

LEE'S SUMMIT PLANNING COMMISSION

Minutes of Tuesday, August 22, 2017

The Tuesday, August 22, 2017, Lee's Summit Planning Commission meeting was called to order by Chairperson Norbury at 5:00 p.m., at City Council Chambers, 220 SE Green Street, Lee's Summit, Missouri.

OPENING ROLL CALL:

Chairperson Jason Norbury	Present	Mr. Herman Watson	Absent
Mr. Donnie Funk, Vice Chair	Present	Mr. Beto Lopez	Absent
Ms. Colene Roberts	Present	Ms. Carla Dial	Present
Mr. Don Gustafson	Present	Mr. Jeffrey Semmes	Present
Ms. Dana Arth	Present		

Also present were: Christina Stanton, Long Range Planner; Victoria Nelson, Long Range Planner; Shannon McGuire, Planner; Chris Hughey, Project Manager; Kent Monter, Development Engineering Manager; Hector Soto, Manager of Current Planning; Nancy Yendes, Chief Council of Infrastructure; and Jeanne Nixon, Secretary of Development Services.

APPROVAL OF AGENDA:

Chairperson Norbury announced a last-minute amendment to the agenda, as the applicants for Application P2017-142 and PL2017-143 had requested a continuance. He asked for a motion to approve the agenda as amended. On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission voted unanimously by voice vote to **APPROVE** the agenda as amended.

1. APPROVAL OF CONSENT AGENDA

- A. **Application #PL2017-065 – FINAL PLAT** – Saddlebrook Farm, Lots 11A & 12A-12I; Ben Sharp, applicant
- B. **Application #PL2017-136 – VACATION OF EASEMENT** – all of the easements located within the plat of Reiss Industrial park, generally located at the southeast corner of SE M-291 Hwy. and SE Stuart Rd.; Engineering Solutions, LLC, applicant
- C. **Application #PL2017-161 – SIGN APPLICATION** – Petco, 1860 NW Chipman Rd.; Midwest Sign Company, applicant
- D. **Application #PL2017-162 – SIGN APPLICATION** – Aldi, 600 SE Oldham Pkwy.; Acme Sign Inc., applicant
- E. **Application PL2017-165 – SIGN APPLICATION** – Pine Tree Plaza monument signs, 300 SW Blue Pkwy.; Acme Sign, Inc., applicant
- F. **Minutes** of the August 8, 2017 Planning Commission meeting

On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda, Item 1A-F as published.

2. **Continued Application #PL2017-135 – VACATION OF RIGHT-OF-WAY – all of SE 23rd Street and SE Reiss Drive within the plan of Reiss Industrial park, generally located at the southeast corner of SE M-291 and SE Stuart Road; Engineering solutions, LLC, applicant**

Chairperson Norbury opened the hearing at 5:02 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Matt Schlicht of Engineering Solutions, gave his address as 50 SE 30th Street in Lee's Summit. He stated that the church had submitted a development plan two years ago. Construction plans had been approved and work started. The ground had been a platted property and the subject property was to have been about 12 commercial and industrial lots. The church had a minor plat to vacate these lots and the easement needed to be vacated as well.

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

Ms. Stanton entered Exhibit (A), list of exhibits 1-14 into the record. She confirmed that this was basically a cleanup item that was necessary for completing the development. The vacation of the easement had been on the consent agenda and this vacated the right-of-way for the property within the Reiss Industrial Park which was platted in 2008. Staff was waiting to get the last approval from one of the utility providers and the City Council hearing could not take place before that. Ms. Stanton added that staff had not heard of any issues involved.

Chairperson Norbury asked what were the items staff looked at when reviewing a request to vacate an easement or right-of-way. In this particular case the plat had gone through but the planned development had not happened. In the case of easements, staff always checked to see if anything had been installed in that ground and had to be relocated. With an existing right-of-way, they would check as to whether streets had been installed and whether streets were being realigned.

