

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JULY 6, 2020**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 6, 2020, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 Smith Street with Mayor Carson Ross presiding.

Face coverings were required pursuant to Order of the Jackson County Health Director dated July 1, 2020, and Phase 2.5 of the Eastern Jackson County Recovery Plan.

**COUNCILMEMBERS IN
ATTENDANCE**

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Eric Johnson, City Attorney Jacqueline Sommer, and City Clerk Sheryl Morgan.

**CALL MEETING TO
ORDER**

Mayor Ross called the meeting to order at 6:00 p.m. and led in the Pledge of Allegiance.

CONSENT AGENDA

Councilmember Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the June 15, 2020** City Council Meeting
- **Resolution No. 51-2020** approving the disposition of Information Technology and Human Resources department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines
- **Liquor License for A & Z Enterprises LLC dba Xpress Mart Blue Springs** located at 280 NW Woods Chapel Road Blue Springs, MO 64015, to sell intoxicating liquors in original package, for consumption off premises and Sunday retail selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises
 - **Resolution No. 52-2020** promulgating the 2020 Regional Multi-Hazard Mitigation Plan as Blue Springs' Multi-Hazard Mitigation Plan
- **Liquor License for Tikiboy LLC dba Private Reserve Venue and Bar** located at 1200 NW 7 Highway, Blue Springs, MO 64014, to sell retail intoxicating liquors by the drink for consumption on premises, Restaurant- Bar/ Lounge Bar, to include Sunday retail selling of intoxicating liquors by the drink, on the premises; or in original package for consumption on or off premises
- **Resolution No. 53-2020** approving a Change Order in the amount of \$1,110.00 with Advantage Fire Protection System, Inc. for backflow inspections and repairs, contract #2019-160.1A, September 18, 2019 to September 17, 2020 term

- **Resolution No. 54-2020** approving an Amendment #10 in the amount of \$10,000.00 to the contract with Superior Electrical Construction, Inc. for On Call Electrical Services contract # 2015-096, July 13, 2019 through July 12, 2020 term. This change order exceeds 10% of the original \$25,000.00 contract

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –
REZONE 622 NW
LAKEVIEW ROAD
(RZ-05-20-7335)**

Mayor Ross opened the Public Hearing to consider rezoning from "T5" (Urban Center) to "T3" (Sub-Urban) for a 0.33 +/- property located at 622 NW Lakeview Road (RZ-05-20-7335) at 6:04 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Matt Wright outlined the details of the rezoning request.

APPLICANT

The applicant was present and available for any questions.

The Mayor hearing no comments for or against, closed the public hearing at 6:06 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4759
– REZONE 622 NW
LAKEVIEW ROAD
(RZ-05-20-7335)**

Councilmember Culpepper introduced Bill No. 4759 rezoning from "T5" (Urban Center) to "T3" (Sub-Urban) for a 0.33 +/- property located at 622 NW Lakeview Road (RZ-05-20-7335). City Clerk Sheryl Morgan made the first reading of Bill No. 4759 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4759 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL NO.
4759**

Ms. Morgan made the second reading of Bill No. 4759 by title. Councilmember Fowler moved to adopt Bill No. 4759 upon its second reading and give it **ORDINANCE NO. 4912**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsay – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –
VACATION OF PORTION**

Mayor Ross opened the Public Hearing to consider a Vacation of a portion of the NW South Outer Road public Right-of-Way located adjacent to 2501-2525 NW South Outer Road (VAC-05-20-7301)

OF NW SOUTH OUTER ROAD (VAC-05-20-7301)

continued from the June 1 and June 15, 2020 City Council meetings at 6:07 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Nathan Jurey outlined the details of the proposed vacation of right of way.

APPLICANT

Joel Marquardt appeared on behalf of the applicant to address questions from Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:13 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4760 – VACATION OF PORTION OF NW SOUTH OUTER ROAD (VAC-05-20-7301)

Councilmember Culpepper introduced Bill No. 4760 approving a Vacation of a portion of the NW South Outer Road Public Right-of-Way located adjacent to 2501-2525 NW South Outer Road (VAC-05-20-7301). City Clerk Sheryl Morgan made the first reading of Bill No. 4760 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4760 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 4760

Ms. Morgan made the second reading of Bill No. 4760 by title. Councilmember Fowler moved to adopt Bill No. 4760 upon its second reading and give it **ORDINANCE NO. 4913**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye

