



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

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

Media Link: [February 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, February 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

Lynn Banks
Susan Stokenbury
Chad Sanderson, Chairperson
Jacob Honeycutt
Mitchell Peil
Ken Billups Jr.
Byron Craddolph

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Shana Kelly, Associate Planner
Adair Bright, Associate Planner
Adam Hilgedick, Assistant Director, Public Works
Jackie Sommer, City Attorney
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)
Aliyah Kincade, Recording Secretary
Jim Leacock, Public Stenographer

ABSENT

Tom Rohr
Travis Graham
LaKeisha Veal

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 Byron Craddolph, and a unanimous vote, the minutes of January 24, 2022.

**AGENDA ITEM 2
PUBLIC HEARING /
UNIFIED
DEVELOPMENT CODE
TEXT
AMENDMENT / UDCT-
01-22-8120 / “Solar Energy
Systems”**

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 January 29, 2022
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

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

QUESTIONS

None.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None,

DISCUSSION

Commissioner Ken Billups Jr. expresses his joy for Staff and City Council bringing this request forward. Commissioner Billups states since 2019 he felt this prohibition created an unfair advantage depending on what side of the street you live on. Commissioner Billups does not like residents having a disadvantage because what side of the street they live on and will be voting in favor of the request.

Commissioner Byron Craddolph agrees with Commissioner Billups sentiments.

Commissioner Lynn Banks agrees with her fellow Commissioners and is glad to see this request come forward.

HEARING CLOSED

The public hearing was closed at 6:37 p.m.

**MOTION
UNIFIED
DEVELOPMENT CODE
TEXT AMENDMENT /
UDCT- 01-22-8120 / “Solar
Energy Systems “**

Commissioner Billups moved to approve the Unified Development Code Text Amendment / UDCT-01-22-8120 / “Solar Energy Systems”

SECOND

Seconded by Commissioner Craddolph.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

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

To be heard by City Council, Tuesday, February 22, 2022.

**AGENDA ITEM 3
PUBLIC HEARING /
SITE PLAN DESIGN
REVIEW
(ALTERNATIVE
DEVELOPMENT
STANDARDS) / SPDR-01-
22-8114 / “McCarthy Blue
Springs Hyundai” / 3000 NW
South Outer Road**

The public hearing for Agenda Item 4 was opened at 6:38 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 5 into the public record on behalf of the applicant.
Exhibits:

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1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on January 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)

**AGENDA ITEM 4
MASTER/
ALTERNATIVE SIGN
PLAN / ASP- 01-22-8115
/ “McCarthy Blue Springs
Hyundai” / 3000 NW South
Outer Road**

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

QUESTIONS

None.

APPLICANT

Chris Martin, Piper-Wind Architects, 2121 Central S., Kansas City, Missouri.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

DISCUSSION

Commissioner Byron Craddolph states the addition is beneficial aesthetically to the business and new developments that are occurring.

HEARING CLOSED

The public hearing was closed at 6:43 p.m.

**MOTION
SITE PLAN DESIGN
REVIEW
(ALTERNATIVE
DEVELOPMENT
STANDARDS) / SPDR-01-
22-8114 / “McCarthy Blue
Springs Hyundai” / 3000 NW
South Outer Road**

Commissioner Ken Billups Jr. moved to approve the Site Plan Design Review with Alternative Development Standards / SPDR-01-22-8114 / “McCarthy Blue Springs Hyundai” / 3000 NW South Outer Road with three staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

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

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 except for the following Alternative Development Standard:
 - a. Reduction in the vehicle display setback from 25-ft. to 2.41-ft. for the western display and 2.60-ft. for the eastern display adjacent to NW South Outer Road.
2. The vehicle displays must remain at grade. No raised platforms or podiums are allowed.
3. Prior to occupancy, all sidewalk sections must be brought into ADA compliance as required by public works.

MOTION
**MASTER/
ALTERNATIVE SIGN
PLAN / ASP- 01-22-8115**
/ “McCarthy Blue Springs
Hyundai” / 3000 NW South
Outer Road

Commissioner Ken Billups Jr. moved to approve the Master / Alternative Sign Plan / ASP-01-22-8115 / “McCarthy Blue Springs Hyundai” / 3000 NW South Outer Road with two staff conditions.

