

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

Thursday, July 22, 2021

5:00 PM

City Council Chambers and Videoconference

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, July 22, 2021 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, July 21, 2021, 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  
Vice Chair Dana Arth  
Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Matt Sanning  
Board Member Terry Trafton

**Absent:** 2 - Board Member Randy Benbrook  
Board Member Mark Kitchens

Approval of Agenda

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this agenda was approved as amended. The motion carried unanimously.

Public Comments

There were no public comments presented at the meeting.

1. Approval of Consent Agenda

A. [2021-4263](#) Appl. #PL2021-192 - SIGN APPLICATION - RE/MAX Elite, 1201 NE Windsor Dr; Whittington Graphix, LLC, applicant

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this application be continued to the Planning Commission, due back on 8/12/2021. The motion carried unanimously.

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- B. [2021-4272](#) Appl. #PL2021-222 - SIGN APPLICATION - Hook Farms, The Retreat at Hook Farms and The Homestead at Hook Farms, 2020 SW Hook Rd; Hunt Midwest Real Estate Development, Inc., applicant

**A motion was made by Board Member Sanning, seconded by Vice Chair Arth, that this application be approved. The motion carried unanimously.**

- C. [2021-4250](#) Approval of the July 8, 2021 Planning Commission minutes.

**A motion was made by Board Member Sanning, seconded by Vice Chair Arth, that the minutes be approved. The motion carried unanimously.**

Public Hearings

2. [2021-4260](#) Public Hearing: Application #PL2021-175 - Rezoning from AG to RDR - 2340 SE Ranson Road; Steve Hardin, applicant.

**A motion was made by Vice Chair Arth, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

- a. [TMP-1974](#) An Ordinance approving a rezoning from district AG to district RDR for approximately 4 acres located at 2340 SE Ranson Rd 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.

3. [2021-4271](#) Public Hearing: Application #PL2021-181 - Preliminary Development Plan - Chipotle, 1103 SW Oldham Parkway; RED Architecture + Planning, applicant.

**A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be recommended for approval, with a modification to extend the fence adjacent to the rear exit of the property, to the City Council - Regular Session. The motion carried unanimously.**

- a. [TMP-1978](#) An Ordinance approving a preliminary development plan located at 1103 SW Oldham Pkwy, proposed Chipotle, in district CP-2, 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. [2021-4267](#) Public Hearing: Application #PL2021-182 - Rezoning from CP-2 to PMIX and Conceptual Development Plan - Ranson Landing, 1401 SE Oldham Parkway; Engineering Solutions, LLC, applicant.

**A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

- a. [TMP-1977](#) An Ordinance approving a rezoning from CP-2 (Planned Community Commercial District) to district PMIX (Planned Mixed-Use District) and conceptual development plan for approximately 25.7 acres, proposed Ranson Landing, 1401 SE Oldham Pkwy, 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.

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5. [2021-4269](#) Public Hearing: Application #PL2021-199 - Special Use Permit for a tow lot - Crash Champions, 451 SE Oldham Parkway; Crash Champions, LLC, applicant

**A motion was made by Vice Chair Arth, seconded by Board Member Sanning, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.**

- a. [TMP-1979](#) An Ordinance approving a special use permit renewal for a tow lot in district PI on land located at 451 SE Oldham Pkwy, all 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.

Roundtable

Adjournment

**There being no further business, Chairperson Funk adjourned the meeting at 7:32 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"