

April 8, 2024

**RE: Neighborhood Meeting for H&E Equipment Services Inc.
Special Use Permit
Super 8 by Wyndham – 607 SE Oldham Pkwy, Lee’s Summit, MO 64081
April 8, 2024
6:00 PM to 8:00 PM**

PROPERTY

1100 SE Hamblen, Lee’s Summit, Missouri 64081

HOSTS

Matthew DeBruyne – Designer II, The John R. McAdams Company – debruyne@mcadamsco.com 919-361-5000
Richard Veno (Virtual) – Senior Project Manager, The John R. McAdams Company – veno@mcadamsco.com 919-361-5000

ATTENDEES

Chip Toth – Chopp Limited Plaza, 1161 SE Hamblen Rd. – RLToth22@gmail.com
Ryan Gerard – Chopp Limited Plaza, 1161 SE Hamblen Rd. – gerard3369@gmail.com

NOTES

- > Discussed that the meeting was for a Special Use Permit to allow a construction rental business within the a PI zoning district.
- > Discussed the location, existing property’s features.
- > Discussed the proposed use as an equipment rental facility.
- > Discussed that the proposed development includes upfitting the interior of the building with no site improvements proposed.
- > Chip Toth asked what a special use permit is for. Richard provided answer stating that it is required under the zoning ordinance as an additional requirement for equipment rental facilities within the Planned Industrial (PI) zoning.
- > Chip asked if any stormwater measures would be proposed. Richard answered that it is not an issue due to no increase in impervious surface area or site improvements.
- > Ryan Gerard mentioned that City of Lee’s Summit preferred concrete. Richard explained that a Geotech report would be provided to show the existing onsite gravel can handle construction equipment and that due to no site improvements being proposed that converting the gravel to concrete was not required.
- > Chip asked about the existing buildings size. Matthew confirmed that it was 20,000 sf +/-.
- > **Chip and Ryan both voiced their approval and support for the new tenant and increased development within the area.**

- > Richard mentioned that H&E would be leasing the property not purchasing and that the SUP if approved would be good for 10 years.
- > Chip asked how long the lease would be for, but an exact timeline could not be provided.
- > Chip asked for contact information for Dan Fernandez which was provided by Richard via email.