

The City of Lee's Summit
Action Letter - Draft
Planning Commission

Thursday, July 14, 2022

5:00 PM

City Council Chambers and videoconference

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, July 14, 2022, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, 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 Wednesday, July 13, 2022, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

Call to Order

Roll Call

Present: 7 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Tanya Jana-Ford
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 2 - Board Member Mark Kitchens
Board Member Jake Loveless

Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Commissioner Rader, that this agenda be approved. The motion carried unanimously.

Public Comments

There were no public comments at the meeting.

1. Approval of Consent Agenda

- A. [BILL NO. 22-152](#) An Ordinance accepting Final Plat entitled "Lee's Summit School District #7 - Middle School #4, Lots 1 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.

A motion was made by Vice Chair Arth, seconded by Commissioner Rader, that application be recommended for approval to the City Council - Regular Session, due back on 7/26/2022. The motion carried unanimously.

- B. [2022-5034](#) Appl. #PL2022-176 - SIGN APPLICATION - Libations & Co., 25 SE 3rd St; Fossil Forge Design, applicant

A motion was made by Vice Chair Arth, seconded by Commissioner Rader, that this application be approved. The motion carried unanimously.

- C. [2022-5023](#) Approval of the June 23, 2022 Planning Commission Minutes

A motion was made by Vice Chair Arth, seconded by Commissioner Rader, that these minutes be approved. The motion carried unanimously.

Public Hearings

2. [2022-5037](#) Appl. #PL2021-318 - VACATION OF RIGHT-OF-WAY - a segment of SE 15th Street located east of SE Dalton Dr (adjacent to 1501 SE Dalton Dr); Lee's Summit R-7 School District, applicant (to be continued to a date certain of August 11, 2022)

A motion was made by Commissioner Rader, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 8/11/2022. The motion carried unanimously.

3. [2022-5032](#) Appl. #PL2022-178 - PRELIMINARY DEVELOPMENT PLAN - McBee's Coffee N Carwash, 1295 SW Arborwalk Blvd; McBee Construction Company, applicant

Chairperson Funk opened the hearing at 5:05 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ashley Smith representative of McBee's Coffee N Carwash gave her address as 1203 E US Hwy 24, Independence, MO. She described the company as a family owned business based out of Missouri, that offers a "Top Notch Wash", with amenities including coffee, dog wash, free vacuums & towel club. The proposed location is 1295 SW Arborwalk Blvd. No rezoning is required for this use. The applicant presented photos of elevations of the proposed building. They are also asking for a sign package approval; proposed signage exceeds allowed number of signs. The proposed project will have a one-way entrance and a one-way exit from the site. If approved the project will take about 6-7 months to construct the building and expected to open summer of 2023. The business will operate from 7 a.m. to 9 p.m. and have 3 to 6 employees on site at all times.

Following Ms. Smith's presentation, Chairperson Funk asked for staff comments.

Shannon McGuire, City planner entered Exhibit (A), list of exhibits 1-13 into the record.

Mr. McGuire gave his presentation; the proposed project is approximately 1.53 acres with a building area of 6,502 sq. ft. There are 27 proposed parking spots. Building materials will include a combined brick, cast stone, split face CMU, cultured stone, and a standing seam metal roof. The proposed building materials are consistent and compatible with the design and construction of buildings in the area, & throughout the community.

After Mr. McGuire's presentation Chairperson Funk asked for any public comments.

Jerry Cheek gave his address as 1240 SW Arbor Park Dr. Mr. Cheek stated his concern was for the noise level. He asked what the noise ordinance was in Lee's Summit. He added after his own research he found an ordinance that stated noise shall not exceed 65 decibels.

Chairperson Funk asked the applicant if she was aware of how high the decibels were. She did not. Ms. Smith went on to say they are aware of the noise concerns and they have done their

Planning Commission

Action Letter - Draft

July 14, 2022

best to apply landscape buffers as well as enclose the vacuum turbines. Chairperson Funk asked if Ms. Smith could get the specifications on the equipment.

Hearing no further public comment Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Touzinsky asked why the driveway entrance width was reduced. Carston Ederman, project manager with Davidson Architectural & Engineering gave his address as 4301 Indian Creek Pkwy responded that he did not need the additional width. Mr. Touzinsky asked if the new entrance met the City's requirements. Kent Montor, Development Engineering Manager, stated at the final development plan stage of the project the city will make sure all the minimum and maximum requirements are met.

