



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

**Planning Commission
MINUTES
Monday, June 13, 2022**

Media Link: [June 13, 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, June 13, 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	LaKeisha Veal
Tom Rohr, Vice Chair	Susan Stokenbury
Travis Graham	Ken Billups Jr.
Mitchell Peil	Bob Morton

Mike Mallon, Director, Community Development
Adair Bright, Associate Planner
Jamarcus Magee, Associate Planner
Chris Lievsay, Councilmember – District 2 (Mayor Pro-Tempore)
James Burgess, City Engineer
Jackie Sommer, City Attorney
Aliyah Kincade, Recording Secretary

ABSENT

Chad Sanderson

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 Craddolph requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil, a second from Commissioner Susan Stonkenbury, and a unanimous vote, the minutes of May 23, 2022, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-05-22-
8271 / “Flanders Asset
Management” / 9304 S M 7
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: Agenda Item 2

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 28, 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)

Mike Mallon, Director, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Did not wish to speak.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

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

DISCUSSION

None.

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 6:38 p.m.

**MOTION
REZONING / RZ-05-22-
8271 / “Flanders Asset
Management” / 9304 S M 7
Hwy.**

Commissioner LaKeisha Veal moved to approve the Rezoning/RZ-05-22-8271 / “Flanders Asset Management” / 9304 S M 7 Hwy.

SECOND

Commissioner Peil seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
LaKeisha Veal – Aye
Mitchell Peil – Aye

Bob Morton – Aye
Ken Billups Jr. – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENDED APPROVAL

(8-Aye, 0-No)

To be heard by City Council, Tuesday, June 21, 2022.

**AGENDA ITEM 3
PUBLIC HEARING /
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN / PUDC-
05-22-8294 / “Oaks at
Woods Chapel Retail” / 1205
NW Woods Chapel Rd**

&

**AGENDA ITEM 4
PUBLIC HEARING /
VACATION / VAC-05-22-
8295 / “Oaks at Woods
Chapel Retail” / 1205 NW
Woods Chapel Rd.**

The public hearing for Agenda Item 3 and 4 was opened at 6:39 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 3 and 4 into the public record on behalf of the applicant.

Exhibits: Agenda Item 3

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 28, 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)

Exhibits: Agenda Item 4

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 28, 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)

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

Commissioner Peil questions the location of the fast-food restaurant.

Ms. Bright states the northern tenant space with the drive-thru wrapping around the building.

Commissioner Peil further questions what sewer system the building will be using due to the proposed vacation.

Ms. Bright defers to Public Works.

Jim Burgess, City Engineer, states they will be using the existing sewer on the south side of the site.

QUESTIONS

APPLICANT	Jacob Hodson, Olsson, 1301 Burlington St, North Kansas City, MO 64116.								
WITNESSES IN FAVOR	None.								
WITNESSES OPPOSED	None.								
PUBLIC COMMENT	Commissioner Craddolph states the public commentary portion of the Public Hearing is now closed.								
DISCUSSION	None.								
PUBLIC HEARING CLOSED	The Public Hearing closed at 6:48 p.m.								
MOTION PLANNED UNIT DEVELOPMENT CONCEPT PLAN / PUDC-05-22-8294 / “Oaks at Woods Chapel Retail” / 1205 NW Woods Chapel Rd	Commissioner Peil moved to approve the PUD Concept Plan / PUDC-05-22-8294 / “Oaks at Woods Chapel Retail” / 1205 NW Woods Chapel Rd. with four conditions.								
SECOND	Commissioner Veal seconded.								
VOTE	<table border="0"> <tr> <td>Byron Craddolph, Chair – Aye</td> <td>Bob Morton – Aye</td> </tr> <tr> <td>Tom Rohr – Aye</td> <td>Ken Billups Jr. – Aye</td> </tr> <tr> <td>LaKeisha Veal – Aye</td> <td>Susan Stokenbury – Aye</td> </tr> <tr> <td>Mitchell Peil – Aye</td> <td>Travis Graham – Aye</td> </tr> </table>	Byron Craddolph, Chair – Aye	Bob Morton – Aye	Tom Rohr – Aye	Ken Billups Jr. – Aye	LaKeisha Veal – Aye	Susan Stokenbury – Aye	Mitchell Peil – Aye	Travis Graham – Aye
Byron Craddolph, Chair – Aye	Bob Morton – Aye								
Tom Rohr – Aye	Ken Billups Jr. – Aye								
LaKeisha Veal – Aye	Susan Stokenbury – Aye								
Mitchell Peil – Aye	Travis Graham – Aye								
	<p>RECOMMENDED APPROVAL (8-Aye, 0-No) To be heard by City Council, Tuesday, June 21, 2022.</p>								
STAFF CONDITIONS	<ol style="list-style-type: none"> 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 PUD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage. 3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090. 								

MOTION

VACATION / VAC-05-22-8295 / “Oaks at Woods Chapel Retail” / 1205 NW Woods Chapel Rd.

