

Crash Champions Collision  
MSE Property Holdings Group, LLC  
601 Oakmont Lane  
Westmont, IL 60559

June 3, 2021

City of Lee's Summit  
Attn: Shannon McGuire, Planner  
220 SE Green Street  
Lee's Summit, Missouri 64063

RE: Special Use Permit Renewal  
Crash Champions Collision formerly Dave's Roe Body Shop  
451 SE Oldham Parkway, Lee's Summit, Missouri

Dear Mr. McGuire,

Enclosed please find an Application for Renewal of a Special Use Permit for the tow and storage lot located at the above address. The following items have been included with this package: 1) the completed City of Lee's Summit Special Use Permit Application form; 2) the signed, notarized Ownership Affidavit; 3) the City of Lee's Summit's Explanation page with attached Addendum providing supporting information for the application; 4) photographs labeled Exhibits A through R providing additional support for the application; 5) a check in the amount of \$1230.00; 6) a site plan of the property. Please note the site plan we are providing with this application package is sufficient in this situation given the fact that this is a renewal application, it would not be required to submit a Preliminary Development Plan.

Please review the enclosed application package and inform us as soon as possible regarding the schedule for this application. Also, please inform us as soon as possible should you need any additional information in order to process this application.

Sincerely,

Crash Champions Collision

Chris Norris  
816-935-0248

Enclosures



# LEE'S SUMMIT MISSOURI

## SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 451 SE Oldham Parkway, Lee's Summit, MO 64081
2. ZONING OF PROPERTY: M-1 TIME PERIOD REQUESTED: Maximum Allowed
3. DESCRIPTION OF USE: Tow and storage lot
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): The South 200 feet of Block F, Browning Industrial Park East, a recorded subdivision in Lee's Summit, Jackson County, Missouri.
6. Size of Building(s) (sq. ft): N/A No Building Lot Area (in acres): \_\_\_\_\_
7. APPLICANT (DEVELOPER) Crash Champions Collision Repair PHONE 816-935-0248  
CONTACT PERSON Chris Norris FAX \_\_\_\_\_  
ADDRESS 451 Oldham Parkway CITY/STATE/ZIP Lee's Summit, MO 64081  
E-MAIL chris.norris@crashchampions.com
8. PROPERTY OWNER MSE Property Holdings Group, LLC PHONE 816-935-0248  
CONTACT PERSON Chris Norris FAX \_\_\_\_\_  
ADDRESS 601 Oakmont Lane CITY/STATE/ZIP Westmont, IL 60559  
E-MAIL chris.norris@crashchampions.com
9. ENGINEER/SURVEYOR \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_
10. OTHER CONTACTS Crash Champions Collision Repair PHONE 1-708-631-0400  
CONTACT PERSON Robyn Meister FAX \_\_\_\_\_  
ADDRESS 601 Oakmont Lane CITY/STATE/ZIP Westmont, IL 60559  
E-MAIL robyn.meister@crashchampions.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

a  
\_\_\_\_\_  
PROPERTY OWNER  
Print name: Matt Ebert

\_\_\_\_\_  
APPLICANT

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_

REVISED SEPTEMBER 2020



# LEE'S SUMMIT MISSOURI

## SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

See "Addendum To City of Lee's Summit - Special  
Use Permit Explanation" Attached



# LEE'S SUMMIT MISSOURI

## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI     )  
  ss.  
COUNTY OF JACKSON    )

Comes now Matt Ebert, Member of MSE Property Holdings Group, LLC (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as The South 200 feet of Block F, Browning Industrial

Park East, a recorded subdivision in Lee's Summit, Missouri,

Jackson County. 451 SE Oldham Parkway, Lee's Summit, MO 64081

In the application for Special Use Permit (Renewal)  
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 3rd day of June, 2021

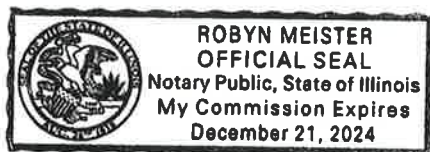
[Signature]

Signature of Owner

Matt Ebert

Printed Name

Subscribed and sworn to before me this 3rd day of June, 2021



[Signature]

Notary Public

December 21, 2024

My Commission Expires:

REVISED SEPTEMBER 2020

## **ADDENDUM TO CITY OF LEE'S SUMMIT - SPECIAL USE PERMIT EXPLANATION**

Applicant in the matter seeks renewal of a Special Use Permit for a tow lot located at 451 SE Oldham Parkway, Lee's Summit, Missouri 64081. Currently, Mike Nichols of Elite Towing Service, LLC leases the tow lot from Applicant for the purposes of providing a needed alternative storage site for vehicles towed under contract from a variety of sources, including state patrol, county patrols, abandonment and wrecks. Typically, an average of 25 vehicles are stored on the site at any given time until the vehicles are transferred back to ownership, sent for repair, or transferred to other permanent storage. Because the Applicant seeks renewal of the Special Use Permit for tow lots, three special condition provisions of Section 6.1160 of the City of Lee's Summit Unified Development Ordinance (UDO), which govern salvage yards, tow lots, scrap yards, junkyards and automobile wrecking yards have been included herewith, along with Applicant's conformance therewith.

The operation is enclosed by screening consisting of an eight-foot opaque wood fence along the west side of the property, as require by Section 6.1160.A of the UDO. Pursuant to a variance for the property and its use as a tow lot, provided for by Ordinance No. 5149 Section 2, the property is further enclosed by a screening consisting of a six-foot opaque wood fence along the east and south property lines and a six-foot wire fence along the north property line with barbed wire along the top. The north property line abuts property also owned and utilized by the Applicant as a storage for vehicles. It should be noted that to the east of the tow lot, there is a Storage Mart facility, to the south is a vacant/abandoned storage lot formerly used by Adesa, and to the west are industrial buildings owned by R&D Tool, none of which have windows facing the tow lot. Thus, the surrounding property is either of similar use and nature or is sufficiently screened from the use in a manner that is consistent with the requirements of the UDO. Photographs of the screening of the tow lot are attached to this application as Exhibits A through N.

Vehicles are stored on the property on asphalt pavement which conforms to Section 6.1160.B of the UDO. Photographs of the Asphalt Pavement are attached to the Application as Exhibits O through P. Vehicles are arranged in rows and not stack upon one another in compliance with the remaining provisions of Section 6.1160.B of the UDO. Examples of vehicle storage can be seen in the aforementioned Exhibits A through N.

In accordance with the requirement of Section 6.1160 of the UDO, no activity is conducted within two hundred feet of any property zone or used for residential purpose. The City has previously allowed activity to occur within one hundred feet of the property lines given the conforming surrounding use.

As additional support for the re-issuance of the Special Use Permit, the Applicant wishes to note that the parcel in question has been utilized for the purpose of operating a tow lot for nearly thirty years, and the businesses surrounding the parcel have subsequently occupied and improved their properties in various way and have not had any problems, concerns, or complaints with the neighboring property, its condition, or its status as a tow lot. Further, the tow lot has, since its inception as such, maintained a strong record of security and safety.