SECOND

Seconded by Commissioner Susan Stokenbury.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

APPROVED
(6-Aye, 1-No)

STAFF CONDITIONS

1. Prior to the installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
2. Only the top two panels of the pylon sign are allowed to contain signage as shown in the plans provided.

AGENDA ITEM 5
SITE PLAN DESIGN
REVIEW / SPDR-11-21-
8044 / “Con Carpet East” /
350 & 400 NW R D Mize
Road

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

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AGENDA ITEM 6
FINAL PLAT / PF-11-21-
8043 / “Con Carpet East” /
350 & 400 NW R D Mize
Road

QUESTIONS

None.

APPLICANT

Tim Owens, Con Carpet, 700 NW 7 Highway, Blue Springs, Missouri.

DISCUSSION

None.

MOTION

SITE PLAN DESIGN REVIEW / SPDR-11-21-8044 / “Con Carpet East” / 350 & 400 NW R D Mize Road

Commissioner Lynn Banks. moved to approve the Site Plan Design Review / SPDR-11-21-8044 / Con Carpet East” / 350 & 400 NW R D Mize Road with two staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

**APPROVED
(7-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 unless previously modified by the General Development Plan.
2. Construction of required public improvements shall be approved and accepted by Public Works prior to the issuance of a Building Permit.

MOTION

FINAL PLAT / PF-11-21-8043 / “Con Carpet East” / 350 & 400 NW R D Mize Road

Commissioner Lynn Banks moved to approve the Final Plat / PF-11-21-8043 / Con Carpet East” / 350 & 400 NW R D Mize Road with four staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

RECCOMENDED APPROVAL

(7-Aye, 0-No)

To be heard by City Council, Tuesday, February 22, 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.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with the County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works and/or MoDOT.
4. A traffic memo is required assessing the proposed access points onto R.D. Mize Road and anticipated trip generations for this use prior to approval of Final Plat.

AGENDA ITEM 7

PLANNED

DEVELOPMENT FINAL

PLAN / SITE PLAN

DESIGN REVIEW / PDFS-

01-22-8132 / “Blue Springs High School & Freshman Center” / 2000 NW Ashton Dr., 2009 NW Ashton Dr., & 2101 NW Vesper St.

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

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AGENDA ITEM 8

FINAL PLAT / PF-01-22-

8116 / “Blue Springs High School & Freshman Center” / 2000 NW Ashton Dr., 2009 NW Ashton Dr., & 2101 NW Vesper St.

QUESTIONS

None.

APPLICANT

Christopher Koch, Hollis + Miller Architects, 1828 Walnut Street, Kansas City, Missouri.

Mr. Koch thanks the City Council and community for the support on this project. Mr. Koch states he and his team are proud of the work they do and the

school district they represent. This project has been two years in the making and is coming to an end.

DISCUSSION

Commissioner Lynn Banks questions the bridge, curbing and sidewalk that residents previously brought to the Commissions' attention as a concern.

Mr. Koch states in December at the City Council meeting the concerns for sidewalks along 22nd Street were brought to their attention. Mr. Koch states the work is outside of their project scope, but Public Works would be looking into that project.

Commissioner Banks looks to Adam Hilgedick, Assistant Director, Public Works, for guidance.

Adam Hilgedick, Assistant Director, Public Works, states the sidewalk project for 22nd Street has been identified as a capital improvement project. Public Works is actively looking at the project and assessing budget and putting together for the capital improvements.

Mr. Koch states they have no objection to the parking lot setback deviation.

Commissioner Billups reminds his fellow Commissioners that they are looking at the school district property and whether it follows the original plans. This is not a "do we like it or not", we do have that power on other things, yet this is not one of them. Please keep these thoughts in your mind.

Commissioner Mitchell Peil states although he will be voting in favor of the project, he feels the road project is an ill use of taxpayer dollars.

MOTION
PLANNED
DEVELOPMENT FINAL
PLAN / SITE PLAN
DESIGN REVIEW / PDFS-
01-22-8132 / "Blue Springs
High School & Freshman
Center" / 2000 NW Ashton
Dr., 2009 NW Ashton Dr., &
2101 NW Vesper St.

Commissioner Billups moved to approve the Planned Development Final Plan / Site Plan Design Review / PDFS-01-22-8132/ "Blue Springs High School & Freshman Center" / 2000 NW Ashton Dr., 2009 NW Ashton Dr., & 2101 NW Vesper St with the original three staff conditions and the fourth condition added tonight.

