

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, January 22, 2026

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: 8 - Chairperson Dana Arth
Commissioner Randy Benbrook
Commissioner Shari Frazier
Commissioner Jessica Gronau
Commissioner Tanya Jana-Ford
Commissioner Jake Loveless
Commissioner Chip Touzinsky
Commissioner Ed Yerington

Absent: 1 - Vice Chair Terry Trafton

3. Approval of Agenda

A motion was made by Commissioner Gronau, seconded by Commissioner Yerington, 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 Commissioner Jana-Ford, seconded by Commissioner Yerington, that the consent agenda be approved. The motion carried unanimously.

A. [2026-7419](#) Approval of the January 8, 2026 Planning Commission Action Letter

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Yerington, that the approval of the January 8, 2026 Planning Commission action letter be approved. The motion carried unanimously.

6. Public Hearing

A. [2025-7339](#) Appl. #PL2025-274 - PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Rd; Milhaus Development, applicant (Pursuant to the applicant's request, this matter is to be continued to a date uncertain.)

A motion was made by Commissioner Jana-Ford, seconded by Commissioner Touzinsky, that this application be continued to a date uncertain. The motion carried unanimously.

1) [TMP-3540](#) An Ordinance approving a Residential 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.

- B. [2026-7424](#) Appl. #PL2025-307 - PRELIMINARY DEVELOPMENT PLAN - Bank of America, 1801 NW Chipman Rd; Cushman & Wakefield, applicant

A motion was made by Commissioner Frazier, seconded by Commissioner Yerington, that this application be recommended for approval to the City Council - Regular Session, due back on 2/24/2026. The motion carried unanimously.

- 1) [TMP-3583](#) An Ordinance approving a Preliminary Development Plan for approximately 1.4 acres of land located at 1801 NW Chipman 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.

- C. [2026-7426](#) Appl. #PL2025-333 - PRELIMINARY DEVELOPMENT PLAN - Pathways at Kensington Farms - Phase 1, 1231 SW Waterloo Dr; Petra Development, applicant

There were 2 members of the public who spoke about their concerns regarding the application. Those concerns included:

Existing bird refuge, HOA merger plan and if existing residents will be able to use the new amenities.

Development Phasing Plan and when Prairie Lane traffic improvements would be required.

A motion was made by Commissioner Yerington, seconded by Commissioner Loveless, that this application be recommended for approval to the City Council - Regular Session, due back on 2/24/2026. The motion carried unanimously.

- 1) [TMP-3584](#) An Ordinance approving a Preliminary Development Plan for land located at 1231 SW Waterloo Dr for Pathways at Kensington Farms Phase 1, 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

Planning Manager, Shannon McGuire reminded Commissioners of the tentative joint session with Planning Commission and City Council on February 10, 2026 at 6pm in Chambers. There are no agenda updates and a calendar invite was sent to hold the date.

8. Adjournment

There being no further business Chairperson Arth adjourned the meeting at 7:01 pm.

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