Commissioner Benbrook, asked if there was any concern for fire and emergency vehicle access. Assistant Chief Jim Eden confirmed they have reviewed the project and at this point there is no concern. The building is 150 feet from access and meets the intent of the code.

Commissioner Jana-Ford asked the applicant to go over the landscaping plans. Mr. Ederman stated the landscaping is service more as a visual and light screening.

Commissioner Trafton asked if customers could come for only coffee. Ms. Smith stated at this time it will only be an amenity to the wash. Mr. Trafton added he would be curious what the drop off rate of noise will be. Josh Johnson, Assistant Director of Development Services shared his screen displaying Sec. 17.256 of the code with the commission.

Chairperson Funk asked if the access road will be a public or private drive. Mr. McGuire answered it will be private.

Commissioner Touzinsky asked if a berm could be added to help with the noise concerns. Mr. Montor stated they would have to modify their plan to get the proper berm established and grading.

The Commission as a whole expressed interest in the applicant supplying further information about sound for the next meeting going to City Council.

Josh Johnson asked the commission to list the items for the applicant so they can be prepared for the next meeting. Chairperson Funk asked David Bushek, Chief Council of Economic Development and Planning for guidance on the motion. Mr. Bushek stated the commission would be adding an additional recommendation to the City Council for the action. Mr. Johnson added the applicant would need to get staff the information before July 29, 2022.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 6:00 p.m. and asked for discussion among the Commission members.

Commissioner Trafton recommended for approval with the following conditions. 1) The applicant submits a sound study of the equipment. 2) The City to review and provide any noise complaints of any other car wash's in the area. Commissioner Touzinsky seconded.

Hearing no further discussion, Chairperson Funk called for a motion.

Mr. Trafton, made a motion to recommend approval as amended of Application PL2022-178, Preliminary Development Plan – McBee's Coffee N Carwash, 1295 SW Arborwalk Blvd; McBee Construction Company, applicant. Mr. Touzinsky seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for

Planning Commission

Action Letter - Draft

July 14, 2022

a vote.

A motion was made by Commissioner Trafton, seconded by Commissioner Touzinsky, that this application recommended for approval as amended to the City Council - Regular Session, due back on 8/9/2022. The motion carried unanimously.

- a. [TMP-2345](#) An Ordinance approving a preliminary development plan on land located at 1295 SW Arborwalk Blvd in district PMIX, proposed McBee's Coffee N Carwash, all in accordance with the provisions of Unified Development Ordinance, No. 5209, for the City of Lee's Summit, Missouri.
4. [2022-5007](#) Public Hearing: Application #PL2022-151 - Preliminary Development Plan - Eagle Creek Villas, 2101 SW Eagle View Drive and 2250 SW Pryor Road; Hunt Midwest Real Estate Development, Inc.

Chairperson Funk opened the hearing at 6:07 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Aaron Schmidt of Hunt Midwest gave his address as 8300 NE Underground Dr. in Kansas City, MO. The project is an area of Eagle Creek which was started in 2002. The proposed project is planned for 96 units and will be maintenance provided single story villas, with a price range of 300K.

Following Mr. Schmidt's presentation, Chairperson Funk asked for staff comments.

Hector Soto Jr., Senior Planner entered Exhibit (A), list of exhibits 1-13 into the record.

Mr. Soto gave his presentation noting the subject property is approximately 30 acres located at the northeast corner of the Eagle Creek development off Pryor Rd., between Hook Rd. and Scherer Rd. Zoning for the site existing is RP-3. The proposed project will consist of 2 phases. Building materials will include fiber cement, and/or wood composite lap siding, and Stucco to name a few. The applicant is agreement with all staff's conditions of approval.

After Mr. Soto's presentation Chairperson Funk asked for any public comments. Hearing none Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Rader asked if these units would be slab on grade. Mr. Schmidt stated they will have basements.

Chairperson Funk asked if the townhomes already in place have maintenance provided. Mr. Schmidt confirmed they do on the exterior only.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 6:20 p.m. and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Ms. Jana-Ford, made a motion to recommend approval of Application PL2022-151, Preliminary Development Plan – Eagle Creek Villas, 2101 SW Eagle View Dr. and 2250 SW Pryor Rd.; Hunt Midwest Real Estate Development, Inc., applicant. Ms. Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Rader, that this

application be recommended for approval to the City Council - Regular Session, due back on 7/26/2022. The motion carried unanimously.

