

The City of Lee's Summit
Action Letter
Board of Aeronautic Commissioners

Monday, January 14, 2019

7:00 PM

Council Committee Conference Room 1-114

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Call to Order

Chairman Mall called the January 14, 2019, Board of Aeronautic Commissioners meeting to order at 7:00 p.m. Notice of said meeting was provided by posting the meeting notice with a tentative agenda, at least 24 hours in advance of the meeting, at both entrances to City Hall.

Roll Call

Guests in attendance were: Mr. John Barker with R.I.C.; Christine Bushyhead and Corey Henry with the law firm Bushyhead LLC; Mr. Gregory Short, developer; and a guest of Mr. Short.

Present: 8 - Chairperson Phil Mall
Commissioner James Brady
Commissioner Paula Derks
Commissioner Darryl Nelson
Commissioner Joseph Towns
Commissioner Tom Townsend
Commissioner Molly Waller
City Council Liaison Rob Binney

Approval of Agenda

A motion was made by Commissioner Derks, seconded by Commissioner Townsend, that the agenda of January 14, 2019, be approved. The motion carried unanimously 8-0.

Approval of Action Letter

1. [2018-2460](#) Action Letter dated October 8, 2018

A motion was made by Commissioner Towns, seconded by Commissioner Brady, to approve the October 8, 2018 Action Letter. The motion carried unanimously 8-0.

Public Comments

Chairman Mall introduced John Barker with R.I.C.

Business

2. [2018-2479](#) East Side Development Concept Presentation

Mr. Bob Hartnett, Deputy Director of Public Works, gave some background on the project. Staff first became aware of the proposal several months ago. He introduced Corey Henry, with the law firm of Bushyhead LLC. Christine Bushyhead is the partner who represents Mr. Gregory Short, the developer who would like to have a mixed use corporate hangar development at the Airport.

Mr. Hartnett showed a map of the east side envisioned as a corporate side of the airport. Mr. Henry discussed the proposed development, a direct private investment with Sky Pros Aviation and Life Flight Eagle helicopter being housed out of the hangar. Water and sewer are readily available infrastructure. Commissioner Waller asked where the proposed hangar is on the apron. Discussion ensued about the physical dimensions of the hangar. Drawings were discussed, as well as access roads and location near existing roads. Discussion ensued about the infrastructure currently in place and the price the developer is seeking was discussed. Commissioner Waller asked if the developer is looking for feedback from the Commissioners, and discussion on parking and the potential development of a new terminal building took place. Commissioner Derks asked what category of aircraft developer is seeking and discussion ensued. Mr. Short described the customer base of aircraft he currently works with as well as Sky Pros' business. Mr. Short talked about his vision for the Lee's Summit Airport and why he would like to locate his development in the City. Mr. Hartnett described how, since the runway improvement, the airport has exceeded expectations and the possibility of expansion plans is discussed. Mr. Hartnett stated that moving forward, additional City review will be required. Development staff will need to review the proposal, including the proper planning, zoning and building requirements. More discussion ensued about land area uses at the airport, existing buildings and the design concept of the proposed development. Mr. Hartnett noted the City is aware the Airport Master plan from 1998 and the Airport Business Plan from 2008 are outdated. The east side of the airport has been envisioned to become the corporate or business side in the future. Discussion ensued and direction was given to continue working on a more detailed proposal.

This Presentation was received and filed. A motion was made by Commissioner Townsend and seconded by Commissioner Brady, to recommend that the BOAC direct staff to continue to work with the developer on a full proposal. The motion carried 7-0 (Commissioner Towns abstained from the vote).

Roundtable

Commissioner Brady thanked the airport for removal of snow.

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Adjournment

Commissioner Mall adjourned the January 14, 2019, meeting of the Board of Aeronautic Commissioners at 8:19 p.m. at City Hall, 220 SE Green Street, City Council Committee Room.

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