

The City of Lee's Summit
Action Letter
Planning Commission

Thursday, July 23, 2020

5:00 PM

Via Videoconference

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: 2 - Board Member Jake Loveless
Board Member John Lovell

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 [BILL NO. 20-128](#) An Ordinance vacating a certain easement located at 1000 NE Colbern Road 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

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unanimously.

- D [BILL NO. 20-129](#) An Ordinance vacating a certain easement located at 500 NW Pryor Road 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.

- E [BILL NO. 20-130](#) An Ordinance vacating a certain easement located at 500 NW Pryor Road 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.

- 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](#) Public Hearing: Application #PL2020-144 - Vacation of Right-Of-Way - segment of NW Audubon Lane located west of NW Carson Drive (adjacent to 212 NW Carson Drive); Gale Communities, Inc, applicant.
(Note: This item is to be continued to August 11, 2020 per staff's request.)

Chairperson Funk reminded everyone present that the meeting was being recorded and run on LS TV and cable channels; so the information in the hearing would be permanently available to the public. All rules and procedures would be as applicable as for a meeting where all participants were physically present. He opened the hearing at 5:10 p.m. and asked each speaker to be sworn in. He asked all who were not speaking to mute their microphone and turn the video off.

David Gale declined to give a presentation and referred to Hector Soto.

Mr. Soto entered Exhibit (A), list of exhibits 1-12 into the record. He gave a presentation for the vacation of a 50 foot wide by 120 foot long section of NW Audubon Ln in the Winterset subdivision. This presentation will also address aspects of the final plat and vacation of easements that are listed on this agenda as "Other" items. There are two existing lots, 1450 & 1451 Audubon Ln that will be re-platted along with a common area tract. The sequence of events that needs to occur will be the subject VROW, the two VOE's, and the Final plat. There is a condition of approval that the VROW is not effective until a new utility easement is in place. The proposed replat does include a dedication of ROW for the utility easement.

Chairperson Funk asked if there were further questions for the applicant or the staff. Hearing none, he closed the public hearing at 5:16 p.m. and asked for discussion or a motion.

Ms. Dial made a motion to recommend approval of Continued Application 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. Mr. Kitchens seconded.

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

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
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](#) Public Hearing: Application #PL2020-180 - Preliminary Development Plan - The Goat Brewing Co., 817 NE Rice Road; Jeremy Kneeland, applicant.
(Note: This item is to be continued to August 18, 2020 per staff's request.)

Chairperson Funk opened the hearing at 5:30 pm and asked each speaker to be sworn in.

Jeremy Kneeland, applicant, indicated that Hector Soto would give the presentation.

Mr. Soto entered Exhibit (A), list of exhibits 1-11 into the record. He gave a presentation for a microbrewery for the Goat Brewing Co. The existing center that Mr. Kneeland is looking to occupy is in the previous location of the Fig Tree Café and Bakery at the SE corner of Swann Rd & M-291 Hwy adjacent to the Community of America Credit Union. This is a continuation of an application that came before the Planning Commission in May. The City Council directed the applicant to submit an application for a PDP to seek a modification to the separation requirements that are currently in the UDO. The current minimum separation for a bar/tavern is 300 feet from the front door to a school, church, or residential use. There is no school or church within 300 feet of the front door of the proposed facility, however, there is a multi-family residential area to the east that is 105 feet away with a straight-line measurement. M-291 is a major commercial corridor through the heart of the city. This area is primarily CP-2 zoning and is surrounded by retail and commercial areas.

Staff supports the proposed use. This is an allowed use with conditions in the CP-2 zoning district. The use is compatible with other uses in the area. Staff is supportive of the modification to lessen the separation distance from 300 feet to 105 feet for this applicant.

Hector Soto indicated that there were no public comments presented for this application.

Carla Dial commented that the UDO was in place to separate residential areas from the noise that a bar/tavern may produce. She then asked the applicant if there were any plans for an outdoor area to the north that may produce noise late at night. The applicant indicated that they may construct a patio to the west into the parking lot but nothing to the north or the east.

Mark Kitchens said that he loves the concept and that it brings flavor to the Lee's Summit area. He asked the applicant if the brewing supplies / product would be trucked in or if there would be a renovation of the facility for an actual dispensary. Mr. Kneeland replied that they would

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not be shipping anything out. There would be no distribution at this time.

Terry Trafton noted that the applicant had gone to extraordinary measures to get this approved. He asked Mr. Bushek if there was an effort to correct the error or conflict in the UDO to ensure that development could be moved along in this corridor. Mr. Bushek said that in the course of considering the original application for this property, after it went to the City Council, there was some more detailed review of the state liquor license laws. It was concluded that the amendment that was proposed to the UDO would have conflicted with state liquor license laws and the distance requirement from churches, schools, and daycares under state law. That whole sequence was therefore abandoned and became this application before the Planning Commission tonight.

