



PLANNING COMMISSION MEETING AGENDA

Monday, November 28, 2022 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7, AT&T Channel 99 and www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

(All items under Consent Agenda are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.)

a) **MINUTES** November 14, 2022

2 **PUBLIC HEARING / REZONING / RZ-11-22-8508 / “The Dwellings” / 106 NW 9th Street & 110 SW 9th Street (This item has been requested to be continued to the December 12, 2022, Planning Commission meeting)**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on November 12, 2022
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 **PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-11-22-8509 / “The Dwellings” / 106 NW 9th Street & 110 SW 9th Street (This item has been requested to be continued to the December 12, 2022, Planning Commission meeting)**

Exhibits

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on November 12, 2022
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

- 4 **PRELIMINARY PLAT / PP-11-22-8507 / “The Dwellings” / 106 NW 9th Street & 110 SW 9th Street (This item has been requested to be continued to the December 12, 2022, Planning Commission meeting)**
- 5 **OTHER BUSINESS:** The next scheduled meeting is **Monday, December 12, 2022**
- 6 **ADJOURN**

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:

City Hall, 903 W. Main Street

City’s website

<http://www.bluespringsgov.com/AgendaCenter>

November 23, 2022

A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a [Speaker Appearance Form](#) prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development



**City of Blue Springs
903 Main
Blue Springs, Missouri 64015**

**Planning Commission
MINUTES
Monday, November 14, 2022**

Media Link: [November 14, 2022, Planning Commission Meeting](#)

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, November 14, 2022, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Byron Craddolph, Chairperson	Mitchell Peil
Tom Rohr, Vice Chair	Susan Stokenbury
Bob Morton	Ken Billups Jr.

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Jamarcus Magee, Associate Planner
Shana Kelly, Associate Planner
Sarah Carnes, City Attorney
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore

ABSENT

Travis Graham
Chad Sanderson
Aliyah Kincade, Recording Secretary

CALL TO ORDER

Chairperson Byron Craddolph called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

**CONSENT AGENDA
APPROVAL**

Chairperson Byron Craddolph requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil a second from Commissioner Susan Stokenbury and a unanimous vote, the minutes of October 24, 2022, were approved.

**AGENDA ITEM 2 /
PUBLIC HEARING /
CONDITIONAL USE
PERMIT W/**

The public hearing for Agenda Item 2 was opened at 6:32 p.m. with a request for exhibits from the City Attorney, Sarah Carnes introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

**ALTERNATIVE
DEVELOPMENT
STANDARDS / CUP-10-
22-8502 / “Gerber – Blue
Springs” / 1550 SE US 40
Highway**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 29, 2022
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

QUESTIONS

Commissioner Peil questions about the operating hours. Ms. Kelly defers to the applicant.

APPLICANT

Doug Hedrick, 8832 Fairway Street, Leawood, KS, 66206.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

Chairperson Craddolph states the public commentary portion of the Public Hearing is now closed.

DISCUSSION

Cara Elbert, Assistant Director, Community Development, states to Commissioner Peil some of his questions will be addressed at the Site Plan Design Review application.

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 6:42 p.m.

**MOTION
PUBLIC HEARING /
CONDITIONAL USE
PERMIT W/
ALTERNATIVE
DEVELOPMENT
STANDARDS / CUP-10-
22-8502 / “Gerber – Blue
Springs” / 1550 SE US 40
Highway**

Commissioner Mitchell Peil moved to approve Conditional Use Permit with Alternative Development Standards / CUP-10-22-8505 / “Gerber – Blue Springs” / 1550 SE US 40 Highway with three staff conditions.

SECOND

Commissioner Susan Stokenbury seconded.

VOTE

Byron Craddolph, Chairperson – Aye	Bob Morton – Aye
Tom Rohr, Vice Chair – Aye	Ken Billups Jr. – Aye
Susan Stokenbury – Aye	Mitchell Peil – Aye

RECCOMENDED APPROVAL

(6-Aye, 0-No)

To be heard by City Council, Monday, November 21, 2022.

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The Conditional Use Permit allows the “*Vehicle Repair, General*” use in a “LI/ADP-O” (Light Industrial/Adams Dairy Parkway Overlay) zoning district at 1550 SE US 40 Hwy.
3. The existing thirty-foot (30’) Cross-Access Easement will need to be Vacated prior to Building Permit being issued. The Vacation is a separate application and process
4. The Site Plan Design Review must be approved before any development may occur and the Conditional Use Permit approval is recommended based upon the drawings contained herein.

