.

Recommendations included:

1. Add new residential land use options into the R-1, RP-1, RP-2 districts.
2. Create new conventional residential zoning district (R-2).
3. Recommend only one public hearing for zonings, preliminary development plans (PDPs), and revised (PDPs).
4. Update protest petition filing deadline.

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After discussion the committee agreed to the following:

1. No changes to R-1 and RP-1, add triplexes to the RP-2 district.
2. Need additional information on R-2 for further discussion.
3. Continue having two public hearings for zonings, PDPs and revised PDPs at Planning Commission and City Council.
4. Update protest petition filing deadline to be handed in two business days prior to public hearings.

D. 2025-7265 Discussion: Special Event Permit Process Improvements

Police Captain Michael Murray explained the need to simplify and modernize the special event permitting process and stated staff is developing an online Special Event Portal designed to guide applicants through the application and review process. The portal features intuitive prompts that help applicants identify which permits and attachments are required based on the details of their event.

This process also allows staff from multiple departments to review applications collaboratively, communicate more efficiently, and track progress in real time and streamlines the process for applicants.

The committee members supported the new process.

E. 2025-7272 Discussion: Carnival Regulations

Due to concerns at carnivals held in coordination with Downtown Days and Oktoberfest, staff presented an overview of public-safety challenges at these events, reviewed how other jurisdictions have addressed issues through regulatory updates, and outlined potential options for the Community and Economic Development Committee (CEDC) to consider for possible incorporation into the City Code and/or Unified Development Ordinance (UDO).

Options include the following:

1. No "thrill" rides and no midway activities
2. Carnival prohibition
3. Close event at 9 p.m. without exception
4. Administrative approval for all attractions, rides and games
5. Target the events to be family friendly with rides for ages 12 and under

Representatives from the Lee's Summit Chamber and Downtown Lee's Summit Main Street addressed the committee to share their viewpoints on the issues and the proposed options.

During discussion, the committee requested staff to provide statistical information relating to incidents at these events. They also asked the carnival vendor (who was present at the meeting) to provide data on the different

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options for carnival rides. They reiterated public safety is their main priority and they desire to have open dialogue with community partners and city staff in planning these events and making decisions.

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Hearing no further business, Chair Hodges adjourned the November 12, 2025 Community and Economic Development Committee meeting at 6:48 p.m.

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