

The City of Lee's Summit
Action Letter - Final
Planning Commission

Thursday, September 22, 2022

5:00 PM

City Council Chambers and videoconference

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, September 22, 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, September 21, 2022, to the City Clerk at 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
Board Member Randy Benbrook
Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Cynda Rader
Board Member Chip Touzinsky
Board Member Terry Trafton

Absent: 2 - Vice Chair Dana Arth
Board Member Tanya Jana-Ford

Approval of Agenda

Chairperson Funk requested to have Item #6 moved to the beginning of the meeting in between the approval of the consent agenda and the public hearings.

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, that the agenda be approved as amended. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

Public Comments

There were no public comments at the meeting.

1. Approval of Consent Agenda

A. [2022-5156](#) Approval of the September 8, 2022 Planning Commission minutes

A motion was made by Board Member Trafton, seconded by Board Member Touzinsky, that the minutes be approved. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

Public Hearings

2. [2022-5167](#) Public Hearing: Application #PL2022-234 - Rezoning from CP-2 to PI and Preliminary Development Plan - Town Centre Logistics, 2150 NE Independence Avenue; Engineering Solutions, LLC, applicant.
(Note: This Application was continued from October 4, 2022 per the applicant's request.)

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-17 into the record.

Planning Commissioners discussion included:

- Construction Traffic
- Traffic
- Sewer easements
- ADA Parking

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Kitchens, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 10/4/2022. The motion carried by the following vote:

Aye: 7 - Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton
Chairperson Funk

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

a. [BILL NO. 22-209](#) An Ordinance approving Rezoning from District CP-2 (Planned Community Commercial) to District PI (Planned Industrial) and a Preliminary Development

Plan for land located at 500 NE Town Centre Drive, 2201 NE Town Centre Boulevard, 2251 NE Town Centre Boulevard and 2150 NE Independence Avenue, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the city of Lee's Summit, Missouri.

3. [2022-5173](#) Public Hearing: Application #PL2022-230 - Preliminary Development Plan - Arcade Alley outdoor space, 316 SE Douglas Street; Pat Maloney, applicant.

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-14 into the record.

Planning Commissioners discussion included:

- Drainage/Water run off
- Traffic
- Light and Sound Issues
- Hours of Operation
- Access concerns
- Trash enclosures
- Parking

Mr. Dave Eames, Downtown Lee's Summit Business Owner, spoke in favor of this application.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 10/18/2022. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

- a. [BILL NO. 22-207](#) An Ordinance approving a Preliminary Development Plan on land located at 316 SE Douglas Street in District CBD, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.

4. [2022-5171](#) Public Hearing: Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant.
(Note: This Application was continued from October 4, 2022 per the applicant's request.)

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-20 into the record.

Planning Commissioners discussion included:

- Concerns of proximity to the High School
- Amenities
- Traffic/Cross Walks
- Unit Sizes

- Storm Shelters
- Elevators
- Expected age ranges of tenants
- Zoning/Comp Plan
- Parking
- Occupancy percentage of other projects
- Finishes/Materials
- Trash/Storage
- Store Water Management
- Density
- Set backs
- Parcels of land
- Conditions
- Incentives
- Concerns of future development to the south of proposed project

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 10/4/2022. The motion carried by the following vote:

Aye: 6 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Touzinsky
Board Member Trafton

Nay: 1 - Board Member Rader

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

- a. [BILL NO. 22-208](#) An Ordinance approving rezoning from District PO (Planned Office) to RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for land located at 15 NE Tudor Road, 25 NW Tudor Road & 908 NE Douglas Street, all in accordance with the provisions of Chapter 33 of the Unified Development Ordinance from the Code of Ordinances for the City of Lee's Summit, Missouri.
5. [2022-5166](#) Appl. #PL2022-271 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - An amendment to home occupation restrictions (Articles 6 - Use Standards and 15 - Rules of Interpretation and Definitions) to comply with recent changes to state statutes; City of Lee's Summit, applicant

Mr. Josh Johnson, Asst. Director of Development Services, entered Exhibit A 1-8 into the record.

Planning Commissioners discussion included:

- Types of businesses
- County authority
- Restrictions
- Special Use Permits
- Business Licenses
- HOA Outreach

- HOA By-laws

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Board Member Benbrook, seconded by Board Member Rader, that this application be continued to the Planning Commission, due back on 12/8/2022. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

- a. [TMP-2362](#) An Ordinance amending Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances, Articles 6 and 15, to amend home occupation restrictions to comply with recent changes to state statutes.

Items for Discussion

6. [2022-5174](#) Appl. #PL2022-307 - SIGN APPLICATION - Envision Eyecare, 700 NE Langsford Rd; Fossil Forge, applicant

A motion was made by Board Member Touzinsky, seconded by Board Member Rader, that this application be approved. The motion carried by the following vote:

Aye: 7 - Chairperson Funk
Board Member Benbrook
Board Member Kitchens
Board Member Loveless
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Absent: 2 - Vice Chair Arth
Board Member Jana-Ford

Roundtable

Commissioner Rader asked about accessory dwellings. Josh Johnson, Asst. Director of Development Services informed her CEDC is working on it.

Adjournment

There being no further business Chairperson Funk adjourned the meeting at 7:45 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"