- a. [BILL NO. 22-149](#) An Ordinance approving a Preliminary Development Plan for Eagle Creek Villas on land located at 2101 SW Eagle View Drive and 2250 SW Pryor Road, 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.

5. [2022-5039](#) Appl. #PL2022-148 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2022-149 - SPECIAL USE PERMIT for a storage facility- U-Haul Moving and Storage of Lee's Summit, 1150 SE Blue Pkwy; Amerco Real Estate Company, applicant

Chairperson Funk opened the hearing at 6:25 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ryan Anderson of ISG Civil Engineers, representing U-Haul gave is address as 7900 International Dr. Bloomington, MN. The subject site is located at the northeast corner of Blue Pkwy, & Vista Dr., it's approximately 4 acres of vacant land. This site is proposed to have a three-story self-storage facility as well as a 50 ft high single-story U-Box building. This building will serve as a storage box holding area. They will also have truck and trailer rentals. This site has about a 20-foot elevation difference. They will look to bring the site up to grade level with Vista Dr. and Blue Pkwy. The applicant has been made aware of a concern that this area is prone to flooding. The plan is to build a large underground storage system to combat the stormwater. Mr. Anderson went over the landscape buffer plan, which will meet the city's requirements. Materials used will include glass, masonry, & architectural metal panels. The different materials will help break up the long facades of the buildings.

Following Mr. Anderson's presentation, Chairperson funk asked for staff comments.

Mr. Soto entered Exhibit (A), list of exhibits 1-16 into the record.

Mr. Soto gave his presentation. The property is zoned CP-2, the proposed building areas will be approximately 88,404 sq. ft. for the office/self-storage and 10,559 sq. ft. for the U-Box building. Mr. Soto touched on the landscape buffer, adding it will include a vinyl fence with masonry piers. There will be two access points one from Blue Pkwy, and the other off Vista Dr.

There are 2 conditions of approval. 1) Development shall be in accordance with the preliminary Development Plan dated June 27, 2022 and the building renderings & elevations dated June 14, 2022. 2) The special use permit shall be granted for a period of 30 years. This is what is consistent with other storage facilities in the area.

After Mr. Soto's presentation Chairperson Funk asked for any public comments.

Timothy Bailey gave his address as 523 SE Vista Dr. Mr. Bailey stated he was against this project. He felt it would hurt property values. He was also concerned about the building and site maintenance.

Brian Murphy gave his address as 518 SE Vista Dr. Mr. Murphy questioned what guarantee does U-Haul have that trucks will not be driving thru the residential areas.

Gary Derks owns 1108-1110 SE 8th St. Mr. Derks asked if the three stories could be reduced to a single-story building. Mr. Derks was also concerned about property values.

Wendy Scott owner of Cherry Bomb Co. located at 1100 SE Blue Pkwy. Ms. Scott is concerned that the visibility of the proposed building will diminish the visibility of her business. Ms. Scott also expressed her concerns about illegal dumping at her business location. Ms. Scott asked if

Planning Commission

Action Letter - Draft

July 14, 2022

there will be a stop light installed. Also, if the facility will be opened 24 hours.

Helen Murphy gave her address as 518 SE Vista Dr. Ms. Murphy asked how many rentals come in and out of the business on an average day to know how much traffic there will be. She also asked if there was a way to stop traffic from turning right onto Vista Dr. when exiting the facility.

Hearing no further public comments, Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Benbrook inquired how tall the landscape wall would be. Mr. Anderson stated at the tallest it would be 12 feet. Mr. Benbrook asked if there would be a guard rail on the wall. Mr. Anderson confirmed there would be. Mr. Benbrook also inquired about the maintenance of the building. Aaron Kruger with U-Haul gave his address as 12123 Blue Ridge Blvd., Grandview, MO. Mr. Kruger confirmed any maintenance needs for the building would be addressed as needed. He added there would be weekly/biweekly lawn care for the location.

Commissioner Jana-Ford asked about the logistics of loading and unloading of the pods. She also asked about the retaining wall, fence, and landscaping. Mr. Anderson responded to each concern.

