The City of Lee's Summit

Action Letter

Planning Commission

Thursday, October 22, 2026

5:00 PM

City Council Chambers
City Hall
220 SE Green Street
Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 7 - Chairperson Terry Trafton
Vice Chair Chip Touzinsky
Commissioner John Beaudoin
Commissioner Jessica Gronau
Commissioner Payton Hatcher
Commissioner Lee Moore
Commissioner Edward Yerington

Absent: 2 - Commissioner Tanya Jana-Ford
Commissioner Molly Pesce

3. Approval of Agenda

A motion was made by Commissioner Hatcher, seconded by Commissioner Yerington, that the agenda be amended so that Public Hearing item 6C, Appl #PL2026-225 be moved ahead of item 6A, Appl #PL2026-168. The motion carried unanimously.

A motion was made by Commissioner Hatcher, seconded by Commissioner Yerington, that this agenda be approved as amended. The motion carried unanimously.

4. Public Comments

Teresa Vollenweider commented on signed and sealed plats.

5. Approval of Consent Agenda

A motion was made by Commissioner Hatcher, seconded by Commissioner Yerington, that Consent Agenda item 5A, Appl #PL2026-094 be removed from the Consent Agenda. The motion carried unanimously.

A motion was made by Commissioner Yerington, seconded by Commissioner Hatcher that the Consent Agenda be approved as amended. The motion carried unanimously.

A motion was made by Commissioner Hatcher, seconded by Commissioner Yerington, that Appl #PL2026-094 be recommended for approval to the City Council - Regular session due back on11/17/2026. The motion carried unanimously.

A. An Ordinance accepting Final Plat entitled, “East Village, 2nd Plat, Lots 2-13 & Tracts A-B”, as a subdivision to the City of Lee’s Summit, Missouri.

B. An Ordinance vacating certain easements located at 801 SE M-291 Hwy and

702 SE Blue Pkwy in the City of Lee's Summit, Missouri.

C. Approval of the November 8, 2026, Planning Commission Action Letter

6. Public Hearings

A. Public Hearing: Application #2026-168 - Rezoning from AG to RP-3 and CP-1 & Preliminary Development Plan - Pryor and Longview, 900 SW Pryor Road; Kimley Horn, applicant.

There were 4 members of the public that spoke their concerns regarding the application, including 1 member representing the adjacent neighborhood HOA. Those concerns included: Stormwater, density, traffic, and the scope of modifications requested by the applicant.

A motion was made by Vice Chair Touzinsky, seconded by Commissioner Yerington, that this application be recommended for approval to the City Council - Regular Session, due back on 11/17/2026. The motion failed by the following vote:

Aye: 2 - Chairperson Trafton
Vice Chair Touzinsky

Nay: 5 - Commissioner Beaudoin
Commissioner Gronau
Commissioner Hatcher
Commissioner Moore
Commissioner Yerington

Absent: 2 - Commissioner Jana-Ford
Commissioner Pesce

1) An Ordinance approving rezoning from District AG (Agricultural) to RP-3 (Planned Residential Mixed-Use) and CP-1 (Planned Neighborhood Commercial) and a Preliminary Development Plan on approximately 143.87 acres of land generally located at the southwest intersection of SW Longview Road and SW Pryor 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.

B. Application #PL2026-206 - PRELIMINARY DEVELOPMENT PLAN - Kensington Farms 7th Plat - Updated building elevations and slab-on-grade homes, 1120 SW Derbyshire Dr; Lennar Homes, applicant

A motion was made by Vice Chair Touzinsky, seconded by Commissioner Moore, that this application be recommended for approval to the CIty Council - Regular session due back on 11/17/2026. The motion carried unanimously.

1) An Ordinance approving a preliminary development plan for all of Kensington Farms, 7th Plat, 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.

C. Application #PL2026-225 - Special Use Permit renewal for trailer sales and services - Croft Trailer Supply, 2401 SE M 291 Highway; Susan McGinn, Croft Trailer Supply, Inc., applicant.

A motion was made by Commissioner Hatcher, seconded by Commissioner Yerington, that this application be recommended for approval to the CIty Council - Regular session due back on 1/5/2027. The motion carried unanimously.

1) An Ordinance granting a Special Use Permit renewal for trailer sales and service in District CP-2 (Planned Community Commercial) on land located at 2401 SE M 291 Highway for a period of twenty-five (25) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

D. Application #PL2026-232 - SPECIAL USE PERMIT for an event pavilion - Longview Mansion, 1200 SW Longview Park Dr; NLV Mansion, LLC, applicant

A motion was made by Vice Chair Touzinsky, seconded by Commissioner Hatcher, to recommend changing the term of the SUP from 10 years to 20 years from the date of approval. The motion carried unanimously.

A motion was made by Commissioner Yerington, seconded by Commissioner Hatcher, to recommend approval of the application, as amended, to the City Council - Regular session due back on 11/17/2026.

1) An Ordinance granting a Special Use Permit for an event pavilion in District PMIX (Planned Mixed Use) on land located at 1200 SW Longview Park Dr for a period of ten (10) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

E. Public Hearing: Application #PL2026-219 - Residential Preliminary Development Plan - John Knox Village - Country Club Corridor The Towers, 1900 NW O'Brien Rd; SFCS, Inc., applicant

A motion was made by Commissioner Yerington, seconded by Commissioner Hatcher, that this application be recommended for approval to the CIty Council - Regular session due back on 11/17/2026. The motion carried unanimously.

1) An Ordinance approving a Preliminary Development Plan for land located generally at the northeast corner of NW Pryor Road and NW O'Brien Road for John Knox Village - Country Club Corridor The Towers, 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.

7. Roundtable

Commissioner Yerington relayed highlights from the recent Community and Economic Development Committee meeting. Assistant Director of Plan Services C. Shannon McGuire provided an update on the joint City Council and Lee's Summit R-7 School District meeting. He announced that October was National Community Planning Month and expressed his appreciation for the Planning Commission's work. Chairperson Trafton reciprocated by thanking staff.

8. Adjournment

There being no further business, the meeting adjourned at 8:51pm.

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