Chairperson Funk asked Mr. Soto if this would still go in front of the CEDC for discussion. Mr. Soto replied that any discussion of a proposed UDO amendment would go to the CEDC but that this application would not.

Josh Johnson commented that this would be discussed at the August CEDC meeting. He had done some research on the method of measurement and the buffers of school, church and residential uses. The only thing that the city would have discretion to change in the UDO would be the residential set-back from bar and tavern. There are separate standards for the set-backs for patios.

Chairperson Funk asked if there were further questions for the applicant or the staff. Hearing none, he closed the public hearing at 5:41 p.m. and asked for discussion or a motion.

Ms. Dial made a motion to recommend approval of Continued Application PL2020-180, PRELIMINARY DEVELOPMENT PLAN – The Goat Brewing Co., 817 NE Rice Rd; Jeremy Kneeland, applicant. Mr. Kitchens seconded.

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

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
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** Public Hearing: Application #PL2020-165 - Rezoning from AG to RLL (Residential Large Lot) - 296 NW Anderson Drive; Kevin T. & Denise A. Burke, applicant.

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Chairperson Funk opened the hearing at 5:43 pm and asked each speaker to be sworn in.

Kevin Burke, applicant, indicated that he did not have a presentation and did not feel that it was necessary.

Ms. Jennifer Thompson, senior staff planner, entered Exhibit (A), list of exhibits 1-14 into the record. Ms. Thompson began the presentation with an explanation of the application. The applicant would like to rezone the property from AG to RLL (residential large lot). The intent of the rezoning is to construct a single-family home on the property. This was a larger tract that had been carved out and became a non-conforming lot, less than ten acres, the minimum for an agricultural lot. Once rezoned the applicant will follow up with a minor plat and that will allow them to get a building permit for their home. The Comprehensive plan calls this out as medium and high density residential. Staff is in support of the rezoning. It is consistent with the surrounding character of the neighborhood. There are four recommendations of approval:

- A minor plat shall be required to be approved and recorded prior to the issuance of a building permit
- Upon approval of the proposed rezoning from AG to RLL by the City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by City Council on November 3, 2005
- A floodplain permit shall be obtained, prior to any work within the floodplain, if required. This will be determined at time of application for a building permit and will depend on the location of the proposed building.
- An appropriate on-site sanitary sewer system shall be permitted through Jackson County prior to approval of a building permit. Copy of the permit shall be provided to the City at the time of a building permit application.

Ms. Thompson indicated that there were no public comments presented for this application.

Chairperson Funk asked the applicant if they agree to the conditions of approval. Mr. Burke responded that he did agree with the conditions of approval.

Chairperson Funk asked if there were further questions for the applicant or the staff. Hearing none, he closed the public hearing at 5:48 p.m. and asked for discussion or a motion.

Ms. Dial made a motion to recommend approval of Application PL2020-165, REZONING from AG to RLL (Residential Large Lot) - 296 NW Anderson Dr; Kevin T. & Denise A. Burke, applicant. Mr. Kitchens seconded.

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

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
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](#) Public Hearing: Application #PL2020-171 - Preliminary Development Plan - Napa Valley subdivision - revised residential elevations; Engineering Solutions, LLC, applicant.

(Note: This item is to be continued to August 11, 2020 per staff's request.)

Chairperson Funk opened the hearing at 5:50 pm and asked each speaker to be sworn in.

Mr. Matt Schlicht with Engineering Solutions said that three phases of Napa Valley had been completed, a fourth phase is under construction and there is a fifth phase that they hope to start next year. A PDP had been done a few years ago with a condition put on it under section 2, item 3, that the approval had certain architectural styles, building materials, and colors as provided. The elevations provided at that time showed the front to have a mixture of stone and stucco, the sides and rear had hardy-board siding and an asphalt shingled roof. As houses have been built, there are a number that have similar architectural features that they would like to continue with. A plot plan was submitted a few months ago that was denied as to not having enough of the stone and stucco on the front. The current demands are just not there to say that people want that style. The applicant is asking for a modification to the approved PDP to supply for the house style, colors, and character that can be built in the area.

Mr. Soto entered Exhibit (A), list of exhibits 1-14 into the record. Mr. Schlicht gave a comprehensive overview of the application. Mr. Soto said that the purpose of this application is to revise condition #3 from ordinance #7775, the guiding design document for that subdivision. The homes that have been built do not all match that original design. This application came about because some changes have been made to the process for approving building permits for single-family homes. There had been a disconnect in the process, the planners were not looking at the building elevations at the time the applications were submitted. That has now been changed. The plans now must match the elevations that are approved with the PDP.

