

**Christine T. Bushyhead**

Cell: (816) 289-0962  
Christine@bushyheadlaw.com



315 SE Main Street  
Lee's Summit, MO 64063  
Office: (816) 207-6032  
www.bushyheadlaw.com

MEMORANDUM

Date: July 8, 2024

To: CRB Industries File

From: Christine T. Bushyhead

Re: LSMO Application No. PL2024158  
Special Use Permit Application  
Neighborhood Meeting Minutes

In Lee's Summit, Missouri, a Neighborhood Meeting is required for the processing of an application for a Special Use Permit application for major auto repair and sales. The City provided the applicant, CRB Industries, with the list of applicable property owners and their addresses to be invited to and notified of the Neighborhood Meeting. Those property owners were:

Brungardt and Brungardt Investments LLC	Buildings 65, LLC
Digital Niche LLC	L Tres LLC
Midwest Commercial Invest LLC	Joey Spring LLC
Jerry R & Penny J Kelsey	Robert L and Janice R Crance
James Lee Seitz	Joshua Larson
Kenneth N & Cathy S Stam	Andy D Danella III
MB Property Investors LLC	Thomas M & Ria L Balnis
David P. Morrow	AAA Enterprise LLC
John D Yallaly & Sarah I Yallaly Trust Date 12/21/2023	El Dorado Apartments LLC
Caldwell Living Trust U/A Dated 8/27/18	Baker Angler Properties LLC
Knollmiller Family Trust DTD 12-15-96	

Notice of the Neighborhood meeting to be held on Wednesday July 3, 2024, at 6:00 p.m. was sent certified mail to those property owners listed above on June 26, 2024. On June 29, 2024, property owner Joshua Larson emailed Bushyhead LLC regarding the neighborhood meeting as he was not readily available to check his mail but had received notice that he had a letter in his mailbox. At Mr.

Larson's request, a copy of the neighborhood meeting notice was subsequently emailed to Mr. Larson. Prior to the meeting on or above July 1, 2024, two separate property owners called Bushyhead LLC to inquire about the neighborhood meeting. Todd Hauser, attorney for applicant, spoke with each property owner regarding the special use application and informed them if they had additional questions, the neighborhood meeting would be the forum as the property owner would be present. Additionally, the certified letter for El Dorado Apartments, LLC was returned to Bushyhead LLC with "return to sender, insufficient address, unable to forward". The address used for this property owner was the address provided by City Staff.

Meeting Attendees:

Daniel Rechtfertig  
Todd Hauser  
Christine Bushyhead  
Ria Balnis (1008 SE 7<sup>th</sup> Ter)  
Bob and Janice Crance (1007 SE 7<sup>th</sup> Street)

The meeting began at 6:00 p.m.

Mr. Hauser made a general presentation regarding the application process required by the City of Lee's Summit as well as what the application sought to achieve. He provided a copy of the application, specifically Exhibit C, which discussed the specifics of the application to each meeting attendee.

Mr. Crance began the discussion by stating that he was glad that a business was in this location rather than being vacant. He and his wife also expressed that they had less concern of this specific use in regard to traffic compared to the nearby restaurants. Ms. Balnis then inquired to Mr. Rechtfertig regarding the nature of his business at this location, which Mr. and Mrs. Crance echoed her inquiry. Mr. Rechtfertig first provided his background and his business acumen. He then explained his business practice and the specific clientele he seeks to attract to the subject site, which is unchanged from the use of the property over the last 10 years pursuant to the prior SUP. Ms. Balnis and Mr. and Mrs. Crance had no further questions or concerns regarding the use Mr. Rechtfertig has applied for in this application.

General conversations ensued regarding the growth and change of the City of Lee's Summit over the years.

Ms. Balnis and Mr. and Mrs. Crance left the meeting around 6:15pm.

Mr. Rechtfertig, Mr. Hauser, and Ms. Bushyhead remained available at the location until 7:00pm, at which time they adjourned the meeting and left the location.