



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

**Planning Commission
MINUTES
Monday, January 10, 2022**

Media Link: [January 10, 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, January 10, 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

Lynn Banks	Mitchell Peil
Susan Stokenbury	Ken Billups Jr.
Chad Sanderson, Chairperson	LaKeisha Veal
Tom Rohr	Jacob Honeycutt
Travis Graham	Byron Craddolph

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Adair Bright, Associate Planner
Jamarcus Magee, Associate Planner
Adam Hilgedick, Assistant Director, Public Works
Jackie Sommer, City Attorney
Julia Porter, Deputy City Clerk (Recording Secretary) Kent Edmondson,
Councilmember – District 2 (Mayor Pro-Tem)
Jim Leacock, Public Stenographer

ABSENT

None.

CALL TO ORDER

Chairperson Chad Sanderson 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 Sanderson requested action on the Consent Agenda with a motion by Commissioner Jacob Honeycutt, a second from Commissioner Lynn Banks,

and a unanimous vote, the Minutes of December 13, 2021 and the Final Plat/ PF-12-21-8071/ “Derek James Estate” were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-12-21-8074
/ “Advance America” / 792
SW 40 Hwy**

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

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 23, 2021
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)

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

QUESTIONS

None.

APPLICANT

Trip Ross, 4615 W 88th St., Prairie Village, Kansas. Mr. Ross was happy to discuss the final phase of the redevelopment of Sunset Plaza and the relocation of the Conditional Use Permit.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

DISCUSSION

Commissioner Travis Graham stated he will be voting no, as the project does not meet the distance requirements. Commissioner Graham stated there have been similar situations in the past that were turned down for not meeting the distance requirements.

Commissioner Mitchell Peil stated he will be voting no as well for the same reasons as Commissioner Graham.

Commissioner Ken Billups Jr. will counter the no votes with a yes, as the distance requirements does not concern Commissioner Billups, due to relocation. The relocation provides further distance and separation from the conflicting businesses.

Commissioner Lynn Banks agrees with Commissioner Billups, as the distance does not concern her.

HEARING CLOSED

The public hearing was closed at 6:38 p.m.

MOTION
CONDITIONAL USE
PERMIT / CUP-12-21-8074
/ “Advance America” / 792
SW 40 Hwy

Commissioner Mitchell Peil moved to approve the Conditional Use Permit / CUP-12-21-8074 / “Advance America” with the two conditions as submitted by Staff.

SECOND

Seconded by Commissioner Byron Craddolph

VOTE

LaKeisha Veal – Aye	Tom Rohr – Aye
Lynn Banks – Aye	Chad Sanderson, Chair – Nay
Ken Billups Jr. – Aye	Jacob Honeycutt – Nay
Mitchell Peil – Nay	Travis Graham - Nay
Susan Stokenbury - Aye	Byron Craddolph – Aye

RECOMMENDED APPROVAL
(6-Aye, 4-No)

To be heard by City Council, Tuesday, January 18, 2022.

STAFF CONDITIONS

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC except for those items requested as Alternative Development Standards as noted in the staff report.
2. The Conditional Use Permit allows the “Short-Term Loan Service” use at, Advance America, which is addressed as 792 SW 40 Highway, Blue Springs, Missouri. All UDC requirements applicable to said use shall be met at all times.

AGENDA ITEM 3
PUBLIC HEARING /
REZONING / RZ-12-21-
8078 / “Blue Springs
Aquatics Center / 305 NE
Mock Ave. (**Applicant**
request to be continued to
the Monday, January 24,
2022 Planning Commission
Agenda)

Chairperson Sanderson informed the Commission that the applicant has requested to be continued to the Monday, January 24, 2022 Planning Commission agenda.

AGENDA ITEM 4
PUBLIC HEARING /
GENERAL
DEVELOPMENT PLAN /
GDP-12-21-8081 / “Blue
Springs Aquatic Center” /

Commissioner Mitchell Peil moved to continue the Rezoning and General Development Plan RZ-12-21-8078 / “Blue Springs Aquatics Center and GDP-12-21-8081 / “Blue Springs Aquatic Center” to the Monday, January 24, 2022 Planning Commission meeting.

