



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

**Planning Commission  
MINUTES  
Monday, July 11, 2022**

Media Link: [July 11, 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, July 11, 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](http://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

Byron Craddolph, Chairperson  
Tom Rohr, Vice Chair  
Mitchell Peil  
Susan Stokenbury  
Bob Morton  
Chad Sanderson

Mike Mallon, Director, Community Development  
Adair Bright, Associate Planner  
Jamarcus Magee, Associate Planner  
Shana Kelly, 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  
Travis Graham  
Ken Billups Jr.

**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

**AGENDA ITEM 2  
PUBLIC HEARING /  
REZONING / RZ-06-22-  
8330 / “601 SE Industrial  
Drive” / 601 SE Industrial  
Drive**

&

**AGENDA ITEM 3  
PUBLIC HEARING /  
CONDITIONAL USE  
PERMIT / CUP-06-22-8331  
/ “601 SE Industrial Drive” /  
601 SE Industrial Drive**

**QUESTIONS**

**APPLICANT**

**WITNESSES  
IN FAVOR**

**WITNESSES  
OPPOSED**

**PUBLIC COMMENT**

**DISCUSSION**

Stokenbury, and a unanimous vote, the minutes of June 27, 2022, were approved.

The public hearing for Agenda Items 2 and 3 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 Items 2 and 3 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 June 25, 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 3

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 25, 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.

None.

Jerry Lewis on behalf of applicant, Joe Lewis.

None.

None.

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

None.

**PUBLIC HEARING  
CLOSED**

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

**MOTION  
REZONING / RZ-06-22-  
8330 / “601 SE Industrial  
Drive” / 601 SE Industrial  
Drive**

Commissioner Mitchell Peil moved to approve the Rezoning / RZ-06-22-8330 / “601 SE Industrial Drive” / 601 SE Industrial Drive.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

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

**To be heard by City Council, Monday, July 18, 2022.**

**MOTION  
CONDITIONAL USE  
PERMIT / CUP-06-22-8331  
/ “601 SE Industrial Drive” /  
601 SE Industrial Drive**

Commissioner Mitchell Peil moved to approve the Conditional Use Permit/ CUP-06-22-8331 / “601 SE Industrial Drive” / 601 SE Industrial Drive with three staff conditions.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

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

**To be heard by City Council, Monday, July 18, 2022.**

**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 unless otherwise specified by the Alternative Development Standards.
2. The Conditional Use Permit allows the “Recreation and Entertainment, Indoor” use in a “LI/ADP-O” (Light Industrial/Adams Dairy Parkway Overlay) zoning district at 601 SE Industrial Drive.
3. If further site development is proposed in the future, compliance with the UDC will be required.

**AGENDA ITEM 4  
PUBLIC HEARING /  
REZONING / RZ-06-22-  
8340 / “Luxe One” / 1615  
NW 1615 & 1651 NW  
Burdett Crossing**

&

**AGENDA ITEM 5  
PUBLIC HEARING /  
AMENDED PD CONCEPT  
PLAN / PDC-06-22-8341 /  
“Luxe One” / 1615 NW 1615  
& 1651 NW Burdett  
Crossing**

The public hearing for Agenda Item 4 and 5 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 Items 2 and 3 into the public record on behalf of the applicant.

Exhibits: Agenda Item 4

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 25, 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 5

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 25, 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.

**QUESTIONS**

None.

**APPLICANT**

David Williams, 3129 S Redtail Drive, Blue Springs, MO.

**DISCUSSION**

Commissioner Rohr questions what the open space idea means.

Mr. Williams explains the open space amenities.

Commissioner Peil questions about the dog park in the open area or within the development.

Mr. Williams clarifies the open space is a green space where tenants with dogs can take their dogs.

Commissioner Peil explains his concern with no fencing for said dog park.

**WITNESSES  
IN FAVOR**

Mr. Williams states the property will be completely fenced all around, including a patio area in the “U” shape of the building.

None.

**WITNESSES  
OPPOSED**

Chuck Zuvers, 848 NW North Ridge Court, Blue Springs, MO.