Culpepper – Aye
Kaylor – Aye
Lievsey – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4761 – FINAL PLAT FOR RGH REDEVELOPMENT 1ST PLAT (PF-05-20-7299)

Councilmember Edmondson introduced Bill No. 4761 approving the Final Plat for RGH Redevelopment 1st Plat (PF-05-20-7299). City Clerk Sheryl Morgan made the first reading of Bill No. 4761 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4761 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 4761

Ms. Morgan made the second reading of Bill No. 4761 by title. Councilmember Fowler moved to adopt Bill No. 4761 upon its second reading and give it **ORDINANCE NO. 4914**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay.

COUNCIL DISCUSSION

Councilmember Ericson inquired about the site plan and design review and conditions of the Final Plat, including landscaping and parking.

VOTE ON 2ND READING – BILL NO. 4761

The motion to adopt Bill No. 4761 upon its second reading carried with a vote of 6-1 as follows:

Ericson – NO	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
	Mayor Ross – Aye

PUBLIC HEARING – REZONE 2501 NW JEFFERSON STREET #A (RZ-05-20-7324)

Mayor Ross opened the Public Hearing to consider rezoning from General Business to Regional Commercial for the 5.00 +/- acre property located at 2501 NW Jefferson St. #A (RZ-05-20-7324) continued from the June 15, 2020 City Council meeting at 6:25 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Nathan Jurey presented the details of the proposed rezoning.

The Mayor hearing no further comments for or against, closed the public hearing at 6:31 p.m.

COUNCIL DISCUSSION

The applicant addressed questions from Council regarding parking.

INTRODUCTION AND 1ST READING – BILL NO. 4762 – REZONE 2501 NW JEFFERSON STREET #A (RZ-05-20-7324)

Councilmember Culpepper introduced Bill No. 4762 rezoning from General Business to Regional Commercial for the 5.00 +/- acre property located at 2501 NW Jefferson St. #A (RZ-05-20-7324). City Clerk Sheryl Morgan made the first reading of Bill No. 4762 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4762 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Culpepper.

VOTE ON 1ST READING – BILL NO. 4762

After Council discussion, Bill No. 4762 **failed** on its first reading with a vote of 2-5 as follows:

Edmondson – NO	Lievsay – NO
Culpepper – NO	Fowler – Aye
Kaylor – NO	Ericson –NO
	Mayor Ross – Aye

PUBLIC HEARING – REZONE (RZ-03-20-7265) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-03-20-7266) FOR CHAPMAN RIDGE 1ST PLAT, LOTS 2 & 4

Mayor Ross opened the Public Hearing to consider rezoning (RZ-03-20-7265) from Two-Family and Moderate Density Multi-Family to Moderate Density Multi-Family/Planned Development the 8.25 +/- acre development and to consider the approval of a Planned Development Concept Plan for Chapman Ridge 1st Plat, Lots 2 & 4 located west of SE Chapman Ridge Drive, approx. 250' north of SE

Colbern Road to allow 88 townhome-style units on 8.25 +/- acres of land (PDC-03-20-7266) at 6:39 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Matt Wright outlined the details of the proposed rezoning and Planned Development Concept Plan.

COUNCIL DISCUSSION

Council and staff discussed the conditions recommended by the Planning Commission and the density of the proposed plan.

APPLICANT

Dave Rinne of Schlagel addressed the Council's questions on behalf of the applicant.

The Mayor hearing no further comments for or against, closed the public hearing at 7:05 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4763
– REZONE CHAPMAN
RIDGE 1ST PLAT,
LOTS 2 & 4
(RZ-03-20-7265)**

Councilmember Culpepper introduced Bill No. 4763 rezoning from Two-Family and Moderate Density Multi-Family to Moderate Density Multi-Family/Planned Development the 8.25 +/- acre development for Chapman Ridge 1st Plat, Lots 2 & 4 located west of SE Chapman Ridge Drive and north of SE Colbern Road (RZ-03-20-7265). City Clerk Sheryl Morgan made the first reading of Bill No. 4763 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4763 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, failed unanimously.

