



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

**Planning Commission
MINUTES
Monday, July 25, 2022**

Media Link: [July 25, 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 25, 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	Susan Stokenbury
Ken Billups Jr.	Bob Morton
Mitchell Peil	Travis Graham
Adair Bright, Associate Planner	
Jamarcus Magee, Associate Planner	
Chris Lievsay, Councilmember – District 2 (Mayor Pro-Tempore)	
James Burgess, City Engineer	
Michael Hunt, City Prosecutor	
Aliyah Kincade, Recording Secretary	

ABSENT

Tom Rohr
Chad Sanderson
Jackie Sommer, City Attorney
Mike Mallon, Director, Community Development

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 Bob Morton and a unanimous vote, the minutes of July 11, 2022, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-06-22-
8359 / “Proverbs Estates
Villas & Townhomes” /
28901 SE Wyatt Road &
8599 SE Shroud Road (This
item has been requested to
be continued to the August
8, 2022, Planning
Commission meeting)**

&

**AGENDA ITEM 3
PUBLIC HEARING / PD
CONCEPT PLAN/ PDC-
06-22-8361 / “Proverbs
Estates Villas &
Townhomes” / 28901 SE
Wyatt Road & 8599 SE
Shroud Road (This item has
been requested to be
continued to the August 8,
2022, Planning Commission
meeting)**

&

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-06-22-8360 / “Proverbs
Estates Villas &
Townhomes” / 28901 SE
Wyatt Road & 8599 SE
Shroud Road (This item has
been requested to be
continued to the August 8,
2022, Planning Commission
meeting)**

SECOND

VOTE

Commissioner Mitchell Peil moved to continue Rezoning / RZ-06-22-8359, PD Concept Plan / PDC-06-22-8361, and Preliminary Plat / PP-06-22-8360 / “Proverbs Estates Villas & Townhomes” / 28901 SE Wyatt Road & 8599 SE Shroud Road to the Monday, August 8, 2022, Planning Commission Agenda meeting.

Commissioner Susan Stokenbury seconded.

Byron Craddolph, Chair – Aye
Mitchell Peil – Aye
Ken Billups, Jr. – Aye

Bob Morton – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

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

To be continued to the Monday, August 8, 2022, Planning Commission Meeting.

**AGENDA ITEM 5
PUBLIC HEARING /
REZONING / RZ-06-22-
8354 / “Double C Industries”
/ 1400 SE US 40 Highway**

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**AGENDA ITEM 6
PUBLIC HEARING /
GENERAL
DEVELOPMENT PLAN /
GDP-06-22-8356 / “Double
C Industries” / 1400 SE US
40 Highway**

&

**AGENDA ITEM 7
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-06-22-8355
/ “Double C Industries” /
1400 SE US 40 Highway**

The public hearing for Agenda Item 5, 6, and 7 was opened at 6:34 p.m. with a request for exhibits from the City Attorney. Mr. Michael Hunt introduced Exhibits 1 through 8 for Agenda Items 5, 6, and 7 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 July 9, 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 6

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 9, 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 7

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 9, 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

Commissioner Peil questioned about bringing sidewalks leading to building entrances up to Code.

Ms. Bright stated that since no development is occurring in that area the applicant requested the sidewalks not be brought up to code.

Commissioner Peil questions if the sidewalks would be brought up to Code later.