- 4. The applicant must provide proof of a shared access agreement with CVS in order to develop the two southern access points prior to the approval of a PUD Final Plan / Site Plan Design Review.

Commissioner LaKeisha Veal moved to approve the Vacation / VAC-05-22-8295 / “Oaks at Woods Chapel Retail” / 1205 NW Woods Chapel Rd with two conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
 Tom Rohr – Aye
 LaKeisha Veal – Aye
 Mitchell Peil – Aye

Bob Morton – Aye
 Ken Billups Jr. – Aye
 Susan Stokenbury – Aye
 Travis Graham – Aye

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

To be heard by City Council, Tuesday, June 21, 2022.

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. The vacation document(s) shall be recorded at the county prior to approval of a building permit.

**AGENDA ITEM 5
PUBLIC HEARING / PD
CONCEPT PLAN
AMENDMENT / PDC-05-22-8292 / “Hoot Owl Ridge”**

The public hearing for Agenda Item 5 was opened at 6:50 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: Agenda Item 5

- 1. Staff Report with attachments
- 2. Applicant Plans with attachments
- 3. Affidavit of Publication in The Examiner on May 28, 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)

Mike Mallon, Director, presented the request to the Planning Commission.

QUESTIONS

Commissioner Peil questions if these lots have been modified two or three times previously through the original plan.

Mr. Mallon states yes, a few lots were modified previously.

APPLICANT

Justin Larkin, 805 W Main Street, Blue Springs, MO.

Mr. Larkin has had builders request to adjust the proposed lots to allow for larger homes. The home sizes have increased from the original builds and the builders would like to continue with the larger model homes.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

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

DISCUSSION

None.

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 7:02 p.m.

**MOTION
PD CONCEPT PLAN /
PDC-05-22-8292 / “Hoot
Owl Ridge”**

Commissioner Ken Billups Jr. moved to approve the PD Concept Plan / PDC-05-22-8292 / “Hoot Owl Ridge” with one condition.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
LaKeisha Veal – Aye
Mitchell Peil – Nay

Bob Morton – Aye
Ken Billups Jr. – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

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

To be heard by City Council, Tuesday, June 21, 2022.

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 unless modified under the previously approved Concept Plan.
 - a. All previously approved conditions are still valid and active.

**AGENDA ITEM 6
PLANNED UNIT
DEVELOPMENT FINAL
PLAN / SITE PLAN
DESIGN REVIEW /
PUDS-05-22-8285 /
“Chipotle Mexican Grill” /
802 SW Eastbound US 40
Hwy. # B**

QUESTIONS

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

Commissioner Peil asks for clarification on digital pick-up.

Mr. Magee defers to the applicant.

Commissioner Peil questions about the “Chipotlane” drive-thru stacking and how it will work with digital ordering.

APPLICANT

Rudy Prins, 5327 Nall Avenue, Roeland Park, KS.

Mr. Prins states customers will order via the app or online and the drive-up lane is not meant for people to order in the lane.

Commissioner Peil questions if the drive-thru lane is monitored by people outside.

Mr. Prins states no one is outside monitoring the lane, but they do have cameras outside to help with monitoring.

DISCUSSION

None.

**MOTION
PLANNED UNIT
DEVELOPMENT FINAL
PLAN / SITE PLAN
DESIGN REVIEW /
PUDS-05-22-8285 /
“Chipotle Mexican Grill” /
802 SW Eastbound US 40
Hwy. # B**

Commissioner Travis Graham moved to approve the Planned Unit Development Final Plan / Site Plan Design Review / PUDS-05-22-8285 / “Chipotle Mexican Grill” / 802 SW Eastbound US 40 Hwy. # B with six staff conditions

SECOND

Commissioner Tom Rohr seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
LaKeisha Veal – Aye
Mitchell Peil – Aye

Bob Morton – Aye
Ken Billups Jr. – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

**APPROVED
(8-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 unless modified under the Concept Plan.
 - a. All previously approved conditions are still valid and active.
2. All pedestrian access and sidewalk improvements are required to be installed prior to the issuance of a Certificate of Occupancy for the building.
3. All parking improvements, including bike parking, must be installed prior to the issuance of a Certificate of Occupancy for the building.
4. All required landscaping and open space amenities shall be installed prior to the issuance of a Certificate of Occupancy for the building.
5. A photometric plan is required to be submitted for review and approval through the building permit process. All exterior lighting must meet the requirements of UDC Section 407.060.
6. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.

OTHER BUSINESS

The next scheduled meeting is **Monday, June 27, 2022.**

Chairperson Craddolph welcomes the new Planning Commissioner Bob Morton on board.

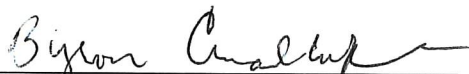
Mike Mallon presented the May 2022 Community Development Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Veal and seconded by Commissioner Stokenbury and the meeting adjourned at 7:17 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

6/27/22

Date