Following Ms. Stanton's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then opened the hearing for questions for the applicant or staff. There were no questions, and Chairperson Norbury then closed the public hearing at 5:12 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. Funk made a motion to approve Application PL2017-135, Vacation Of Right-Of-Way, all of SE 23rd Street and SE Reiss Drive within the plan of Reiss Industrial park, generally located at the southeast corner of SE M-291 and SE Stuart Road; Engineering solutions, LLC, applicant; subject to staff's letter of August 18, 2017, specifically Recommendation Items 1 through 14. Ms. Yendes reminded Mr. Funk that the motion was to recommend approval, not to approve. Mr. Funk amended his motion to recommend approval of Application PL2017-135, and Ms. Roberts seconded.

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

On the motion of Mr. Funk, seconded by Ms. Roberts, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2017-135, Vacation Of Right-Of-Way, all of SE 23rd Street and SE Reiss Drive within the plan of Reiss Industrial park, generally located at the southeast corner of SE M-291 and SE Stuart Road; Engineering solutions, LLC, applicant; subject to staff's letter of August 18, 2017, specifically Recommendation Items 1 through 14.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

3. Application #PL2017-142 – SPECIAL USE PERMIT for a telecommunication tower: 465 SE Oldham Pkwy., Skyway Towers, applicant

Chairperson Norbury opened the hearing at 5:14 p.m. and announced that Application PL2017-142 was continued to a date certain of September 12, 2017 to allow for proper notification. He asked for a motion to continue the hearing.

Ms. Roberts made a motion to continue Application PL2017-142 to a date certain of September 12, 2017 and Mr. Gustafson seconded. There was no discussion of the motion.

On the motion of Ms. Roberts, seconded by Mr. Gustafson, the Planning Commission voted unanimously by voice vote to **CONTINUE** Application PL2017-142 to a date certain of September 12, 2017.

4. Application #PL2017-143 – PRELIMINARY DEVELOPMENT PLAN for a telecommunication tower: 465 SE Oldham Pkwy., Skyway Towers, applicant

Chairperson Norbury opened the hearing at 5:15 p.m. and announced that Application PL2017-143 was continued to a date certain of September 12, 2017 to allow for proper notification. He asked for a motion to continue the hearing.

Mr. Funk made a motion to continue Application PL2017-143 to a date certain of September 12, 2017 and Ms. Roberts seconded. There was no discussion of the motion.

On the motion of Mr. Funk, seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **CONTINUE** Application PL2017-143 to a date certain of September 12, 2017.

5. Continued Application #PL2017-144 – PRELIMINARY DEVELOPMENT PLAN – Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 & Tract F; Inspired Homes, Inc., applicant

Chairperson Norbury opened the hearing at 5:17 p.m. and announced that Application PL2017-144 was continued to a date certain of September 12, 2017 to allow for proper notification. He asked for a motion to continue the hearing.

Ms. Roberts made a motion to continue Application PL2017-144 to a date certain of September 12, 2017 and Ms. Arth seconded. There was no discussion of the motion.

On the motion of Ms. Roberts, seconded by Ms. Arth, the Planning Commission voted unanimously by voice vote to **CONTINUE** Application PL2017-144 to a date certain of September 12, 2017.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

PUBLIC COMMENTS

There were no public comments at the meeting.

ROUNDTABLE

Mr. Soto noted that the last Planning Commission meeting had included extensive public comments from a citizen concerned that an item on the Consent Agenda was approved without public input. The subject property had been next door to his home. He asked that the Commission consider moving public comments to immediately after the consent agenda. The bylaws did prescribe a specific order of business, and specified public comments for after approval of the consent agenda, "*unless otherwise agreed by the Planning Commission*". This wording gave the Commission some flexibility.

Ms. Roberts remarked that in most meetings she'd attended the public comments came earlier in the order. She could approve moving this item up. Mr. Soto responded that this was the order the City Council followed. Ms. Yendes asked if the Commission would prefer the Legal Department to draft an amendment to the bylaws that the Commission could vote on. Chairperson Norbury agreed that this would be a good idea.

ADJOURNMENT

There being no further business, Chairperson Norbury adjourned the meeting at 5:20 p.m.

PC 082217