APPLICANT	Ms. Bright deferred to the applicant. Kevin Sterrett, HG Consult Inc., 1411 NW Todd George Road, Lee’s Summit, MO.						
WITNESSES IN FAVOR	None.						
WITNESSES OPPOSED	None.						
DISCUSSION	Commissioner Peil questions the applicant about bringing the sidewalks up to Code. Mr. Sterrett states if any interior development is done the sidewalks would be updated. He also added that they will be installing an ADA sidewalk along US 40 Highway.						
PUBLIC HEARING CLOSED	The Public Hearing closed at 6:40 p.m.						
MOTION REZONING / RZ-06-22-8354 / “Double C Industries” / 1400 SE US 40 Highway	Commissioner Mitchell Peil moved to approve the Rezoning / RZ-06-22-8354 / “Double C Industries” / 1400 SE US 40 Highway.						
SECOND	Commissioner Ken Billups seconded.						
VOTE	<table border="0"> <tr> <td>Byron Craddolph, Chair – Aye</td> <td>Ken Billups, Jr. – Aye</td> </tr> <tr> <td>Mitchell Peil – Aye</td> <td>Susan Stokenbury – Aye</td> </tr> <tr> <td>Bob Morton. – Aye</td> <td>Travis Graham – Aye</td> </tr> </table>	Byron Craddolph, Chair – Aye	Ken Billups, Jr. – Aye	Mitchell Peil – Aye	Susan Stokenbury – Aye	Bob Morton. – Aye	Travis Graham – Aye
Byron Craddolph, Chair – Aye	Ken Billups, Jr. – Aye						
Mitchell Peil – Aye	Susan Stokenbury – Aye						
Bob Morton. – Aye	Travis Graham – Aye						
	<p>RECOMMENDED APPROVAL (6-Aye, 0-No) To be heard by City Council, August 1, 2022.</p>						
MOTION GENERAL DEVELOPMENT PLAN / GDP-06-22-8356 / “Double C Industries” / 1400 SE US 40 Highway	Commissioner Mitchell Peil moved to approve the General Development Plan / GDP-06-22-8356 / “Double C Industries” / 1400 SE US 40 Highway with two staff conditions.						

SECOND

Commissioner Susan Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Mitchell Peil – Aye
Bob Morton. – Aye

Ken Billups, Jr. – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENDED APPROVAL

(6-Aye, 0-No)

To be heard by City Council, August 1, 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. A Site Plan Design Review is required to review final building design, site design, and landscaping.

MOTION

**CONDITIONAL USE
PERMIT / CUP-06-22-8355**

/ “Double C Industries” /
1400 SE US 40 Highway

Commissioner Mitchell Peil moved to approve the Conditional Use Permit / CUP-06-22-8355 / “Double C Industries” / 1400 SE US 40 Highway with two staff conditions.

SECOND

Commissioner Travis Graham seconded.

VOTE

Byron Craddolph, Chair – Aye
Mitchell Peil – Aye
Bob Morton. – Aye

Ken Billups, Jr. – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENDED APPROVAL

(6-Aye, 0-No)

To be heard by City Council, August 1, 2022.

**AGENDA ITEM 8
PUBLIC HEARING /
AMENDED GENERAL
DEVELOPMENT PLAN /
GDP-07-22-8366 / “All
About the Outdoors /
Southeast Corner of NW 7
Hwy and Argo Rd**

The public hearing for Agenda Item 8 was opened at 6:43 p.m. with a request for exhibits from the City Attorney. Mr. Michael Hunt introduced Exhibits 1 through 8 for Agenda Item 8 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 July 9, 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

Commissioner Peil questions what is being amended from the original general development plan.

Ms. Bright states the building orientation is changing due to topography.

QUESTIONS

Commissioner Peil questions if the orientation change affects the turn radius on the site.

Ms. Bright defers to the applicant

APPLICANT

Robert Walquist, Quist Engineering, 821 NE Columbus Street, Lee's Summit, MO.

Mr. Walquist states the turn radius is 30 to 40 feet and the aisle are a minimum of 26 feet, answering Commissioner Peil's question.

Commissioner Morton questions the location of the cemetery.

Mr. Walquist says the cemetery will not interfere too much with the drive aisle. He further explains that if the cemetery cannot be relocated, the buildings will be shifted accordingly.

Mr. Morton questions if the cemetery is an old family plot and how many graves are there.

Mr. Walquist does not know of how many graves there are.

Mr. Morton wants to ensure there is no historical significance related the cemetery.