305 NE Mock Ave.
(Applicant request to be continued to the Monday, January 24, 2022 Planning Commission Agenda)

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Travis Graham - Aye
Byron Craddolph – Aye

**RECOMMENDED APPROVAL
(10-Aye, 0-No)**

**AGENDA ITEM 5
PUBLIC HEARING /
REZONING / RZ-12-21-
8083 / “White Oak Mixed
Use” / Southeast Corner of
SW Luttrell Rd. & SW Sunset
Ave.
&**

**AGENDA ITEM 6
PUBLIC HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
12-21-8084 / “White Oak
Mixed Use” / Southeast
Corner of SW Luttrell Rd. &
SW Sunset Ave.
&**

**AGENDA ITEM 7
PUBLIC HEARING /
PRELIMINARY PLAT /
PP-12-21-8085/ “White Oak
Mixed Use” / Southeast
Corner of SW Luttrell Rd. &
SW Sunset Ave.**

QUESTIONS

The public hearing for Agenda Items 5, 6 and 7 was opened at 6:40 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 5, 6 and 7 into the public record on behalf of the applicant.

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 23, 2021
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)

Matt Wright, Assistant Director, Community Development, presented the request to the Planning Commission.

Commissioner Ken Billups Jr. questioned the street classification for Luttrell Rd., is it a collector street.

Mr. Wright answered that Luttrell Rd. is a minor collector street and Sunset Ave. is a local street.

Commissioner Mitchell Peil questioned about lighting spill over as the outdoor lights will be on the 3rd floor of the building.

Mr. Wright answered the lighting will be looked at closer on the final plan and that a photometric plan will be required. Regardless of height the lights will still need to meet the maximum spill over requirement at the property line.

Commissioner Mitchell Peil included a secondary question regarding an additional buffer, other than plant buffer, due to the nine-foot drop near the Senior Living Facility.

Mr. Wright answered that only the seven-foot landscape buffer would be required.

Commissioner Byron Craddolph questioned about a traffic study and if a park and ride relocation are included.

Mr. Wright deferred the traffic study question to Adam Hilgedick, Assistant Director, Public Works and did state the park and ride location operated by the Kansas City Transportation Authority has no plans for that location.

Commissioner Craddolph asked if the park and ride location may be discussed in the future.

Mr. Wright stated if the location requires additional demand it could warrant the park and ride to be brought back.

Mr. Hilgedick stated that a traffic impact study was conducted for this site. As a result of the study no additional improvements were warranted.

Commissioner Jacob Honeycutt questioned where the location of the trash receptacles would be.

Mr. Wright presented the renderings provided by the Applicant that one receptacle would be near the North building and at the Southeast corner of the site.

Commissioner Honeycutt questioned if the trash receptacles will have walls or screening around them.

Mr. Wright states the trash receptacles are required to be screened on three sides, including gates on the front.

Tim Homburg, NSPJ Architects, 3515 W 75th St., Prairie Village, KS. Mr. Homburg thanked staff for the project presentation and stated he is available for any questions the Commission may have.

APPLICANT

QUESTION

Commissioner Mitchell Peil questioned if the apartments will be open to people of all ages.

Mr. Homburg stated people who qualify with coincide with a “Class A” apartment and rent prices will commence with a “Class A” development.

Commissioner Jacob Honeycutt questioned the rent price range and size of the proposed apartments.

Mr. Homburg stated that typically studios range around \$650, one-bedroom ranges about \$750 and two-bedrooms range from \$950-\$1000, but still defining that exact amount. Rent may be \$1000 to \$1800 a month.

Commissioner Honeycutt questioned the size of the apartments.

Mr. Homburg stated around 12% studios, 50% one-bedrooms, 22% two-bedrooms and 17% two-bedrooms dens. These are historic averages for market rate apartments to capture the even flow for renters and seasonal popularity and providing flexibility with the market.

Commissioner Byron Craddolph questioned how the site will be maintained.

Mr. Homburg states the owner is Tyler Sallee and they will have a maintenance group and/or themselves provide the maintenance upkeep. The exteriors require low maintenance and the material used are quite durable.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

Elizabeth Carver, 1001 SW Sunset St., Blue Springs. Ms. Carver is concerned about the traffic due to apartments, Price Chopper and the Senior Living Facility in the area. Traffic and nonadherence to speed seemed to have increased. How is speed going to be resolved? Ms. Carver did question about the landscape buffer. She began to explain she attempted to apply for a fence permit to minimize foot traffic on her property from pedestrians, who try to go around traffic. She stated the fence request asked her to set the fence 13 feet in and that she has bushes that set in 8 feet. Again, her main concern is traffic. Ms. Carver questioned if the current buildings on the site would be demolished or added on to. She furthermore states the renters in the new site will be some of the current speeders in the area.