Commissioner Trafton requested to speak to the current property owner. Otto H. Westerfield Jr. gave his address as 3905 NW Lancaster Rd. Lacine, KS. Mr. Trafton inquired if Mr. Westerfield had spoken to the neighbors to see what they would like to see on the vacant land. Mr. Westerfield stated the applicants approach him. They aggressively market the lot however many potential buyers have not worked out.

Commissioner Rader asked the city if there are currently any caution signs for children playing in the neighborhood. Brad Cooley, Public Works Traffic Engineer responded there are not. That is not a standard city sign.

Vice Chair Arth addressed Ms. Scott's concerns about trash being dumped at neighboring businesses. She asked if there was a place within the facility customers could discard debris. Mr. Kruger confirmed there is a place for customers to discard their unwanted material.

Chairperson Funk asked if the applicant would consider removing the orange storage doors to make it look more like the north and east elevations. Mr. Kruger said they have other locations without them and it could be a consideration. Mr. Funk asked the applicant if they would consider making the exit on to Vista Dr. a left turn only. Mr. Cooley stated there is no way to construct that, the only way to restrict it would be with signage.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 7:50 p.m. and asked for discussion among the Commission members.

Commissioner Touzinsky commented he appreciated this application however, did not feel this was the location and would no support this project.

Chairperson Funk, Commissioner Jana-Ford, Commissioner Trafton, and Commissioner Benbrook all expressed their concerns.

Vice Chair Arth shared her comments, stating she will vote to recommend approval knowing City Council will probably have some of the same concerns.

Commissioner Rader echoed Vice Chair Arth's comments.

Planning Commission

Action Letter - Draft

July 14, 2022

Chairperson Funk thanked the public for coming out.

Hearing no further discussion, Chairperson Funk called for a motion.

Mr. Benbrook, made a motion to recommend approval of Application PL2022-148, Preliminary Development plan and Application PL2022-149 Special Use Permit for a storage facility U-Haul Moving and Storage of Lee's Summit, 1150 SE Blue Pkwy; Amerco Real Estate Company, applicant. Mr. Touzinsky seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this application be recommended for approval to the City Council - Regular Session, due back on 8/23/2022. The motion carried by the following vote:

Aye: 2 - Vice Chair Arth
Commissioner Rader

Nay: 5 - Chairperson Funk
Commissioner Benbrook
Commissioner Jana-Ford
Commissioner Touzinsky
Commissioner Trafton

Absent: 2 - Commissioner Loveless
Commissioner Kitchens

David Bushek, Chief Counsel of Economic Development and Planning, reminded Chairperson Funk that UDO Section 2.190D provides that a vote either for or against an application by a majority of the commissioners constitutes a recommendation. Since the motion for approval failed to gain a majority of the votes, the Planning Commission shall entertain a new motion for a recommendation.

On the motion of Mr. Benbrook, seconded by Mr. Touzinsky, the Planning Commission members voted by roll call vote as follows to recommend DENIAL of Application PL2022-145 Preliminary Development Plan and Application PL2022-149 Special Use Permit for storage facility - U-Haul Moving and Storage of Lee's Summit, 1150 SE Blue Pkwy; Amerco Real Estate Company, applicant.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that this application be recommended for denial to the City Council - Regular Session, due back on 8/23/2022. The motion carried by the following vote:

Aye: 5 - Chairperson Funk
Board Member Benbrook
Board Member Jana-Ford
Board Member Touzinsky
Board Member Trafton

Nay: 2 - Vice Chair Arth
Board Member Rader

Absent: 2 - Board Member Kitchens
Board Member Loveless

- a. [TMP-2353](#) An Ordinance approving a preliminary development plan for U-Haul Moving and Storage of Lee's Summit on land located at 1150 SE Blue Pkwy, 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.
- b. [TMP-2354](#) An Ordinance granting a special use permit for a storage facility in district CP-2 on land located at 1150 SE Blue Pkwy, 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.
6. [2022-5038](#) Appl. #PL2022-195 - PRELIMINARY DEVELOPMENT PLAN - LP Mart, 601 SE Oldham Pkwy; Engineering Solutions, LLC, applicant

Chairperson Funk opened the hearing at 8:00 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Matt Schlicht of Engineering Solutions gave his business address as 50 SE 30th Street in Lee's Summit. He gave the project location as 601 SE Oldham Pkwy. An approximate 2.0 acres at the southeast corner of SE Hamblen Rd. & SE Oldham Pkwy. A C-Store with 8 pumps.