Mr. Zuvers expresses is looking for clarification rather than opposition. Mr. Zuvers has a concern with the proposed rezoning to have an ulterior motive to build more apartments and that he is opposed to.

**PUBLIC COMMENT**

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

**DISCUSSION**

Commissioner Peil inquires for further clarification about the proposal to Staff.

Mr. Mallon clarifies the applicant is proposing an open space and that the rezoning is required to make the project zoning cohesive.

Mr. Mallon states that staff is working with the applicant to administratively plat the property and the open space will be a residential tract of land that cannot be developed upon.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:55 p.m.

**MOTION  
REZONING / RZ-06-22-  
8340 / “Luxe One” / 1615 &  
1651 NW Burdett Crossing**

Commissioner Mitchell Peil moved to approve the Rezoning / RZ-06-22-8340 / “Luxe One” / 1615 & 1651 NW Burdett Crossing.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

**RECOMMENDED APPROVAL**

**(6-Aye, 0-No)**

**To be heard by City Council, Monday, July 18, 2022.**

**MOTION  
AMENDED PD CONCEPT  
PLAN / PDC-06-22-8341 /  
“Luxe One” / 1615 NW 1615**

Commissioner Mitchell Peil moved to approve the Amended PD Concept Plan / PDC-06-22-8341 / “Luxe One” / 1615 & 1651 NW Burdett Crossing with four staff conditions.

& 1651 NW Burdett Crossing

**SECOND**

Commissioner Chad Sanderson seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

**RECOMMENDED APPROVAL**

**(6-Aye, 0-No)**

**To be heard by City Council, Monday, July 18, 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 Concept Plan as previously stated.
2. A PD Final Plan/Site Plan Design Review is required.
3. Final building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan.
4. An Administrative Plat to combine the two properties into a single lot is required prior to building occupancy.

**AGENDA ITEM 6  
PUBLIC HEARING / SITE  
PLAN DESIGN REVIEW  
WITH ALTERNATIVE  
DEVELOPMENT  
STANDARDS / SPDR-06-  
22-8338 / “JB Moore  
Investments LLC / East Forty  
Brewing Parking / 201 NW  
12<sup>th</sup> Street**

The public hearing for Agenda Item 6 was opened at 6:57 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Items 2 and 3 into the public record on behalf of the applicant.

Exhibits: Agenda Item 6

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 25, 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)

**QUESTIONS**

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

Commissioner Peil questions if 8 inches of gravel are present on the lot currently.

Mr. Magee defers to the applicant to answer.

Commissioner Stokenbury questions about the two-year time limit condition.

Mr. Mallon states the time limit is a temporary solution to help alleviate parking issues and allows for the temporary solution to be revisited later.

**APPLICANT**

Jeff Moore, 27 B Street, Lake Lotawana, MO.

Mr. Moore explained how the parking issue arose and the cost of the proposed project.

**DISCUSSION**

Chairperson Craddolph questions what is going to deter other downtown patrons from using the parking lot.

Mr. Moore responds that the parking lot has signs stating excess parking for East Forty Brewing.

**WITNESSES  
IN FAVOR**

David Mann, Premier RE, 1201 W Main Street, Blue Springs, MO.

Commissioner Tom Rohr did not understand how the applicant is operating a business and could not afford to add a decent parking lot that will follow city code about paving requirement.

Chairperson Craddolph shows his gratitude and appreciates Mr. Mann's fortitude as a business owner throughout the pandemic.

**WITNESSES  
OPPOSED**

None.

**DISCUSSION**

Mr. Moore states asphaltting the parking lot would cost around \$30,000 and is not cost effective.

**PUBLIC COMMENT**

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

**DISCUSSION**

Mr. Moore questions about the aforementioned complaint.

Mr. Mallon clarifies a previous code complaint generated this project and that the drive aisles and parking lot widths comply with Code.

Commissioner Peil states he will be making a motion of approval, but he will be voting no.

Commissioner Peil questions who the complainant was.

Mr. Mallon responds he is unaware of who made the complaint, but it could have been anyone and it occurred in April or May.

Commissioner Peil questions if there is parking in front of the site.

