

## The City of Lee's Summit

### Action Letter

### Planning Commission

Thursday, February 10, 2022

5:00 PM

City Council Chambers and via video conference

---

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, February 10, 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, February 9, 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:** 8 - Chairperson Donnie Funk  
Vice Chair Dana Arth  
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:** 1 - Board Member Jake Loveless

Approval of Agenda

Chairperson Funk announced that there were no changes to the agenda, and asked for a motion to approve.

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

Public Comments

There were no public comments at the meeting.

1. Approval of Consent Agenda

A. [2022-4729](#) Approval of the January 27, 2022 Planning commission minutes

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

## Public Hearings

2. [2022-4687](#) Continued Appl. #PL2021-450 - REZONING FROM AG TO RP-3 AND PRELIMINARY DEVELOPMENT PLAN - Anderson Pointe, 5601 NE Anderson Rd; Engineering Solutions, LLC, applicant (to be continued to a date certain of March 10, 2022)

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 3/10/2022. The motion carried unanimously.

3. [2022-4688](#) Continued Appl. #PL2021-456 - COMPREHENSIVE PLAN AMENDMENT - change from Residential 1 land use designation to Residential 2 land use designation, 5601 NE Anderson Rd; Engineering Solutions, LLC, applicant (to be continued to a date certain of March 10, 2022)

A motion was made by Vice Chair Arth, seconded by Board Member Kitchens, that this application be continued to the Planning Commission, due back on 3/10/2022. The motion carried unanimously.

## Other Agenda Items

4. [2022-4725](#) Appl. #PL2022-006 - SIGN APPLICATION - Holy Spirit Catholic Church, 1800 SW M-150 Hwy; Holy Spirit Catholic Church, applicant

Mr. Darren Goodson of Impact Signs described the digital monument sign and specifications for the Holy Spirit Catholic Church. The sign will be installed south of the existing building facing M-150 hwy. There are two additional monument signs for this property. The distance between the proposed sign and the closest existing sign would be in excess of 900 feet. Hector Soto explained that the proposed sign meets all UDO requirements. The only deviation would be that this is the third monument sign and the UDO allows for one monument sign per building. There are two stand alone buildings on the property.

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

Commissioner Benbrook asked the staff if there was any language in the UDO for LED signs as far as brightness, contrast, or how often the images can switch. Mr. Soto replied that the messages must remain static for a minimum of 8 seconds. Digital signs must have the capability to automatically adjust according to the light. The sign must be able to adjust within a ½ foot candle.

Commissioner Touzinsky asked if video capability is allowed or would be allowed in the future with the sign. Mr. Soto stated that animation is not allowed with the exception of changing of the image. Mr. Touzinsky then asked if there would be any coordination or approval needed with MoDot. Chairperson Funk followed up with the same concern regarding MoDot's approval. Kent Monter responded that as long as the sign is outside of the clear zone that the sign would not be an issue for MoDot.

Chairperson Funk asked if there were further questions for the applicant or staff. Hearing none, he called for a motion.

Vice Chair Arth made a motion to approve Application #PL2022-006 – Sign Application – Holy Spirit Catholic Church, 1800 SW M-150 Hwy; Holy Spirit Catholic Church; applicant. Ms. Rader seconded.

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

Planning Commission

Action Letter

February 10, 2022

---

a vote.

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

5. [2022-4727](#) Presentation - April 5th Half Cent Sales Tax Ballot Question

Assistant City Manager Mark Dunning gave a presentation regarding the April 5th Half Cent Sales Tax Ballot Question. He was joined by Fire Chief Mike Snyder and Police Chief Travis Forbes. Following the presentation there was a question and answer session. For a full recap please watch the video of the February 10, 2022 Planning Commission meeting viewable at [www.watchls.net](http://www.watchls.net).

Roundtable

Mr. Soto requested that the Planning Commission training date be rescheduled from March 3, 2022 to March 17, 2022. Chairperson Funk replied that they would look at that date and respond accordingly. Vice Chair Arth commented on the CEDC meeting of February 9, 2022 and a future vote regarding the hotel tax rate. She indicated that she appreciates the city looking into taxes based on consumer choices.

Adjournment

There being no further business Chairperson Funk adjourned the meeting at 6:26 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)"