

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, July 25, 2024

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: 5 - Chairperson Donnie Funk
Vice Chair Dana Arth
Board Member Randy Benbrook
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 4 - Board Member Shari Frazier
Board Member Tanya Jana-Ford
Board Member Mark Kitchens
Board Member Jake Loveless

3. Approval of Agenda

ACTION: A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that the Agenda be approved. The motion carried unanimously.

Aye: 5 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Touzinsky
Board Member Trafton

Absent: 4 - Board Member Frazier
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless

4. Public Comments

There were no public comments presented at the meeting.

5. Approval of Consent Agenda

This was approved the Consent Agenda.

A. [2024-6396](#) Approval of the July 11, 2024, Planning Commission Action Letter

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that the action letter be approved. The motion carried unanimously.

B. [BILL NO. 24-136](#) An Ordinance vacating portions of certain easements located within The Village at Discovery Park development generally located at the northwest corner of NE Colbern Road and NE Douglas Street in the City of Lee's Summit, Missouri.

(Note: First read by Council on August 6, 2024. Passed by unanimous vote.)

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that this agenda be recommended for approval to the City Council-Regular Session, due back on 8/6/24. The motion carried unanimously.

6. Public Hearings

- A. [2024-6409](#) Appl. #PL2024-129 - PRELIMINARY DEVELOPMENT PLAN - Dunkin Lee's Summit, 1399 NE Douglas St; Bluemont Group, LLC applicant (to be continued to a date certain of August 22, 2024, at the applicant's request)

A motion was made by Board Member Benbrook and seconded by Board Member Touzinsky for this matter to be continued to a date certain of August 22, 2024. The motion carried with the following vote

Aye: 5 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Touzinsky
Board Member Trafton

Absent: 4 - Board Member Frazier
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless

- B. **2024-6413** Public Hearing: Application #PL2024-134 - Preliminary Development Plan for QuikTrip Convenience Store with gas canopy - 801 SE M-291 Highway and 702 SE Blue Parkway; QuikTrip Corporation, applicant.

Mr. Hector Soto, Senior Planner, entered into the record Exhibit A, lists of exhibits 1-15. Planning Commission discussion included: project timing, landscaping, traffic, signage.

There were 2 speakers with questions regarding the application pertaining to grading, site layout, and circulation.

ACTION: A motion was made by Board Member Trafton, seconded by Board Member Benbrook, that this application be recommended for approval with one additional condition that this application be tethered with the MOU agreement between the City and the Applicant. Advances to the City Council-Regular Session, due back on 8/20/24. The motion carried by the following vote:

Aye: 5 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Touzinsky
Board Member Trafton

Absent: 4 - Board Member Frazier
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless

- 1) **TMP-3066** An Ordinance approving a Preliminary Development Plan for land located at 801 SE M-291 Highway and 702 SE Blue Parkway for QuikTrip, 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.

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- C. [2024-6410](#) Public Hearing: Application #PL2024-135 - Preliminary Development Plan for QuikTrip Convenience Store with gas canopy - 1001 and 1005 SW Blue Parkway; QuikTrip, applicant.

Mr. Hector Soto, Senior Planner, entered into exhibits 1-16 into the record.

Planning Commission discussion included landscaping, pedestrian connectivity, parking, and access.

ACTION: A motion was made by Board Member Touzinsky, seconded by Vice Chair Arth that this application be recommended for approval and advances to the City Council-Regular Session, due back on 8/20/24. The motion carried by the following vote:

Aye: 5 - Chairperson Funk
Vice Chair Arth
Board Member Benbrook
Board Member Touzinsky
Board Member Trafton

Absent: 4 - Board Member Frazier
Board Member Jana-Ford
Board Member Kitchens
Board Member Loveless

- 1) **TMP-3065** An Ordinance approving a Preliminary Development Plan for land located at 1001 and 1005 SW Blue Parkway for QuikTrip, 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

Commissioner Trafton recommended the City's landscape requirements be reviewed and also had questions regarding how we are managing water run-off. Staff provided information on both items.

Chair Funk requested that city staff reach out to the school district to attend the next Commission meeting in which a multi-family development application is being considered so the Commission can hear the school's input and any data regarding school aged children. Staff advised we would reach out to the school district.

8. Adjournment

There being no further business Chairperson Funk adjourned the meeting at 7:17 pm.

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