

**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Thursday, July 23, 2020

5:00 PM

Via Videoconference

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Call to Order

Roll Call

**Present:** 5 - Chairperson Donnie Funk  
Vice Chair Carla Dial  
Board Member Dana Arth  
Board Member Mark Kitchens  
Board Member Terry Trafton

**Absent:** 3 - Board Member Jake Loveless  
Board Member John Lovell  
Board Member Jeff Sims

Approval of Agenda

**A motion was made by Vice Chair Dial, seconded by Board Member Trafton, that this agenda be approved. The motion carried unanimously.**

Approval of Action Letter

Public Comments

**There were no public comments at this meeting.**

1. Approval of Consent Agenda

**A** [TMP-1633](#) Appl. #PL2018-214 - FINAL PLAT - Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H; Clayton Properties Group, Inc., applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

**B** [TMP-1635](#) Appl. #PL2020-138 - FINAL PLAT - Sequoia Residential, Tract 1, 408, 500 & 502 NW Olive St; Orchard Park Development, LLC, applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

**C** [TMP-1636](#) Appl. #PL2020-168 - VACATION OF EASEMENT - Mid-Continent Public Library, 1000 NE Colbern Rd; JE Dunn Construction Co., applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application**

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be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- D [TMP-1637](#) Appl. #PL2020-181 - VACATION OF EASEMENT - Woodside Ridge ingress/egress easement, 500 NW Pryor Rd; Clayton Property Group, Inc., applicant

A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- E [TMP-1638](#) Appl. #PL2020-182 - VACATION OF EASEMENT - Woodside Ridge water line easement, 500 NW Pryor Rd; Clayton Properties Group, Inc., applicant

A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

- F [2020-3535](#) Approval of the June 25, 2020 Planning Commission minutes.

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

- G [2020-3562](#) Approval of the July 09, 2020, Planning Commission minutes

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

Public Hearings

2. [2020-3538](#) Continued Appl. #PL2020-144 - VACATION OF RIGHT-OF-WAY - segment of NW Audubon Ln located west of NW Carson Dr (adjacent to 212 NW Carson Dr); Gale Communities, Inc, applicant

A motion was made by Vice Chair Dial, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

**Aye:** 5 - Chairperson Funk  
Vice Chair Dial  
Board Member Arth  
Board Member Kitchens  
Board Member Trafton

**Absent:** 3 - Board Member Loveless  
Board Member Lovell  
Board Member Sims

- a. [TMP-1641](#) An Ordinance vacating dedicated right-of-way for a portion of NW Audubon Ln located west of NW Carson Dr and adjacent to 212 NW Carson Dr, in the City of Lee's Summit, Missouri.

3. [2020-3548](#) Continued Appl. #PL2020-180 - PRELIMINARY DEVELOPMENT PLAN - The Goat Brewing Co., 817 NE Rice Rd; Jeremy Kneeland, applicant

A motion was made by Vice Chair Dial, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

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**Aye:** 5 - Chairperson Funk  
Vice Chair Dial  
Board Member Arth  
Board Member Kitchens  
Board Member Trafton

**Absent:** 3 - Board Member Loveless  
Board Member Lovell  
Board Member Sims

- a. [TMP-1640](#) An Ordinance approving a preliminary development plan for the modification of a use condition for a bar/tavern located at 817 NE Rice Rd in district CP-2, for the proposed The Goat Brewing Co., in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

4. [2020-3568](#) Appl. #PL2020-165 - REZONING from AG to RLL (Residential Large Lot) - 296 NW Anderson Dr; Kevin T. & Denise A. Burke, applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Funk  
Vice Chair Dial  
Board Member Arth  
Board Member Kitchens  
Board Member Trafton

**Absent:** 3 - Board Member Loveless  
Board Member Lovell  
Board Member Sims

- a. [TMP-1634](#) An Ordinance approving a rezoning from district AG to district RLL for approximately 3.51 acres located at 296 NW Anderson Dr, proposed Burke Acres in accordance with the provisions of Chapter 33, The Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri

5. [2020-3549](#) Continued Appl. #PL2020-171 - PRELIMINARY DEVELOPMENT PLAN - Napa Valley subdivision - revised residential elevations; Engineering Solutions, LLC, applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Kitchens, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Funk  
Vice Chair Dial  
Board Member Arth  
Board Member Kitchens  
Board Member Trafton

**Absent:** 3 - Board Member Loveless  
Board Member Lovell  
Board Member Sims

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- a. [TMP-1639](#) An Ordinance approving a preliminary development plan requesting the revision of a certain Condition #3 from approval Ordinance No. 7775 for the Napa Valley subdivision architectural elevations in district PMIX, 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.

6. [2020-3546](#) Continued Appl. #PL2020-134 - PRELIMINARY DEVELOPMENT PLAN - Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be approved. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Funk  
Vice Chair Dial  
Board Member Arth  
Board Member Kitchens  
Board Member Trafton

**Absent:** 3 - Board Member Loveless  
Board Member Lovell  
Board Member Sims

#### Other Agenda Items

7. [TMP-1623](#) An Ordinance accepting final plat entitled Winterset Valley, Lots 1450A, 1451A and Tract E12, as a subdivision to the City of Lee's Summit, Missouri.

**A motion was made by Vice Chair Dial, seconded by Board Member Trafton, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

8. [TMP-1619](#) An Ordinance vacating a certain easement located at 3000 NW Audubon Lane in the City of Lee's Summit, Missouri.

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

9. [TMP-1620](#) An Ordinance vacating a certain easement located at 2924 NW Audubon Lane in the City of Lee's Summit, Missouri.

**A motion was made by Vice Chair Dial, seconded by Board Member Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

#### Roundtable

Hector Soto announced that a joint meeting with the City Council will be scheduled for September 8, 2020. He will send out an email as a reminder and to see who is available.

David Bushek made a comment about the open seats on the Planning commission. He indicated that there are three open seats. One of these seats can be filled by either the mayor or someone appointed from the City Council.

#### Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 7:00 P.M.

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