**AGENDA ITEM 3
PRELIMINARY PLAT /
PP-10-22-8495 / “Willow
Creek Estate” / 41-530-01-
99-01-0-00-000**

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

Agenda Items 3 and 4 were heard concurrently.

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**AGENDA ITEM 4
PD FINAL PLAN / PDF-
10-22-8496 / “Willow Creek
Estate” / 41-530-01-99-01-0-
00-000**

QUESTIONS

None.

APPLICANT

Dan McClanahan, 1204 SE Woodbine Drive. Blue Springs.

DISCUSSION

None.

MOTION
PRELIMINARY PLAT /
PP-10-22-8495 / “Willow
Creek Estate” / 41-530-01-
99-01-0-00-000

Commissioner Mitchell Peil moved to approve Preliminary Plat / PP-10-22-8495 / “Willow Creek Estate” / 41-530-01-99-01-0-00-000 with five staff conditions.

SECOND

Commissioner Tom Rohr seconded.

VOTE

Byron Craddolph, Chairperson – Aye
Tom Rohr, Vice Chair – Aye
Susan Stokenbury – Aye

Bob Morton – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye

APPROVED
(6-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Easements shall be delineated, labeled, and dedicated for all utilities and drainage on the Final Plat.
3. As-builts and 2-year maintenance bonds on the street, storm sewers, water main, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.
4. A Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits for the first phase of the development.
5. A future PD Concept Plan or amended PD Concept Plan, as well as Preliminary Plat and Final Plat are required to be approved prior to the development of the +/- 28-acre tract.

MOTION
PD FINAL PLAN / PDF-
10-22-8496 / “Willow Creek
Estate” / 41-530-01-99-01-0-
00-00

Commissioner Mitchell Peil moved to approve PD Final Plan / PDF-10-22-8496 / “Willow Creek Estate” / 41-530-01-99-01-0-00-000 with three staff conditions.

SECOND

Commissioner Tom Rohr seconded.

VOTE

Byron Craddolph, Chairperson – Aye
Tom Rohr, Vice Chair – Aye
Susan Stokenbury – Aye

Bob Morton – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye

APPROVED
(6-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits for the first phase of the development.
3. A future PD Concept Plan or amended PD Concept Plan, as well as Preliminary Plat and Final Plat are required to be approved prior to the development of the +/- 28-acre tract.

**AGENDA ITEM 4
 MASTER /
 ALTERNATIVE SIGN
 PLAN / ASP-10-22-8491 /
 “South 7 Plaza Monument
 Sign” / 41-330-02-23-00-0-
 00-000**

Jamarcus Magee, Associate Planner, presented the request to the Planning Commission.

QUESTIONS

Commissioner Peil questions about the height maximum.

Mr. Magee confirms the height meets Code.

APPLICANT

Phil Griffin, 3801 SW 10th Street Terrace, Blue Springs, MO.

DISCUSSION

None.

**MOTION
 MASTER /
 ALTERNATIVE SIGN
 PLAN / ASP-10-22-8491 /
 “South 7 Plaza Monument
 Sign” / 41-330-02-23-00-0-
 00-000**

Commissioner Tom Rohr moved to approve Master / Alternative Sign Plan / ASP-10-22-8491 / “South 7 Plaza Monument Sign” / 41-330-02-23-00-0-00-000 with two staff conditions.

SECOND

Commissioner Mitchell Peil seconded.

VOTE

Byron Craddolph, Chairperson – Aye
 Tom Rohr, Vice Chair – Aye
 Susan Stokenbury – Aye

Bob Morton – Aye
 Ken Billups Jr. – Aye
 Mitchell Peil – Aye

**APPROVED
 (6-Aye, 0-No)**

STAFF CONDITIONS

1. Prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the sign.
2. The pole sign can remain so long as it is maintained and intact. If anything happens to the sign, it cannot be replaced as is and will have to come into conformance with the code.

OTHER BUSINESS

The next scheduled meeting is **Monday, November 28, 2022.**

Cara Elbert presented the October 2022 Monthly Activity Report to the Commission.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Peil and seconded by Commissioner Stokenbury and the meeting adjourned at 6:53 p.m.

Respectfully Submitted by
Aliyah Kincade, Recording Secretary

Byron Craddolph, Chairperson

Date