DISCUSSION

Commissioner Byron Craddolph questioned Staff about further discussions regarding speeding and traffic and how to improve these issues in the future in correlation with neighborhoods.

Adam Hilgedick, Assistant Director, Public Works stated it would not be the responsibility of the Applicant or the traffic study to enforce any existing speeding issues. A traffic impact study shows how the new development will impact the City’s infrastructure and may warrant turning lanes or additional capacity lanes. The traffic impact study does not look at enforcement as that would fall back to the City.

Commissioner Peil states he likes the project, but the project is in the wrong location. Commissioner Peil is concerned there is no play area for the children that may reside at the apartments and then encroach on the Senior Living Facility behind the property. The additional pedestrians are going to increase the foot traffic and with Seniors in the area driving, may warrant a driving safety concern.

Commissioner Lynn Banks states she is torn with the project and enlightens us that the buildings on the site have been there for a long time. Commissioner Banks applauds the design of the apartments, but then expresses concern of the children and lack of play area.

Commissioner Jacob Honeycutt would like to further discuss the speed issue and the likelihood of speed bumps being installed. He states our sister city, Lee's Summit has speed bumps in place.

Mr. Hilgedick states we do not install speed bumps on public streets for a number of reasons. A good example is this time of year and our current climate, putting a snowplow down with a speed bump could pop it off and also impact the water flow. Private developments can put in speed bumps and there are a few in the City.

Jackie Sommers, City Attorney does state if there is an issue with speeders please do contact the Police Department and they will respond. Speeding is not one of the criteria being looked at.

Ms. Carver returns to the podium to speak. She brings to light the concern of the children and the families that walk to McDonald's in reference to speeding. She feels something needs to be done about the speed and children, in fear of one of them being hit.

Cecil Hale, 1212 SW Luttrell Rd., Blue Springs. Mr. Hale questions if the utilities will be shut off.

Mike Mallon, Director, Community Development states utility shut offs typically do not happen and if so, are brief.

Mr. Hilgedick states the only utility that could be impacted is a water shut off and that would typically only be for a few hours.

Mr. Hale questions what a "Class A" renter is.

Mr. Homburg responds that it is not the depiction of a "Class A" renter yet the depiction of the facility being "Class A". Subsequently the type of facility and price of rent will bring the same type of renters.

Commissioner Travis Graham questions the intersection of Luttrell Rd. and Sunset St. and if there is room or if a turning lane is warranted, due to poor visibility.

Mr. Hilgedick states a turn lane was not warranted by the study and unsure if there is sufficient room for one.

Commissioner Banks questioned if the new development would result in slower traffic due to more residents coming in and out and then having to stop.

Mr. Hilgedick states he would have to speculate if the traffic would slow down or not. He does state that existing site has five entrances/exits and the new development reduces the number down to three. Fewer entrances could be an improvement allowing less vehicle and pedestrian conflict.

Commissioner Craddolph questions the Applicant if any notification of children safety is provided in their facilities.

Mr. Homburg states it is up to the Management Company to make those decisions, but they would be very entuned with the resident demographics. Historically, with a "Class A" development they typically do not see a high percentage of children, no matter the location.

Commissioner Peil asks for Mr. Homburg to come back to the podium.

Tyler Sallee, Sallee Development, PO Box 6437. Lee's Summit. Mr. Sallee states on another facility similar to this one, that 10% of the residents have children in the elementary school age range. Assuming this project has 102 units, we plan to see 10 households with children. Mr. Sallee stated they have tried to include an amenity package with a pool and outdoor area in the center of the development for the residents to congregate.

Commissioner Peil questions Mr. Homburg if he would consider changing the development to an age specific development.

Mr. Homburg states the age restriction is up to the developer's discretion. Typically, with no age restrictions on the housing statistically it creates a better community. Mr, Homburg states their renters are aged from 18-82 and having the generational differences actually attracts renters of all ages.

Commissioner Peil asks if middle school and high school aged children would be included in this development or if there are statistics from the other similar developments that could provide more insight.

Mr. Homburg stated the resident demographic is purely speculation at this time.

The public hearing was closed at 7:19 p.m.

Commissioner Ken Billups Jr. moved to approve the Rezoning / RZ-12-21-8083 / "White Oak Mixed Use" / Southeast Corner of SW Luttrell Rd. & SW Sunset Ave

HEARING CLOSED

**MOTION
PUBLIC HEARING /
REZONING / RZ-12-21-
8083 / "White Oak Mixed
Use" / Southeast Corner of**

SW Luttrell Rd. & SW Sunset Ave

SECOND

Seconded by Commissioner Byron Craddolph.

