



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

**Planning Commission
MINUTES
Monday, September 26, 2022**

Media Link: [September 26, 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, September 26, 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
Tom Rohr, Vice Chair
Susan Stokenbury
Travis Graham

Ken Billups Jr.
Mitchell Peil
Chad Sanderson

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Adair Bright, Associate Planner
Shana Kelly, Associate Planner
Jackie Sommer, City Attorney
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore
James Burgess, City Engineer
Aliyah Kincade, Recording Secretary

ABSENT

Bob Morton

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 Chad Sanderson and a unanimous vote, the minutes of August 22, 2022, were approved.

AGENDA ITEM 2

**SITE PLAN / DESIGN
REVIEW / SPDR-08-22-
8415 / “Double C Industries”
/ 1400 SE US 40 Highway**

Adair Bright, Associate Planner, presented the request to the Planning Commission for Agenda Items 2, 3, and 4.

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**AGENDA ITEM 3
PRELIMINARY PLAT /
PP-08-22-8416 / “Double C
Industries” / 1400 SE US 40
Highway**

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**AGENDA ITEM 4
FINAL PLAT / PF-08-22-
8417 / “Double C Industries”
/ 1400 SE US 40 Highway**

QUESTIONS

None.

APPLICANT

Kevin Sterrett, HG Consult Inc., 1412 NE Todd George Road, Lee’s Summit.

DISCUSSION

None.

**MOTION
SITE PLAN / DESIGN
REVIEW / SPDR-08-22-
8415 / “Double C Industries”
/ 1400 SE US 40 Highway**

Commissioner Mitchell Peil moved to approve Site Plan Design Review / SPDR-08-22-8415/ “Double C Industries” / 1400 SE US 40 Highway with two staff conditions.

SECOND

Commissioner Chad Sanderson seconded.

VOTE

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

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

**APPROVED
(7-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, except for the

following modifications approved by the General Development Plan:

- a. Per UDC Section 404.200, Adams Dairy Parkway Overlay District, request a waiver for the 40% open space requirement.
 - b. Per UDC Section 407.020, Block and Lot Access, waive the sidewalk width requirement for sidewalks leading to a building entrance.
 - c. Per UDC Section 407.040, Site and Landscape Design, waive landscaping requirements where no further development is proposed.
2. Per the Non-Residential Design standards, Section 407.090, “Metal panels with a depth of less than one (1) inch or a thickness less than United States Standard 26 gauge shall be prohibited.”

MOTION

PRELIMINARY PLAT / PP-08-22-8416 / “Double C Industries” / 1400 SE US 40 Highway

Commissioner Mitchell Peil moved to approve Preliminary Plat / PP-08-22-8416/ “Double C Industries” / 1400 SE US 40 Highway with two staff conditions.

SECOND

Commissioner Chad Sanderson seconded.

VOTE

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

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

**APPROVED
(7-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, except for the minor modifications as noted in the General Development Plan.
- 2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

MOTION

FINAL PLAT / PF-08-22-8417 / “Double C Industries” / 1400 SE US 40 Highway

Commissioner Mitchell Peil moved to approve Final Plat / PF-08-22-8417 / “Double C Industries” / 1400 SE US 40 Highway with three staff conditions.

SECOND

Commissioner Chad Sanderson seconded.

VOTE

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

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

RECOMMENDED APPROVAL

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, except for the minor modifications as noted in the General Development Plan.
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. The sidewalk along SE US 40 Highway must be installed and pass final inspection.

AGENDA ITEM 5
SITE PLAN DESIGN
REVIEW / SPDR-08-22-8429 / “Flex Spaces” / 3420
NW Duncan Road & 3301
NW Jefferson Street

Adair Bright, Associate Planner, presented the request to the Planning Commission for Agenda Items 5 and 6.

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AGENDA ITEM 6
FINAL PLAT / PF-08-22-8428 / “Flex Spaces” / 3420
NW Duncan Road & 3301
NW Jefferson Street

QUESTIONS

None.

APPLICANT

Matthew Hendrickson, 1507 NE Wall Street, Lee’s Summit.

DISCUSSION

None.

MOTION
SITE PLAN DESIGN
REVIEW / SPDR-08-22-8429 / “Flex Spaces” / 3420
NW Duncan Road & 3301
NW Jefferson Street

Commissioner Tom Rohr moved to approve Site Plan Design Review / SPDR-08-22-8429 / “Flex Spaces” / 3420 NW Duncan Road & 3301 NW Jefferson Street with two conditions.

SECOND

Commissioner Susan Stokenbury seconded.

VOTE

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

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

APPROVED
(7-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, except for the following modifications approved by the General Development Plan:
 - a. Exceed the maximum number of parking allowed for “Storage – Residential Warehouse” from 8.75 spaces to 30 spaces.
2. The parking spaces shall not be used for outside storage of equipment, recreational vehicles, boats, trailers, household goods, or personal property.
 - a. If a trailer is occupying a parking space, it must be associated with a business located on the premises and/or be for the purpose of loading and unloading.

MOTION

FINAL PLAT / PF-08-22-8428 / “Flex Spaces” / 3420 NW Duncan Road & 3301 NW Jefferson Street

Commissioner Tom Rohr moved to approve Final Plat / PF-08-22-8428 / “Flex Spaces” / 3420 NW Duncan Road & 3301 NW Jefferson Street with three conditions.

SECOND

Commissioner Susan Stokenbury seconded.

VOTE

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

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

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

To be heard by City Council, Monday, October 3, 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, except for the modifications approved by the General Development Plan.
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. All public improvements as required by Public Works.
 - b. The required 8-ft. ADA compliant multi-use trail along NW Duncan Road shall be installed.
 - c. Landscaping must be installed per the approved plan or financially guaranteed.

COMMENT

Commissioner Peil would like it be known on record he is not in favor of a storage facility in close proximity to another.

AGENDA ITEM 4

FINAL PLAT / PF-08-22-8414 / Red Bird – B Street / Parcel #: 36-920-02-19-00-0-00-000

Shana Kelly, Associate Planner, presented the request to the Planning Commission for Agenda Item 7.

QUESTIONS

None.

APPLICANT

Kevin Sterrett, HG Consult Inc., 1412 NE Todd George Road, Lee’s Summit.

DISCUSSION

None.

MOTION

FINAL PLAT / PF-08-22-8414 / “Red Bird – B Street” / Parcel #: 36-920-02-19-00-0-00-000

Commissioner Mitchell Peil moved to approve Final Plat / PF-08-22-8414 / “Red Bird – B Street” / Parcel #: 36-920-02-19-00-0-00-000 with two staff conditions.

SECOND

Commissioner Chad Sanderson seconded.

VOTE

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

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

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

To be heard by City Council, Monday, October 3, 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 Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

OTHER BUSINESS

The next scheduled meeting is **Monday, October 10, 2022.**

Mike Mallon introduces our new Assistant Director of Community Development Cara Elbert. Mrs. Elbert presents the August 2022 Monthly Development Report.

Mike Mallon thanks City Attorney Jackie Sommer for her years of services and wishes her well in her next endeavor.

MEETING ADJOURN

Mike Mallon introduces the new City Attorney, Sarah Carnes, who will take over fulltime Monday, October 3, 2022.

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:50 p.m.

Aliyah Kincade

Respectfully Submitted by
Aliyah Kincade, Recording Secretary

Tom R. K.

Tom Rohr, Vice Chairperson (Secretary)

10-10-2022

Date