Following Mr. Schlicht's presentation, Chairperson Funk asked for staff comments.

Hector Soto Jr., Senior Planner entered Exhibit (A), list of exhibits 1-14 into the record.

Mr. Soto gave his presentation displaying an aerial of the location and surrounding area. The proposed site is zoned PMIX with CP-1 to the north. The majority of the materials will consist of a fiber cement exterior, aluminum composite metal that would be an approved conditional use material as part of this application, and a fair amount of glass.

After Mr. Soto's presentation Chairperson Funk asked for any public comments. Hearing none Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Jana-Ford asked about the timing of the interchange project of 291 north, and how it could affect this project. Ryan Elam, Director of Development Services explained that to date the city is under design with Olsson Engineers. The preliminary schedule for construction is some time in 2024. Mr. Schlicht stated there wasn't a negative impact concern for this project.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 8:18 p.m. and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Mr. Touzinsky, made a motion to recommend approval of Application PL2022-195 Preliminary Development Plan – LP Mart, 601 SE Oldham Pkwy; Engineering Solutions, LLC, applicant. Mr. Benbrook seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Touzinsky, seconded by Commissioner Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 8/9/2022. The motion carried unanimously.

- a. [TMP-2351](#) An Ordinance approving a preliminary development plan on land located at 601 SE Oldham Pkwy in district PMIX, proposed LP Mart, 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. [2022-5011](#) Public Hearing: Application #PL2022-159 - Rezoning from CP-2 to PI and Preliminary Development Plan - 950 NE Pollard Street; Engineering Solutions, LLC, applicant.

Chairperson Funk opened the hearing at 8:25 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Matt Schlicht of Engineering Solutions gave his business address as 50 SE 30th Street in Lee's Summit. He gave the site location as 950 NE Pollard St. 1.31 acres generally located east of NE Rice Rd. The proposed building is 9,750 sq. ft. with 21 parking spaces that can serve office/warehouse uses.

Following Mr. Schlicht's presentation, Chairperson Funk asked for staff comments.

Hector Soto Jr., Senior Planner entered Exhibit (A), list of exhibits 1-17 into the record.

Mr. Soto explained similar to Mr. Schlicht's presentation, the testimony given will serve as testimony for the associated application for the Comprehensive Plan Amendment.

Materials proposed are a rough textured material panel and stone veneer, similar to buildings in the area. Pollard is required to have sidewalks on both sides. A modification request has been made to seek relief from both the requirements; to construct a 5' sidewalk from the east driveway to the east property line and the requirements for payment in lieu of construction for said 54' long sidewalk segment. Staff supports the request to not build the sidewalk, however, does not support the request to waive the payment in lieu of construction.

After Mr. Soto's presentation Chairperson Funk asked for any public comments. Hearing none Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Touzinsky asked if this building could be used as an auto mechanic shop. Mr. Soto stated it could however, it would require a special use permit that would come before the commission. Mr. Schlicht added that this was a destination location. A use as a mechanic shop would want more frontage/visibility.

Commissioner Rader asked for clarification on why a payment is still required when no sidewalk is constructed. Mr. Soto explained even if the money isn't used for this sidewalk it could be used for another sidewalk in the same quadrant of the city.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 8:42 p.m. and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Mr. Trafton, made a motion to recommend approval of Application PL2022-159 Rezoning from CP-2 to PI and Preliminary Development Plan – 950 NE Pollard St.; Engineering Solutions, LLC, applicant. Ms. Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Trafton, seconded by Commissioner Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 7/26/2022. The motion carried unanimously.

- a. [BILL NO. 22-150](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and preliminary development plan for land located at 950 NE Pollard Street, 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.
8. [2022-5040](#) Appl. #PL2022-140 - REZONING from CP-2 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

Chairperson Funk opened the hearing at 8:45 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Matt Schlicht of Engineering Solutions gave his business address as 50 SE 30th Street in Lee's Summit. He gave the location as 3100 NE Ralph Powell Rd. Approximately 5.8 acres generally located at the northeast corner of NE Strother Rd and NE Ralph Powell Rd. The proposed project will include 79 units, clubhouse, on-site manager, and full utilities. The site will be gated with 24-hour security. The proposed project is described as a business park verses a storage facility for different types of users. Each unit will have the capability for air conditioning, water, and sanitary sewer. Tenant possibilities are a small office, craft studio, online sales, or a man cave to name a few. There are 183 total parking spaces proposed.