VOTE

LaKeisha Veal – Aye	Tom Rohr – Aye
Lynn Banks – Aye	Chad Sanderson, Chair – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Nay	Travis Graham - Aye
Susan Stokenbury - Aye	Byron Craddolph – Aye

RECOMMENDED APPROVAL

(9-Aye, 1-No)

To be heard by City Council Tuesday, January 18, 2022.

MOTION

**PUBLIC HEARING /
PLANNED
DEVELOPMENT**

CONCEPT PLAN / PDC-12-21-8084 / “White Oak Mixed Use” / Southeast Corner of SW Luttrell Rd. & SW Sunset Ave

Commissioner Ken Billups Jr. moved to approve the Planned Development Concept Plan / PDC-12-21-8084 / “White Oak Mixed Use” / Southeast Corner of SW Luttrell Rd. & SW Sunset Ave

SECOND

Seconded by Commissioner Byron Craddolph.

VOTE

LaKeisha Veal – Aye	Tom Rohr – Aye
Lynn Banks – Aye	Chad Sanderson, Chair – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Nay	Travis Graham - Aye
Susan Stokenbury - Aye	Byron Craddolph – Aye

RECOMMENDED APPROVAL

(9-Aye, 1-No)

To be heard by City Council Tuesday, January 18, 2022.

STAFF CONDITIONS

1. Approval is 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, except the following requirements modified by the PD Concept Plan and any other requirements established within the PD Standards:
 - a. Per UDC Section 405.030., waiver of the 10-ft. maximum front setback for the Mixed-Use Building Type.
 - b. Building designs shall follow the Residential Design Standards per UDC Section 407.080.

- c. Per UDC Section 407.020., reduce “internal sidewalk widths” from 8-ft. to 6-ft. for sidewalks abutting parking with vehicle overhang adjacent to the north building.
 - d. Per UDC Section 407.030, reduce the “Terrace” frontage depth from 10-ft. to 7-ft. to match the landscape buffer requirement and allow a 1-ft. encroachment of the drive aisle for the north building and a full 7-ft. encroachment for the northwesternmost parking space due to right-of-way dedication.
 - e. Per UDC Section 407.060, waive the outdoor lighting height for “NB” zoning for wall-mounted lighting.
2. The PD Standards shall permit all land uses allowed by right and through a PD in the multi-family zoning districts (MF-10, MF-14, & MF-18), “NB” (Neighborhood Business) and “SO” (Service Office) zoning districts.

**MOTION
PUBLIC HEARING /
PRELIMINARY PLATE /
PP-12-21-8085 / “White Oak
Mixed Use” / Southeast
Corner of SW Luttrell Rd. &
SW Sunset Ave**

Commissioner Ken Billups Jr. moved to approve the Preliminary Plat / PP-12-21-8085 / “White Oak Mixed Use” / Southeast Corner of SW Luttrell Rd. & SW Sunset Ave

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

LaKeisha Veal – Aye	Tom Rohr – Aye
Lynn Banks – Aye	Chad Sanderson, Chair – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Nay	Travis Graham - Aye
Susan Stokenbury - Aye	Byron Craddolph – Aye

**RECOMMENDED APPROVAL
(9-Aye, 1-No)**

To be heard by City Council Tuesday, January 18, 2022.

STAFF CONDITIONS

1. Approval is 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, except as modified by the PD Concept Plan.
2. Approval of the Preliminary Plat is rescinded if the PD Concept Plan (PDC-12-21-8084) is denied by the City Council.
3. Prior to construction of public improvements, a Traffic Memo must be submitted as required by Public Works.
4. Prior to Final Plat approval, the following must occur:
 - a. Any easements must be vacated as necessary to accommodate the development layout.
 - b. Previously platted build lines must either be vacated or removed or altered through the platting process.

- c. A PD Final Plan/Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
- d. All right-of-way and easements must be shown as required by Public Works.
- e. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of the Public Works Department prior to approval of the Final Plat by the City Council.
- 5. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
 - a. An ADA Sidewalk Plan shall be submitted with final construction plans.
- 6. Prior to occupancy of each building, the following must occur:
 - a. All parking and access improvements, landscaping, and public sidewalks nearest to the building must be completed.
 - b. All public improvements, unless stated otherwise, shall be completed.
 - c. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been constructed per the approved plans and will function as designed shall be submitted to Engineering.
- 7. Prior to occupancy of the first building, all common amenities (i.e., pool, trash enclosure, etc.) must be completed.