Staff supports the modification with two conditions.

- Condition of Approval #3 of Ordinance No. 7775 approving a preliminary development plan for the Napa Valley subdivision shall be amended, to establish the architectural design guidelines dated May 29, 2020, as the governing design standards for the Napa Valley subdivision.
- The Napa Valley subdivision shall continue to be subject to all other obligations of Ordinance No. 7775, inclusive of Conditions of Approval #'s 1, 2 and 4-8.

Hector Soto confirmed that there were no public comments submitted for this application. Chairperson Funk asked the applicant if they agree to the conditions of approval. Mr. Schlicht replied that they did agree with the conditions of approval.

Chairperson Funk asked if there were further questions for the applicant or the staff.

Terry Trafton asked the applicant if the developer had changed over the time of the development. Mr. Schlicht responded that they had. The builder that is building in there now was one of the original developers and didn't realize that he had tied himself down to just stone and stucco and needed more of a material pallet to keep the consumers happy.

Chairperson Funk asked if there were further questions for the applicant or the staff. Hearing none, he closed the public hearing at 6:02 p.m. and asked for discussion or a motion.

Ms. Dial made a motion to recommend approval of Application PL2020-171, PRELIMINARY DEVELOPMENT PLAN – Napa Valley subdivision – revised residential elevations; Engineering

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Solutions, LLC, applicant. Mr. Kitchens seconded.

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

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
Sims

- 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

Chairperson Funk opened the hearing at 6:04 pm and asked each speaker to be sworn in.

Mr. Dana Schwartz and Mr. Kyle Gorrell represent the LSR-7 School District. Mr. Gorrell provided an explanation of the background of the need for an additional middle school in the LSR-7 school district. Sixth grade students in the school district will be moved to the middle schools for additional educational opportunities and to free up space in the grade schools.

Mr. Schwartz explained the layout of the site and general information on the buildings. Mr. Joe Breidenbach provided information on the exterior characteristics and design images of the two-story building.

The general time line for construction documents will be October and push to open the building for the district to use in June/July 2022. The applicant agrees with the comments on the staff report that the tree buffer to the west will remain intact and the summary of how SE 13th St. would be connected to help relieve congestion on SE Bailey Rd.

Mr. Hector Soto entered Exhibit (A), list of exhibits 1-16 into the record. He provided additional information regarding the application. The subject property is about 52 acres. The property is adjacent to the Newberry subdivision to the west, Oaks Hill South and Hawks Ridge East to the north, large acreage parcels to the south and the Bailey Farm project the east. There is 195,000 square feet of building area being proposed and 604 parking spaces. That is 132 additional spaces than what is required. The overflow parking will be used by the sporting complexes and bus capacity. Overall there is 29% impervious coverage and 71% open space. The site has four vehicular access points and one pedestrian only access point. There are two monument signs proposed along Bailey Rd. Signage can be approved as a part of the Preliminary Development Plan. Mr. Soto provided the design elements of the signs. Staff feels that the proposed signs are appropriate for the site and they are recommending approval. There is a modification to the minimum tree size requirement. The applicant is proposing 2" caliper ornamental trees, the required minimum is 3". Staff supports this request only for the

ornamental trees.

Mr. Soto addressed some of the concerns provided in the public comments :

- Provision of buffer
- o Conservation of existing tree line along Newberry subdivision
- Traffic
- o Connections to Newberry subdivision (increased neighborhood traffic)
- o Pedestrian improvements along Bailey Rd
- o Impact of recommended street improvements on Bailey Farm property
- ☑ Future acquisition of property?
- ☑ Impact on locations of future Bailey Rd. connections
- Storm water runoff
- o Impact on adjacent stream and possible stream improvements
- Sanitary sewer and water line improvements
- o Accommodations for future development of Bailey Farm property

Staff Analysis:

- A school is allowed under AG zoning and is consistent with the Low-Density residential land use designated in the Comprehensive Plan.
- Proposed use will not detrimentally impact the development of the surrounding area
- Proposed infrastructure improvements address existing conditions, the impact of the proposed school and considers the future development of vacant land.

