

The City of Lee's Summit

Action Letter

Planning Commission

Thursday, July 10, 2025

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: 6 - Chairperson Dana Arth
Vice Chair Terry Trafton
Commissioner Randy Benbrook
Commissioner Sheri Frazier
Commissioner Jessica Gronau
Commissioner Chip Touzinsky

Absent: 3 - Commissioner Tanya Jana-Ford
Commissioner Jake Loveless
Commissioner Mark Kitchens

3. Approval of Agenda

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

4. Public Comments

Teresa Vollenwalder voiced a concern about things not being applied to every land owner.

5. Approval of Consent Agenda

A motion was made by Vice Chair Trafton, seconded by Commissioner Benbrook, that this consent agenda was approved. The motion carried unanimously.

A. Appl. #PL2025-105 - FINAL PLAT - Oldham Parkway Shopping Center, Lots 3A thru 3E; R.H. Johnson Company, applicant

ACTION: A motion was made by Vice Chair Trafton, seconded by Commissioner Benbrook, that this Ordinance be approved. The motion carried by a unanimous vote.

B. Approval of the June 12, 2025, Planning Commission Action Letter

6. Public Hearings

A. Appl. #PL2025-110 - SPECIAL USE PERMIT renewal for a retirement home - Solstice Senior Living, 1088 NE Independence Ave; NorthStar Healthcare Income, Inc., applicant

A motion was made by Commissioner Benbrook, seconded by Commissioner Touzinsky, that application be recommended for approval. The motion was carried unanimously.

- 1) An Ordinance granting a Special Use Permit renewal for a retirement home in District CP-2 on land located at 1088 NE Independence Ave for a period of twenty (20) years from the previous expiration date, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- B. Appl. #PL2025-052 - PRELIMINARY DEVELOPMENT PLAN - TODCO Beverages, 1270 SE Century Dr; Engineering Solutions, applicant
- A motion was made by Commissioner Touzinsky, seconded by Vice Chair Trafton, that this application be recommended for approval. The motion was carried by the following vote:**
- Aye: 6 - Chairperson Arth**
Board Member Trafton
Board Member Frazier
Board Member Gronau
Board Member Touzinsky
- Nay: 1 - Board Member Benbrook**
- 1) An Ordinance approving a Preliminary Development Plan for land located at 1270 SE Century Dr for TODCO, 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. Appl. #PL2025-058 - REZONING from AG to R-1 - 3609 SW Pryor Rd, 3613 SW Pryor Rd, 3699 SW Pryor Rd, 3620 SW Crane Rd, and two abutting unaddressed parcels; Michael King, Richard McMillin, applicants
- A motion was made by Commissioner Benbrook, seconded by Commissioner Frazier, that this application be recommended for approval. The motion was carried unanimously.**
- 1) An Ordinance approving a Rezoning for land located at 3609 SW Pryor Rd, 3613 SW Pryor Rd, 3699 SW Pryor Rd, 3620 SW Crane Rd, and two abutting unaddressed parcels, 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.
- D. Appl. #PL2024-303 - SPECIAL USE PERMIT renewal for auto sales, service & repair - AutoDreams, 1231 SE Century Dr; AutoDreams, LLC, applicant
- A motion was made by Commissioner Frazier, seconded by Commissioner Touzinsky, that this application be recommended for approval. The motion was carried unanimously.**
- 1) An Ordinance approving a Special Use Permit for land located at 1231 SE Century Dr. for AutoDreams, LLC, 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.
- E. Appl. #PL2025-123 - UNIFIED DEVELOPMENT ORDINANCE AMENDMENT - Article 8 Site Standards pertaining to Architecture and Building Design and

Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, applicant.

A motion was made by Commissioner Gronau, seconded by Commissioner Frazier, that this application be recommended for approval with the additional requirement that class 1,2, or 3 materials be required at the base of structures for buildings located in the metal building area. The motion carried unanimously.

- 1) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 8, Division I pertaining to Design Standards and Article 15 pertaining to Rules of Interpretation and Definitions; City of Lee's Summit, Applicant.

7. Roundtable

Shannon McGuire started off by mentioning that the application period for the 2026 Charter Review Commission is open and board members are eligible to participate in that. He will email information and a link to that application process. He further explained commission and council member nomination details and what that commission actually does and that it is a great opportunity for commissioners or other residents to participate and shape the future and that is adopted every 10 years. Application deadline of possibly August 15. He concluded with an introduction to our new Department Manager, Tracy Albers.

8. Adjournment

There being no further business, Chairperson Arth adjourned the meeting at 7:17 pm

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