AGENDA ITEM 7
MASTER /
ALTERNATIVE SIGN
PLAN / ASP-12-21-8072 /
 “White Oak Marketplace-
 First Watch” / 1077 SW 7
 Hwy.

Adair Bright, Associate Planner, Community Development, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Leigh Hix, First Watch, 8725 Pendery Place, Bradenton, Florida. Ms. Hix stated the location opened in 2018 and recently after that the Sign Code was updated. Ms. Hix presented this as a sign upgrade and the upgrade would allow the sign to be proportional to the building it is on.

QUESTIONS

Commissioner Tom Rohr wanted to thank the applicant for doing the upgrade in a professional manner.

MOTION

Commissioner Lynn Banks moved to approve the Master / Alternative Sign Plan / ASP-12-21-8072 / “White Oak Marketplace- First Watch” / 1077 SW 7 Hwy.

SECOND

Seconded by Commissioner Byron Craddolph.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Travis Graham - Aye
Byron Craddolph – Aye

**RECOMMENDED APPROVAL
(10-Aye, 0-No)**

STAFF CONDITIONS

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

**AGENDA ITEM 9
PRELIMINARY PLAT /
PP-12-21-8088 / “Copperleaf
Shopping Center Replat /
West of NW 7 Hwy. between
NW R D Mize Rd. and NW
Hearnes Ave.**

Adair Bright, Associate Planner, Community Development, presented the request to the Planning Commission.

**&
AGENDA ITEM 10
FINAL PLAT / PF-12-21-
8089 / “Copperleaf Shopping
Center Replat / West of NW
7 Hwy. between NW R D
Mize Rd. and NW Hearnes
Ave.**

QUESTION

None.

APPLICANT

Dustin Burton, RIC, 1815 McGee St., Kansas City.

QUESTION

None.

**MOTION
PRELIMINARY PLAT /
PP-12-21-8088 / “Copperleaf
Shopping Center Replat /
West of NW 7 Hwy. between
NW R D Mize Rd. and NW
Hearnes Ave**

Commissioner Mitchell Peil moved to approve the Preliminary Plat / PP-12-21-8088 / “Copperleaf Shopping Center Replat / West of NW 7 Hwy. between NW R D Mize Rd. and NW Hearnes Ave

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Travis Graham - Aye
Byron Craddolph – Aye

**RECOMMENDED DENIAL
(10-Aye, 0-No)**

STAFF CONDITIONS

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

MOTION

PRELIMINARY PLAT / PF-12-21-8089 / “Copperleaf Shopping Center Replat / West of NW 7 Hwy. between NW R D Mize Rd. and NW Hearnese Ave

Commissioner Mitchell Peil moved to approve the Final Plat / Pf-12-21-8089 / “Copperleaf Shopping Center Replat / West of NW 7 Hwy. between NW R D Mize Rd. and NW Hearnese Ave

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Travis Graham - Aye
Byron Craddolph – Aye

**RECOMMENDED APPROVAL
(10-Aye, 0-No)**

To be heard by City Council Tuesday, January 18, 2022.

STAFF CONDITIONS

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

OTHER BUSINESS

The next scheduled meeting is **Monday, January 24, 2022.**

Matt Wright, Assistant Director, Community Development presents the December 2021 Community Development Report.

DISCUSSION

Commissioner Mitchell Peil questions if he can amend his vote for the Final Plat for Derek James Estate to Jackie Sommers, City Attorney.

Jackie Sommers, City Attorney states the vote cannot be amended at this point.

Commissioner Peil asked if it could be separated out as it was cojoined with the minuets.

Ms. Sommers states it could have been separated out and does the Commissioner want it reconsidered.

Commissioner Peil retains his vote of approval.

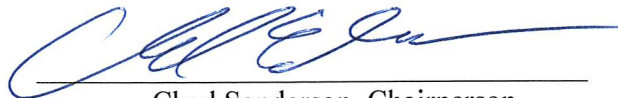
Mike Mallon, Director, Community Development states a replacement has been hired for Karen Findora's position, Administrative Assistant, Community Development and presents and welcomes Aliyah Kincade to the Planning Commission. Mr. Mallon also thanks Julia Porter from the City Clerk's office for stepping in and assisting with the meeting.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:34 p.m. Seconded by Commissioner Jacob Honeycutt.



Respectfully Submitted by
Julia Porter, Recording Secretary



Chad Sanderson, Chairperson

1/24/22

Date