Following Mr. Schlicht's presentation, Chairperson Funk asked for staff comments.

Hector Soto Jr., Senior Planner entered Exhibit (A), list of exhibits 1-18 into the record.

Mr. Soto gave his presentation noting surrounding zoning consists of CP-2- & RP-4. Each unit will range from 544 sq. ft. to 1440 sq. ft. of tenant space. The proposed site will have 2 access points however, only one will be public accessible. There will be signage and an EMS access # provided to the City. Building materials include rough textured metal panels, stone veneer, and have a standing seam metal pitched roof.

After Mr. Soto's presentation Chairperson Funk asked for any public comments. Hearing none Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Commissioner Touzinsky asked if individual businesses will be allowed to put their own signage up. Mike Atcheson of CRCP Investments LLC gave his address as 4835 NW Canyon Rd, Lee's Summit. Mr. Atchison stated no individual signage would be allowed.

Commissioner Benbrook asked if the AC units would be ground or roof units. Mr. Schlicht stated areas will have clusters of units surrounded by landscaping.

Vice Chair Arth inquired on who will build out each unit. Mr. Atcheson stated they could do it or the individual owners would hire an independent contractor. Ms. Arth also asked what the cost range would be. Mr. Atcheson said the larger units can run around 200K and down from there. He added the units would also have HOA fees.

Commissioner Rader asked if there were restrictions as to if someone could live in the units, and how that would be managed. Mr. Atcheson said this was not going to be allowed and if they are made aware, they will put a stop to it.

Chairperson Funk asked if there is an opportunity to rent the units. Mr. Atcheson confirmed they could be rented or purchased.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 9:14 p.m. and asked for discussion among the Commission members.

Hearing no further discussion, Chairperson Funk called for a motion.

Mr. Benbrook, made a motion to recommend approval of Application PL2022-140 Rezoning from CP-2 to PMIX and Preliminary Development Plan – Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Rd.; Engineering Solutions, LLC, applicant. Ms. Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Benbrook, seconded by Commissioner Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 8/9/2022. The motion carried unanimously.

- a. [TMP-2352](#) An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial) to district PMIX (Planned Mixed Use) and preliminary development plan for land located at 3100 NE Ralph Powell 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.

9. [2022-5036](#) Appl. #PL2022-239 - COMPREHENSIVE PLAN AMENDMENT - a change in land use designation from Commercial to Industrial, 950 NE Pollard St; Engineering Solutions, LLC, applicant

Chairperson Funk opened the hearing at 8:45 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Hector Soto Jr., Senior Planner entered Exhibit (A), list of exhibits 1-18 into the record.

Mr. Soto stated there was no additional testimony from the earlier application. He noted that approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council's approval of application PL#2022-159

Chairperson Funk asked for any public comments. Hearing none Chairperson Funk then asked if the Commission had questions for the applicant or staff.

Hearing none, he closed the public hearing at 9:19 p.m. and asked for discussion among the Commission members or a motion.

Ms. Jana-Ford, made a motion to approve Application PL2022-239 Comprehensive Plan Amendment – a change in land use designation from Commercial to Industrial, 950 NE Pollard St.; Engineering Solutions, LLC, applicant. Ms. Rader seconded.

Chairperson Funk asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Rader, that this application be approved. The motion carried unanimously.

Other Agenda Items

Planning Commission

Action Letter - Draft

July 14, 2022

10. [2022-5047](#) Resolution No. 2022-07 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Commercial to Industrial for 950 NE Pollard St; Engineering Solutions, LLC, applicant

A motion was made by Vice Chair Arth, seconded by Commissioner Trafton, that this resolution be approved. The motion carried unanimously.

11. [2022-5041](#) Election of Officers

Donnie Funk was re-elected as Chairperson.

Dana Arth was re-elected as Vice Chair.

Cynda Rader was re-elected as Secretary.

Terry Trafton was elected as Assistant Secretary.

Roundtable

There was no roundtable at the meeting.

Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 9:25 p.m.

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"