

From: Josh Johnson
Sent: Wednesday, September 9, 2020 3:02 PM
To: Hector Soto
Subject: FW: Application #PL2020200 - September 10, 2020 Planning Commission Meeting

Please send to the Commission

Yours Truly,

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From: Clerk <Clerk@cityofls.net>
Sent: Wednesday, September 9, 2020 2:52 PM
To: Mark Dunning <Mark.Dunning@cityofls.net>; Josh Johnson <Joshua.Johnson@cityofls.net>
Cc: Stacy Lombardo <Stacy.Lombardo@cityofls.net>
Subject: FW: Application #PL2020200 - September 10, 2020 Planning Commission Meeting

Please see comment below. Thank you

From: Adam Teel <ateel@chinnery.com>
Sent: Wednesday, September 9, 2020 2:39 PM
To: Clerk <Clerk@cityofls.net>
Cc: Nancy Blackwell <NBlackwell@chinnery.com>
Subject: Application #PL2020200 - September 10, 2020 Planning Commission Meeting

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Dear Planning Commission:

Our firm, Chinnery Evans & Nail, P.C., represents Polytainers, Inc. ("Polytainers"), an entity that owns Lot 1 (as labeled in the Preliminary Development Plan) which is located adjacent to the proposed new construction outlined in Application #PL2020200 (the "Application"). Polytainers is a food and dairy industry packing manufacturing that is deemed an essential business during our current COVID-19 pandemic. Our client requested we submit its concerns to the proposed application and that said concerns be considered by the Planning Commission at its meeting on September 10, 2020. I, or someone from my firm, will also be in attendance on behalf of Polytainers at the September 10, 2020 meeting over Zoom.

Polytainers' first concern is due to the dramatic increase in traffic flow that would result from the current construction proposal, as outlined in the Application. Currently, there is limited traffic on the drive off of Northwest Victoria Drive. However, locations where fast food restaurants are located commonly face heavy traffic, especially during the current COVID-19 pandemic when many restaurants have closed onsite eating options. Polytainers, due to being deemed an essential business, operates on a roughly 24/7 schedule in order to meet the increased demand during the current pandemic. Routing traffic through the currently existing drive off of Northwest Victoria Drive, as proposed in the Application, may result in a backup of traffic from the drive into Polytainers parking lot, preventing Polytainers' customers and employees from accessing Polytainers' facility. As an essential industry, it is imperative that Polytainers have clear access to their property in order to operate its business in the matter required of it during this pandemic.

Polytainers also has concerns regarding debris and trash that may result from the Application's proposed construction and traffic route. Due to many restaurants closing inside eating options, restaurant customers are required to eat either in their vehicles onsite or on offsite locations. Due to increased traffic to fast food locations, Polytainers is concerned that customers of the fast food restaurants may drive over to Polytainers parking lot to consume the purchased products and leave litter or other debris in Polytainers' parking lot. This would hinder the ability of Polytainers from being able to conduct its essential business by limiting parking spots for Polytainers' critical employees and/or customers, as well as unnecessarily dirtying Polytainers' property.

Polytainers also is concerned that due to the increased flow of traffic through the shared drive from the Application's proposed construction, there may be resulting security concerns. Polytainers' employees will have vehicles parked in Polytainers' parking lot and accessing said parking lot from the shared drive at all hours of the day. Polytainers wants to ensure the protection and safety of its employees' vehicles and personal belongings in said vehicles. Polytainers is likewise concerned for the safety of its building and related property that are on its premises and that are easily accessible from the shared drive. By directing traffic through the shared drive as proposed in the Application, Polytainers' property faces increased traffic and that increase in traffic may result in break-ins or other damage to parked cars in Polytainers parking lot and Polytainers' property due to the ease of accessibility to its parking lot from the shared drive that will be used to access the fast food restaurants.

Polytainers would prefer that the new development have an independent access point onto Douglas Street, separate from Polytainers shared drive that is accessible from Northwest Victoria Drive. Polytainers would appreciate the Planning Commission's consideration of its concerns when the Commission considers Application #PL2020200.

Regards,

Adam Teel

Adam Teel

Attorney

[Chinnery Evans & Nail, P.C.](#)

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