

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

Thursday, September 22, 2022

5:00 PM

City Council Chambers and videoconference

City Hall

220 SE Green Street

Lee's Summit, MO 64063

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, September 22, 2022, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172.

Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Wednesday, September 21, 2022, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

**Call to Order**

**Roll Call**

**Present:** 7 - Chairperson Donnie Funk  
Board Member Randy Benbrook  
Board Member Mark Kitchens  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Vice Chair Dana Arth  
Board Member Tanya Jana-Ford

**Approval of Agenda**

Chairperson Funk requested to have Item #6 moved to the beginning of the meeting in between the approval of the consent agenda and the public hearings.

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, that the agenda be approved as amended. The motion carried by the following vote:

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

## Public Comments

There were no public comments at the meeting.

### 1. Approval of Consent Agenda

A. [2022-5156](#) Approval of the September 8, 2022 Planning Commission minutes

**A motion was made by Board Member Trafton, seconded by Board Member Touzinsky, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

## Public Hearings

2. **2022-5167** Appl. #PL2022-234 - REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT PLAN - Town Centre Logistics, 2150 NE Independence Ave; Engineering Solutions, LLC, applicant

**Mr. Shannon McGuire, City Planner, entered Exhibit A 1-17 into the record.**

**Planning Commissioners discussion included:**

- Construction Traffic
- Traffic
- Sewer easements
- ADA Parking

**There was no one present to speak in favor of or in opposition to this application.**

**A motion was made by Board Member Kitchens, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 10/4/2022. The motion carried by the following vote:**

**Aye:** 7 - Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton  
Chairperson Funk

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

a. **TMP-2426** An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial) to district PI (Planned Industrial) and preliminary development plan for land located at 500 NE Town Centre Dr, 2201 NE Town Centre Blvd, 2251 NE Town Centre Blvd and 2150 NE Independence Ave, 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.

3. [2022-5173](#) Appl. #PL2022-230 - PRELIMINARY DEVELOPMENT PLAN - Arcade Alley outdoor space, 316 SE Douglas St; Pat Maloney, applicant

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-14 into the record.

**Planning Commissioners discussion included:**

- Drainage/Water run off
- Traffic
- Light and Sound Issues
- Hours of Operation
- Access concerns
- Trash enclosures
- Parking

Mr. Dave Eames, Downtown Lee's Summit Business Owner, spoke in favor of this application.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 10/18/2022. The motion carried by the following vote:

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

- a. [TMP-2429](#) An Ordinance approving a preliminary development plan on land located at 316 SE Douglas St in district CBD, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.

4. [2022-5171](#) Appl. #PL2022-243 - REZONING from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Rd, 25 NW Tudor Rd and 908 NE Douglas St; Cityscape Residential, applicant

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-20 into the record.

**Planning Commissioners discussion included:**

- Concerns of proximity to the High School
- Amenities
- Traffic/Cross Walks
- Unit Sizes
- Storm Shelters
- Elevators
- Expected age ranges of tenants
- Zoning/Comp Plan
- Parking
- Occupancy percentage of other projects

- Finishes/Materials
- Trash/Storage
- Storm Water Management
- Density
- Set backs
- Parcels of land
- Conditions
- Incentives
- Concerns of future development to the south of proposed project

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 10/4/2022. The motion carried by the following vote:

**Aye:** 6 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Touzinsky  
Board Member Trafton

**Nay:** 1 - Board Member Rader

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

- a. **TMP-2428** An Ordinance approving a rezoning from district PO (Planned Office) to RP-4 (Planned Apartment Residential District) and preliminary development plan for land located at 15 NE Tudor Rd, 25 NW Tudor Rd. & 908 NE Douglas St., 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.

5. [2022-5166](#) Appl. #PL2022-271 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - An amendment to home occupation restrictions (Articles 6 - Use Standards and 15 - Rules of Interpretation and Definitions) to comply with recent changes to state statutes; City of Lee's Summit, applicant

Mr. Josh Johnson, Asst. Director of Development Services, entered Exhibit A 1-8 into the record.

Planning Commissioners discussion included:

- Types of businesses
- County authority
- Restrictions
- Special Use Permits
- Business Licenses
- HOA Outreach
- HOA By-laws

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 12/8/2022. The motion carried by the following vote:

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**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

- a. [TMP-2362](#) An Ordinance amending Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances, Articles 6 and 15, to amend home occupation restrictions to comply with recent changes to state statutes.

### Items for Discussion

6. [2022-5174](#) Appl. #PL2022-307 - SIGN APPLICATION - Envision Eyecare, 700 NE Langsford Rd; Fossil Forge, applicant

**A motion was made by Board Member Touzinsky, seconded by Board Member Rader, that this application be approved. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Funk  
Board Member Benbrook  
Board Member Kitchens  
Board Member Loveless  
Board Member Rader  
Board Member Touzinsky  
Board Member Trafton

**Absent:** 2 - Vice Chair Arth  
Board Member Jana-Ford

### Roundtable

**Commissioner Rader asked about accessory dwellings. Josh Johnson, Asst. Director of Development Services informed her CEDC is working on it.**

### Adjournment

**There being no further business Chairperson Funk adjourned the meeting at 7:45 p.m.**

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"