

## The City of Lee's Summit

### Action Letter

### Planning Commission

Thursday, January 12, 2023

5:00 PM

City Council Chambers  
and Via Video Conference  
220 SE Green Street  
Lee's Summit, MO 64063

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Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, January 12, 2023, 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, January 11, 2023, 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 Randy Benbrook  
Board Member Tanya Jana-Ford  
Board Member Jake Loveless  
Board Member Cynda Rader  
Board Member Terry Trafton

**Absent:** 2 - Board Member Mark Kitchens  
Board Member Chip Touzinsky

#### Approval of Agenda

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

#### Public Comments

There were no public comments at the meeting.

#### 1. Approval of Consent Agenda

- A. TMP-2530** An Ordinance accepting Final Plat entitled "Cobey Creek, 2nd Plat, Lots 31-77, 160-187, 200-250 and Tracts A-K", as a subdivision to the City of Lee's Summit, Missouri.

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, due back on 2/7/2023. The motion carried by the following vote:

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**Aye:** 6 - Chairperson Funk  
Vice Chair Arth  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Rader  
Board Member Trafton

**Absent:** 2 - Board Member Kitchens  
Board Member Touzinsky

**Abstain:** 1 - Board Member Loveless

**B.** [2022-5342](#) Minutes of the December 8, 2022, Planning Commission meeting

**A motion was made by Vice Chair Arth, seconded by Board Member Rader, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Chairperson Funk  
Vice Chair Arth  
Board Member Benbrook  
Board Member Jana-Ford  
Board Member Rader  
Board Member Trafton

**Absent:** 2 - Board Member Kitchens  
Board Member Touzinsky

**Abstain:** 1 - Board Member Loveless

**2. Public Hearings**

**A.** [2023-5398](#) Appl. #PL2020-239 - REZONING from R-1 to RP-2 and PRELIMINARY DEVELOPMENT PLAN - 705 SE High St, 707 SE High St & 201 SE Summit Ave; Dustin Baxter, applicant (application withdrawn by applicant)

**This application was withdrawn by the applicant.**

**B.** [2023-5385](#) Continued Appl. #PL2022-394 - REZONING from PMIX to PI and PRELIMINARY DEVELOPMENT PLAN - Summit 470 Logistic Center, 1451 NW Main St; Ryan Companies US, Inc., applicant (to be continued to a date certain of February 9, 2022, at staff's request)

**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 1/26/2023. The motion carried unanimously.**

**C.** **2023-5383** Public Hearing: Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant.

**Mr. Hector Soto, Senior City Planner, entered Exhibit A 1-16 into the record.**

**Planning Commissioners discussion included:**

- **Operation Model**
- **Property Improvements**
- **Zoning**
- **Existing Conditions**
- **Conditions of Approval**
- **Modifications**

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- SUP Terms
- Parking
- Set Backs

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

Commissioner Loveless made a motion to amend the recommended special use permit term from 25 years to 20 years, to follow previously approved terms for similar type businesses. Vice Chair Arth seconded. The motion carried unanimously.

A motion was made by Board Member Rader, seconded by Board Member Benbrook, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 2/7/2023. The motion carried unanimously.

- 1. TMP-2531** An Ordinance approving a Preliminary Development Plan for Herc Rentals on land located at 1460 SE Hamblen Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- 2. TMP-2532** An Ordinance granting a Special Use Permit for an equipment rental facility in District PI on land located at 1460 SE Hamblen Road, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- D. 2023-5384** Public Hearing: Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.

Mr. Hector Soto, Senior City Planner, entered Exhibit A 1-16 into the record.

Planning Commissioners discussion included:

- Materials
- Zoning
- Project Information
- Building Elevations
- Conditions of Approval
- Parking
- Future Expansion Plans
- Stormwater

There was no one present to speak in favor of or in opposition to 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 2/7/2023. The motion carried unanimously.

- 1. TMP-2533** An Ordinance approving a Preliminary Development Plan for HCA LSMC ASC on land located at 1950 SE Blue Parkway, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- E. 2023-5379** Public Hearing: Application #PL2022-422 - Exterior Renovation Permit Appeal, 6 SW 2nd Street; Guy Gronberg Architects P.C, applicant.

Mr. Shannon McGuire, City Planner

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Planning Commissioners discussion included:

- Elevations
- Materials
- Historic Preservation

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

A motion was made by Board Member Loveless, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 1/24/2023. The motion carried unanimously.

- F. [2023-5380](#) Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream, LLC, applicant. (Note: This application is to be continued to a date certain of March 7, 2023 per the applicant's request.)

Mr. Shannon McGuire, City Planner, entered Exhibit A 1-13 into the record.

Planning Commissioners discussion included:

- Zoning
- Project Information
- Elevations
- Conditions of Approval
- Traffic Lights
- Site Access Concerns

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

A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 2/7/2023. The motion carried unanimously.

1. **TMP-2529** An Ordinance approving a Preliminary Development Plan on land located at 900 NE Colbern Road in District CP-2, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.

## Other Agenda Items

There were no other agenda items at this meeting.

## Roundtable

Chairperson Funk addressed David Bushek, Chief Counsel of Economic Development and Planning. Chairperson Funk let Mr. Bushek know approximately 4 to 5 planning commissioners would be in attendance at Lee's Summit Robotics located at Summit Lakes. Mr. Bushek stated that the city would post the meeting due to quorum adding no city business will be discussed.

Chairperson Funk also added the students would like to make a presentation to the commission and asked who it could be arranged with. Mr. Josh Johnson, Director of Development Services, told Chair Funk they could contact him to set it up.

Commissioner Benbrook added he had the opportunity to bring some of the youth from his church to the City Council meeting that discussed the application for the downtown farmers market. Mr. Benbrook asked when the developer gets the FDP, will that go in front of the Planning Commission. Mr. Johnson responded, yes it would.

Mr. Johnson introduced Jalen Ford, City Planner.

**Adjournment**

There being no further business Chairperson Funk adjourned the meeting at 6:49 p.m.