**INTRODUCTION AND 1ST
READING – BILL NO. 4764
– PLANNED
DEVELOPMENT CONCEPT
PLAN FOR CHAPMAN
RIDGE 1ST PLAT,
LOTS 2 & 4
(PDC-03-20-7266)**

City Attorney Jacqueline Sommer stated Bill No. 4764 approving the Planned Development Concept Plan for Chapman Ridge 1st Plat, Lots 2 & 4 located west of SE Chapman Ridge Drive and north of SE Colbern Road to allow 88 townhome-style units on 8.25 +/- acres of land (PDC-03-20-7266) should be **withdrawn** as it was dependent on the approval of the rezoning.

**PUBLIC HEARING –
REZONE (RZ-05-20-7318)
AND PLANNED UNIT
DEVELOPMENT CONCEPT
PLAN (PUDC-05-20-7319)
FOR JEFFERSON
CORNER SELF STORAGE**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-05-20-7318) to amend the current Planned Unit Development Concept Plan and Restricted Overlay on the subject property that is currently and proposed to remain zoned Regional Commercial/Amended Planned Unit Development Concept Plan/Restricted Overlay for the 5.39 +/- acre development and to consider the approval of an Amended Planned Development Concept Plan (PUDC-05-20-7319) for Jefferson Corner Self-Storage located at 651 NE Jefferson St. to allow the proposed development of a 48,000-sf. storage – residential warehouse facility continued from the June 15, 2020 City Council meeting at 7:10 p.m. The minutes of the public hearing were recorded

by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Matt Wright outlined the details of the proposed rezoning and Planned Unit Development Concept Plan and addressed questions from Council.

APPLICANT

Applicant, Ron Mather, presented the plans for the project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:32 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 4765 – REZONE JEFFERSON CORNER SELF STORAGE (RZ-05-20-7318)

Councilmember Culpepper introduced Bill No. 4765 rezoning to amend the current Planned Unit Development Concept Plan and Restricted Overlay on the subject property that is currently and proposed to remain zoned Regional Commercial/Amended Planned Unit Development Concept Plan/Restricted Overlay for Jefferson Corner Self-Storage located at 651 NE Jefferson Street (RZ-05-20-7318). City Clerk Sheryl Morgan made the first reading of Bill No. 4765 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4765 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, carried with a vote of 6-1 (Councilmember Ericson voting NO).

2ND READING – BILL NO. 4765

Ms. Morgan made the second reading of Bill No. 4765 by title. Councilmember Fowler moved to adopt Bill No. 4765 upon its second reading and give it **ORDINANCE NO. 4915**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with a vote of 6-1 as follows:

Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Ericson – NO
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 4766 – PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR JEFFERSON CORNER SELF STORAGE (PUDC-05-20-7319)

Councilmember Culpepper introduced Bill No. 4766 approving an Amended Planned Development Concept Plan for Jefferson Corner Self-Storage located at 651 NE Jefferson St. to allow the proposed development of a 48,000-sf. storage – residential warehouse facility (PUDC-05-20-7319). City Clerk Sheryl Morgan made the first reading of Bill No. 4766 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4766 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried with a vote of 6-1 (Councilmember Ericson voting NO).

2ND READING – BILL NO. 4766

Ms. Morgan made the second reading of Bill No. 4766 by title. Councilmember Fowler moved to adopt Bill No. 4766 upon its second reading and give it **ORDINANCE NO. 4916**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

Ericson – NO
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

BREAK

At 7:35 p.m., Mayor Ross announced a five-minute break to allow the public attending the meeting for the upcoming public hearings to transition into the Council Chambers.

**PUBLIC HEARING –
REZONING
(RZ-04-20-7277) AND
PLANNED DEVELOPMENT
CONCEPT PLAN
(PDC-04-20-7278) FOR
LUXE ONE, LLC**

Mayor Ross opened the Public Hearing to consider rezoning (RZ-04-20-7277) property from General Business to High Density Multi-Family/Planned Development for the 2.08 +/- acre development and to consider the approval of a Planned Development Concept Plan for Luxe One, LLC located at 1501 NW North Ridge Drive to allow a 4 story apartment building with approximately 53 units to be built (PDC-04-20-7278) continued from the June 15, 2020 City Council meeting at 7:42 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered two exhibits into the record.

STAFF REPORT

Senior Planner Nathan Jurey outlined the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from Council.

APPLICANT

Major Hammett of Luxe One LLC and Dave Williams of Finkle+Williams addressed questions from Council.

