



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

**Planning Commission  
MINUTES  
Monday, June 27, 2022**

Media Link: [June 27, 2022, Planning Commission Meeting](https://www.bluespringsgov.com/CityMeetingsLive)

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, June 27, 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](https://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

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

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

**ABSENT**

LaKeisha Veal

**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 Travis Graham, a second from Commissioner Chad Sanderson, and a unanimous vote, the minutes of June 13, 2022, were approved.

**AGENDA ITEM 2  
SITE PLAN DESIGN  
REVIEW / SPDR-06-22-8315**  
/ “Summit Behavioral Services”  
/ 2100 NW 7 Hwy, & 615 NW  
Manor Dr.

&

**AGENDA ITEM 3  
PRELIMINARY PLAT /  
PP-06-22-8316** / “Summit  
Behavioral Services” / 2100  
NW 7 Hwy, & 615 NW  
Manor Dr.

&

**AGENDA ITEM 4  
FINAL PLAT / PF-06-22-  
8317** / “Summit Behavioral  
Services” / 2100 NW 7 Hwy,  
& 615 NW Manor Dr.

## **QUESTIONS**

## **APPLICANT**

## **QUESTIONS**

## **MOTION**

**SITE PLAN DESIGN  
REVIEW / SPDR-06-22-  
8315** / “Summit Behavioral  
Services” / 2100 NW 7 Hwy,  
& 615 NW Manor Dr.

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

Agenda items 2,3 and 4 were presented concurrently.

Commissioner Mitchell Peil questioned if the existing monument sign would be refaced if that required and alternative master sign plan.

Ms. Bright stated no as the sign is legal nonconforming and a reface of the sign is allowed.

Commissioner Peil questioned about the timeframe of the Manor Drive access to be completed.

Ms. Bright deferred to the applicant.

Eric Kibbe, Rocktown Construction, PO BOX 421, Raymore, MO.

Commissioner Peil questioned about the Manor Drive driveway timeframe completion.

Mr. Kibbe stated they wanted to begin early August with a completion of late September if the Commission approved their requests.

Commissioner Mitchell Peil moved to approve the Site Plan Design Review / SPDR-06-22-8315 / “Summit Behavioral Services” / 2100 NW 7 Hwy, & 615 NW Manor Dr with one condition.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr – Aye  
Mitchell Peil – Aye  
Chad Sanderson – Aye

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

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

**STAFF CONDITIONS**

1. Approval 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.

**MOTION  
PRELIMINARY PLAT /  
PP-06-22-8316 / “Summit  
Behavioral Services” / 2100  
NW 7 Hwy, & 615 NW  
Manor Dr.**

Commissioner Mitchell Peil moved to approve the Preliminary Plat / PP-06-22-8316 / “Summit Behavioral Services” / 2100 NW 7 Hwy, & 615 NW Manor Dr with four conditions.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr – Aye  
Mitchell Peil – Aye  
Chad Sanderson – 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.
2. The required 5-ft. sidewalks along NW 7 Hwy. shall be installed prior to the issuance of a Certificate of Occupancy.

3. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
4. The Conditional Use Permit shall be valid for twelve (12) months starting October 18, 2021. During this time, all public and private improvements to accommodate the use shall be completed. Improvements include, but are not limited to, a 5-ft. ADA-compliant sidewalk along NW 7 Hwy., parking improvements, and landscaping improvements. If all required property improvements are completed the Conditional Use Permit will automatically be renewed indefinitely. If required improvements are not completed by October 18, 2022, the Conditional Use Permit must be renewed for another period of time to guarantee improvements will be made or the Conditional Use Permit may be revoked or expire.

**MOTION**

**FINAL PLAT / PF-06-22-8317 / “Summit Behavioral Services” / 2100 NW 7 Hwy, & 615 NW Manor Dr.**

Commissioner Mitchell Peil moved to approve the Final Plat / PF-06-22-8317 / “Summit Behavioral Services” / 2100 NW 7 Hwy, & 615 NW Manor Dr with three conditions.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
 Tom Rohr – Aye  
 Mitchell Peil – Aye  
 Chad Sanderson – 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, July 5, 2022.**

**STAFF CONDITIONS**

1. Approval 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. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. Prior to Building Occupancy, the following must occur:
  - a. Sidewalk improvements along NW 7 Hwy. must be completed.

**OTHER BUSINESS**

The next scheduled meeting is **Monday, July 11, 2022.**

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Peil and seconded by Commissioner Stokenbury and the meeting adjourned at 6:41 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

7/11/22

Date