Conditions of Approval (4):

1. A modification shall be granted to the minimum 3' deciduous tree caliper to allow 2" caliper ornamental trees
2. Two monument signs with an overall height of 8'-10", a sign face area of 40 sq. ft. and a sign structure area of 77 sq. ft. shall be allowed along SE Bailey Rd. as depicted on the PDP.
3. Prior to approval of an FDP, either the FDP shall not show any proposed development within any stream buffer areas or a stream buffer waiver, containing a stream assessment in accordance with APWA Section 5605.5, shall be submitted to and approved by the City.
4. Prior to approval of the FDP, a final sanitary sewer report shall be submitted to and accepted by the City.
 - a. The preliminary sanitary sewer report only extended to the upper reach of the interceptor line (i.e., to manhole #47-030). The report shall be revised to include an analysis to Manhole #54-003, and include calculations of the sanitary sewer flows and hydraulic grade line for the northwest 24-inch branch upstream of Manhole #54-003.
 - b. A discussion of downstream sanitary sewer line upgrades shall be included in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
4. Cont. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA), off-site sanitary sewer improvements, future sanitary sewer and water main extensions to the plat boundary and a future ___ culvert. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All required public improvements, not future improvements, shall be substantially complete prior to any occupancy.

Chairperson Funk indicated that the public comments had been addressed in Mr. Soto's presentation and moved to the Planning Commission for comments.

Mark Kitchens had questions and comments for the applicant. He had concerns regarding safety and security aspects of the building. Mr. Kitchens asked if a full fire review had occurred and presented some of his concerns. The applicant replied that the full fire safety review

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would occur with the finalization of the code plan.

Cindy DeShazo sent in a public comment email to Josh Johnson. She wanted to express concern about 13th St. going through. She would like to see the street become a public walk way.

Michael Park responded to Ms. DeShazo's concern. He indicated that the dead-end street had been planned to be extended to serve the adjacent residential subdivision in the Comprehensive Plan. This street will serve the adjacent subdivision. There will be little additional traffic generated to the west. The definitive boundary has not been set. Some additional traffic from the neighborhood may be generated on 13th St. particularly on bad weather days. His full explanation can be heard in the video.

Chairperson Funk asked if there were further public comments.

Mr. Jim Cronin thanked the Planning Commission for the email comments. He summarized these comments and had question about the details and when a full study would be available. He was addressing future development at Bailey Farm and a historic structure. He would like to see details around the design and how to work through some of the issues.

Chairperson Funk asked for a response to the comment.

Mr. Kent Monter responded and said that the applicant would provide further details and studies, not only on the sanitary sewer analysis but also the stream buffer and the storm water runoff. This is all a part of the approval process. The information will be available to the public.

Ms. Jennifer Novogoratz is the HOA president for the Newberry subdivision. She asked a question regarding the property on 15th St. and what would happen once the road is closed. Would that land go to the property owners that border it or relinquished to the HOA for maintenance?

Mr. Soto did not know the specifics. Typically when ROW is vacated, half of the property would go to the adjoining property owners. There would be some retention of an easement to allow for that pedestrian crossing. He had not been involved in those conversations, he just gave an example of what typically occurs.

Terry Parsons, civil engineer, agreed with Mr. Soto's comments.

Mike Weisenborn addressed the vacation of ROW on 15th Street and indicated that the school district would work with the property owners.

Hector Soto verified that there were no additional public comments.

Chairperson Funk asked if there were additional questions from the Planning Commission.

Terry Trafton asked why 15th St. would be a pedestrian walk-way vs. 13th St.

Mr. Schwartz gave an explanation regarding that decision. An explanation regarding the traffic flow and allowing for clear paths from the east and west side of Bailey Rd. was given.

Mr. Trafton thanked Mr. Schwartz and indicated that he understood the residents concerns and further discussed the exits that were being provided.

Ms. Dana Arth made a comment about the tree caliper and asked staff if they had considered making that change.

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Mr. Soto said that it will be in a future UDO amendment. By itself it does not constitute an amendment but will be a part of a future clean-up amendment.

Chairperson Funk asked about the tree buffer and for verification that the buffer would be salvaged. He also asked for clarification in regards to the size of the monument sign. Mr. Schwartz responded to both questions.

David Bushek gave clarification regarding the process of this application. The Planning Commission determines the final action. This will not move forward to the City Council. When a motion is made it will be the final action rather than a recommendation.

Chairperson Funk asked if there were further questions for the applicant or the staff. Hearing none, he closed the public hearing at 6:56 p.m. and asked for discussion or a motion.

Ms. Dial made a motion to APPROVE Application PL2020-134, PRELIMINARY DEVELOPMENT PLAN – Lee’s Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant. Ms. Arth seconded.

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

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
Sims

Other Agenda Items

7. [BILL NO. 20-133](#) 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. [BILL NO. 20-132](#) 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. [BILL NO. 20-131](#) 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.

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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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