

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

Thursday, December 8, 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, December 8, 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, December 7, 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 Tanya Jana-Ford  
Board Member Mark Kitchens  
Board Member Cynda Rader  
Board Member Chip Touzinsky  
Board Member Terry Trafton

**Absent:** 2 - Vice Chair Dana Arth  
Board Member Jake Loveless

**Approval of Agenda**

A motion was made by Board Member Kitchens, seconded by Board Member Rader, that the agenda be approved. The motion carried unanimously.

**Public Comments**

There were no public comments at the meeting.

**1. Approval of Consent Agenda**

A. [2022-5295](#) Approval of the November 17, 2022 Planning Commission Minutes

A motion was made by Board Member Kitchens, seconded by Board Member Rader, that the minutes be approved. The motion carried unanimously.

**2. Public Hearings**

- A. 2022-5320** Public Hearing: Application #PL2022-338 - Special Use Permit for golf driving range and outdoor miniature golf facility and Application #PL2022-365 - Preliminary Development Plan - Blue Jeans Golf, 1501 NE US 40 Highway; Blue Jeans Golf, LLC, applicant.

**Mr. Hector Soto, Senior Planner, entered Exhibit A 1-14 into the record.**

**Planning Commissioners discussion included:**

- Zoning
- Building Area
- Parking
- Elevations
- Hood System
- Kitchen Capabilities
- Storage Containers

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 1/10/2023. The motion carried unanimously.

- 1. TMP-2497** An Ordinance approving a Special Use Permit for a period of 25 years for a golf driving range and outdoor miniature golf facility on land located at 1501 NE US 40 Highway, all in accordance with the provisions of the Unified Development Ordinance, Chapter 33 of the City of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
- 2. TMP-2498** An Ordinance approving a Preliminary Development Plan for Blue Jeans Golf on land located at 1501 NE US 40 Highway in District AG, CP-2 and PI, 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. Other Agenda Items**

- A. [2022-5290](#)** Appl. #PL2022-345 - SIGN APPLICATION - Cable Dahmer KIA, 400 NE Lee's Summit; Cable Dahmer KIA of Lee's Summit, applicant

**Planning Commissioners discussion included:**

- Easements
- Setbacks
- Utility Lines
- Sign Size
- UDO

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, that this application be approved allowing two 15 foot tall signs. The motion carried unanimously.

### **Roundtable**

The 2nd Planning Commission meeting in December is cancelled.

Commissioner Rader asked if SUP's and Chapter 100's could be added to the next training session.

Chairperson Funk asked about conditions of approval. There was discussion between the commission and Chief Counsel, David Bushek.

## **Adjournment**

**There being no further business Chairperson Funk adjourned the meeting at 6:22 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](http://lsmo.legistar.com)"