COUNCIL DISCUSSION

Councilmembers Culpepper and Kaylor stated they previously met with the developer to discuss the project.

IN SUPPORT OF

Shane Miller, owner of Sinclair's Restaurant, stated he felt the apartment complex would be an asset to the area.

IN OPPOSITION TO

Nancy Baker (president of the North Ridge Villas Association), Susan Saunders, Marita Ritchie, and Gerry DeBoard spoke in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 8:54 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4767
– REZONE 1501 NW
NORTH RIDGE DRIVE
FOR LUXE ONE, LLC
(RZ-04-20-7277)**

Councilmember Culpepper introduced Bill No. 4767 rezoning property from General Business to High Density Multi-Family/Planned Development for the 2.08 +/- acre development for Luxe One, LLC located at 1501 NW North Ridge Drive (RZ-04-20-7277). City Clerk Sheryl Morgan made the first reading of Bill No. 4767 by title; copies

of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4767 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and, after Council discussion, **failed** with a vote of 3-4 as follows:

Lievsay – Aye
Fowler – NO
Ericson – NO

Edmondson – Aye
Culpepper – NO
Kaylor – NO
Mayor Ross – Aye

**INTRODUCTION AND 1ST
READING – BILL NO. 4768
– PLANNED
DEVELOPMENT CONCEPT
PLAN FOR LUXE ONE,
LLC(PDC-04-20-7278)**

Mayor Ross stated Bill No. 4768 approving a Planned Development Concept Plan for Luxe One, LLC located at 1501 NW North Ridge Drive to allow a 4-story apartment building with approximately 53 units to be built (PDC-04-20-7278) would be **withdrawn** as it was dependent on the approval of the rezoning.

BREAK

At 9:00 p.m., Mayor Ross announced a short break to allow the public attending the meeting for the upcoming public hearings to transition into the Council Chambers.

**PUBLIC HEARING –
AMENDED PR-O
CONCEPT PLAN FOR
SUNNY POINTE VILLAS
3RD PLAT
(PROC-03-20-7253)**

Mayor Ross opened the Public Hearing to consider an amended PR-O Concept Plan for Sunny Pointe Villas 3rd Plat, Lots 64 thru 89 & Tracts I-K, located at the SE corner of NW R.D. Mize and NW Shephard Road, to develop 26 single-family homes and to close and re-route NW Shepherd Road through the proposed development (PROC-03-20-7253) at 9:04 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Planner Nathan Jurey outlined the details of the proposed Amended PR-O Concept Plan and answered questions from Council.

APPLICANT

Applicant Shawn Woods on behalf of the property owners, Sunny Pointe Investors presented information on the proposal and addressed questions from Council.

IN OPPOSITION TO

Douglas Spilker, David Wilt, and Lisa Wilt addressed Council in opposition to the project.

The Mayor hearing no further comments for or against, closed the public hearing at 9:40 p.m.

**INTRODUCTION AND 1ST
READING – BILL NO. 4769
– AMENDED PR-O
CONCEPT PLAN FOR
SUNNY POINTE VILLAS
3RD PLAT
(PROC-03-20-7253)**

Councilmember Culpepper introduced Bill No. 4769 approving an amended PR-O Concept Plan for Sunny Pointe Villas 3rd Plat, Lots 64 thru 89 & Tracts I-K, located at the SE corner of NW R.D. Mize and NW Shephard Road, to develop 26 single-family homes and to close and re-route NW Shepherd Road through the proposed development (PROC-03-20-7253). City Clerk Sheryl Morgan made the first reading

of Bill No. 4769 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4769 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor.

COUNCIL DISCUSSION

Prior to a vote on the first reading of Bill No. 4769, Councilmember Edmondson moved to **table the approval of Bill No. 4769 until the July 20, 2020 City Council meeting** to allow staff time to contact the City of Independence about access to the development. The motion to table was seconded by Councilmember Culpepper and carried with a 5-2 vote as follows:

Fowler – Aye	Culpepper – Aye
Ericson – Aye	Kaylor – NO
Edmondson – Aye	Lievsay – NO
	Mayor Ross – Aye

MAYORAL ANNOUNCEMENTS

Thoughts to ponder:
“Life is really simple when we insist on, but we insist on making it complicated.”
(Confucius)

ADJOURNMENT


At 9:53 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Fowler and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST:



Sheryl Morgan, City Clerk



Carson Ross, Mayor