**WITNESSES
IN FAVOR**

Allison White, 2613 S Owens School Road, Independence, MO.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

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

DISCUSSION

Commissioner Peil questions to Commissioner Morton about a stronger condition for further research on the cemetery.

Commissioner Morton would like to make sure there is no historical significance.

PUBLIC COMMENT

Chairperson Craddolph states the public commentary portion of the Public Hearing is reopened.

ADDITIONAL WITNESSES IN FAVOR

Lindsey Prentice, 9419 N Flora Avenue, Kansas City, MO.

Ms. Prentice states she helped the applicant research the cemetery and found out it is the Robertson family, yet no additional information could be found at this time. She also ensures the due diligence will be done with keeping or moving the cemetery.

DISCUSSION

Commissioner Stokenbury questions how the previous application did not bring up the topic of moving or keeping the cemetery.

Ms. Bright states the cemetery is not required to be moved for the site to be developed, but that if the cemetery is to be relocated, it must be preserved in its entirety.

Ms. Bright explains a condition is set to make sure the cemetery is preserved along with the wording added into the Ordinance for City Council and that with the Site Plan Design Review all proper documentation will need to be presented.

Commissioner Billups states the cemetery previously was proposed to be fenced in and preserved in an area where development would not encroach.

Commissioner Peil questions if an additional condition is necessary for the cemetery.

Ms. Bright states the current condition pertaining to the cemetery will be added on to, so the number of conditions does not change.

PUBLIC HEARING CLOSED

The Public Hearing closed at 6:56 p.m.

MOTION AMENDED GENERAL DEVELOPMENT PLAN /

Commissioner Ken Billups moved to approve the Amended General Development Plan / GDP-07-22-8366 / “All About the Outdoors / Southeast Corner of NW 7 Hwy and Argo Rd with eight staff conditions.

**GDP-07-22-8366 / “All
About the Outdoors /
Southeast Corner of NW 7
Hwy and Argo Rd**

SECOND

Commissioner Travis Graham seconded.

VOTE

Byron Craddolph, Chair – Aye
Mitchell Peil – Aye
Bob Morton. – Aye

Ken Billups, Jr. – Aye
Susan Stokenbury – Nay
Travis Graham – Aye

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

To be heard by City Council, August 1, 2022.

STAFF CONDITIONS

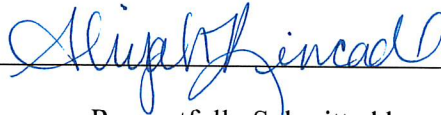
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Site Plan Design Review is required to review final building design, site design, and landscaping.
3. All drive aisles, required parking stalls, and loading areas shall be surfaced with:
 - a. Five (5) inches of concrete; or,
 - b. Six (6) inches of asphalt; or,
 - c. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.
4. All Vehicle/Equipment Storage areas shall be surfaced with:
 - d. Five (5) inches of concrete; or,
 - e. Six (6) inches of asphalt; or,
 - f. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.
 - g. Any other pavement or surface material must be structurally equivalent to the above as determined by a licensed engineer in the State of Missouri to the satisfaction of the Director of Public Works, but all such areas shall be dust free.
5. The exterior facades of all buildings facing NW 7 Hwy must be wrapped in wainscoting or other architectural enhancement material made of, or having the appearance of, stone or masonry.
6. The fence adjacent to NW 7 Highway must be at least 6-ft. tall and be a solid privacy fence.
7. If the existing cemetery plot cannot be relocated, it must be preserved and protected in its entirety and shall be identified in the Site Plan Design Review process.
8. An updated Stormwater Study is required prior to approval of a Final Plat due to the outdoor storage encroaching into the detention area.

OTHER BUSINESS

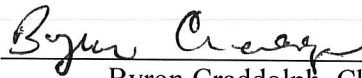
The next scheduled meeting is **Monday, August 8, 2022.**

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:58 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

08-08-2022

Date