Mr. Mallon, using an aerial map indicates the front parking areas.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:55 p.m.

**MOTION  
SITE PLAN DESIGN  
REVIEW WITH  
ALTERNATIVE  
DEVELOPMENT  
STANDARDS / SPDR-06-  
22-8338 / “JB Moore  
Investments LLC / East Forty  
Brewing Parking / 201 NW  
12<sup>th</sup> Street**

Commissioner Mitchell Peil moved to approve the Site Plan Design Review with Alternative Development Standards / SPDR-06-22-8338 / “JB Moore Investments LLC / East Forty Brewing Parking” / 201 NW 12<sup>th</sup> Street with three conditions.

**SECOND**

Commissioner Susan Stokenbury seconded.

**VOTE**

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

Bob Morton – Nay  
Susan Stokenbury – Aye  
Chad Sanderson – Nay

**DENIED  
(3-Aye, 3-No)**

**AGENDA ITEM 7  
PLANNED UNIT  
DEVELOPMENT FINAL  
PLAN / SITE PLAN  
DESIGN REVIEW /  
PUDS-06-22-8343 / “Oak at  
Woods Chapel Retail” / 1205  
NW Woods Chapel Road**

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

**QUESTIONS**

Commissioner Peil questions the distance from NW Woods Chapel Road to the façade of the building.

Ms. Bright states she thinks it is approximately 50 feet and defers to the applicant for assurance.

**APPLICANT**

Jacob Hodson, 1301 Burlington Street, North Kansas City, MO.



Commissioner Peil questions the distance from NW Woods Chapel Road to the façade of the building.

Mr. Hodson states to the right of way it is about 50 feet.

Commissioner Peil states he made an error and didn't realize the backend of the building is facing NW Woods Chapel Road.

**DISCUSSION**

**MOTION  
PLANNED UNIT  
DEVELOPMENT FINAL  
PLAN / SITE PLAN  
DESIGN REVIEW /  
PUDS-06-22-8343 / "Oak at  
Woods Chapel Retail" / 1205  
NW Woods Chapel Road**

Commissioner Susan Stokenbury moved to approve the Planned Unit Development Final Plan / Site Plan Design Review / PUDS-06-22-8343 / "Oaks at Woods Chapel Retail" / 1205 NW Woods Chapel Road with three conditions.

**SECOND**

Commissioner Tom Rohr seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

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

**AGENDA ITEM 8  
PRELIMINARY PLAT /  
PP-06-22-8339 / "Redbird –  
B Street" / Parcel # 36-920-  
02-19-00-0-00-000**

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

**QUESTIONS**

None.

**APPLICANT**

Roger Bennett, 27904 E Pink Hill Road, Independence, MO.

**DISCUSSION**

Mr. Bennett asks Ms. Kelly to review the staff conditions.

Ms. Kelly states the conditions are standard.

Commissioner Peil questions the intent of the lot development.

Mr. Bennett would like to just market the lot to sell.

**MOTION**  
**PRELIMINARY PLAT /**  
**PP-06-22-8339 / “Redbird –**  
B Street” / Parcel # 36-920-  
02-19-00-0-00-000

Commissioner Mitchell Peil moved to approve the Preliminary Plat / PP-06-22-8339 / “Redbird – B Street / Parcel # 36-920-02-19-00-0-00-000 with three conditions.

**SECOND**

Commissioner Chad Sanderson seconded.

**VOTE**

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

Bob Morton – Aye  
Susan Stokenbury – Aye  
Chad Sanderson – Aye

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

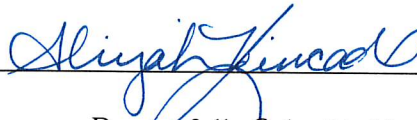
**OTHER BUSINESS**

The next scheduled meeting is **Monday, July 25, 2022.**

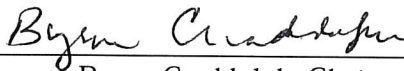
Mike Mallon presented the June 2022 Community Development Report.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Peil and seconded by Commissioner Stokenbury and the meeting adjourned at 7:39 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date