SECOND

Seconded by Commissioner Craddolph.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Nay
Byron Craddolph – Aye

APPROVED
(6-Aye, 1-No)

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 are modified as permitted by UDC Section 403.040, Planned Developments:
 - a. Reduce the minimum parking space and drive aisle width requirement to 9-ft. by 18-ft. for the stall size and 24-ft. for the drive aisles.
 - b. Reduce the rear parking lot setback for the north parking lot (north of NW Ashton Dr.) from 10-ft. to 0-ft. to accommodate shared access and parking with Calvary Baptist Church.
2. All public improvements must be constructed, and stormwater certification letters received prior to the issuance of a Certificate of Occupancy.
3. All required site improvements, including parking and landscaping, must be installed prior to the issuance of a Certificate of Occupancy.
4. ** The proposed parking lot at 2000 NW Ashton Dr., at the northeast corner of NW Ashton Dr. and NW 22nd St., must retain the previously approved 7-ft. park lot setback (VAR-01-19-7662) along NW Ashton Dr. The corrected site plan shall be submitted and approved with the building permit.

**** A condition of approval for Blue Springs High School Planned Development Final Plan / Site Plan Design Review (PDFS-01-22-8132) was not included in the staff report submitted with the February 14, 2022, Planning Commission agenda packet.**

MOTION

FINAL PLAT / PF-01-22-8116 / “Blue Springs High School & Freshman Center” / 2000 NW Ashton Dr., 2009 NW Ashton Dr., & 2101 NW Vesper St.

Commissioner Billups moved to approve the Final Plat / PF-01-22-8116 / “Blue Springs High School & Freshman Center” / 2000 NW Ashton Dr., 2009 NW Ashton Dr., & 2101 NW Vesper St with three staff conditions.

SECOND

Seconded by Commissioner Susan Stokenbury.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Nay
Byron Craddolph – Aye

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

To be heard by City Council, Tuesday, February 22, 2022

STAFF CONDITIONS

1. Approval is 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 previously modified under the approved PD Concept Plan.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
3. Prior to occupancy of the lot, the following must be completed:
 - a. All public improvements as required by Public Works; and
 - b. All required development standards, including street trees and site landscaping as approved by the PD Final Plan.

QUESTION

Commissioner Peil asks Chairperson Chad Sanderson for clarification on the conditions.

**AGENDA ITEM 9
SITE PLAN DESIGN
REVIW / SPDR-01-22-8111
/ “Dollar General” / 26701 E
Colbern Road**

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

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**AGENDA ITEM 10
FINAL PLAT / PF-01-22-
8112/ “Dollar General” /
26701 E Colbern Road**

QUESTIONS

None.

APPLICANT

Chris Crowder, Kaw Valley Engineering, 1502 Birch Drive, Greenwood, Missouri.

DISCUSSION

None.

**MOTION
SITE PLAN DESIGN
REVIEW / SPDR-01-22-
8111 / “Dollar General” /
26701 E Colbern Road**

Commissioner Peil moved to approve the Site Plan Design Review / SPDR-01-22-8111 / “Dollar General” / 26701 E Colbern Road with two staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

**APPROVED
(7-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.
2. Prior to occupancy, a five foot (5’) wide ADA-compliant sidewalk along SW 7 Highway and E Colbern Road must be installed as required by Public Works and MoDOT.

**MOTION
FINAL PLAT / PF-01-22-
8112/ “Dollar General” /
26701 E Colbern Road**

Commissioner Peil moved to approve the Final Plat / PF-01-22-8112 / “Dollar General” / 26701 E Colbern Road with three staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Chad Sanderson, Chair – Aye
Jacob Honeycutt – Aye
Byron Craddolph – Aye

RECOMMENDED APPROVAL

(7-Aye, 0-No)

To be heard by City Council, Tuesday, February 22, 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.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with the County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works and/or MoDOT.

OTHER BUSINESS

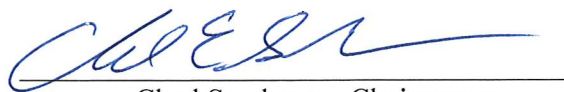
Matt Wright, Assistant Director, Community Developments stated the next meeting will be Monday, February 14, 2022. Mr. Wright presented the January 2022 Community Development Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Jacob Honeycutt and was seconded by Commissioner Lynn Banks to adjourn at 7:07 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Chad Sanderson, Chairperson

2/22/22

Date