



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

**Planning Commission
MINUTES
Monday, October 10, 2022**

Media Link: [October 10, 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, October 10, 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

Tom Rohr, Vice Chair
Bob Morton
Travis Graham

Ken Billups Jr.
Chad Sanderson

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Adair Bright, Associate Planner
Sarah Carnes, City Attorney
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore
Adam Hilgedick, Assistant Director, Public Works
Aliyah Kincade, Recording Secretary

ABSENT

Byron Craddolph, Chairperson
Susan Stokenbury
Mitchell Peil

CALL TO ORDER

Vice Chairperson Tom Rohr called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

**CONSENT AGENDA
APPROVAL**

Vice Chairperson Tom Rohr requested action on the Consent Agenda with a motion by Commissioner Chad Sanderson a second from Commissioner Ken Billups Jr. and a unanimous vote, the minutes of September 26, 2022, were approved.

**AGENDA ITEM 2
SITE PLAN DESIGN
REVIEW / SPDR-08-22-
8431 / “All About the
Outdoors” / Southeast corner
of NW 7 Highway and Argo
Road**

&

**AGENDA ITEM 3
FINAL PLAT / PF-08-22-
8430 / “All About the
Outdoors” / Southeast corner
of NW 7 Highway and Argo
Road**

QUESTIONS

None.

APPLICANT

Present for questions and there were none.

DISCUSSION

None.

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

Commissioner Chad Sanderson moved to approve Site Plan Design Review / SPDR-08-22-8431 / “All About the Outdoors” / Southeast corner of NW 7 Highway and Argo Road eight staff conditions.

SECOND

Commissioner Ken Billups Jr. seconded.

VOTE

Tom Rohr, Vice Chair – Aye
Chad Sanderson – Aye
Ken Billups, Jr. – Aye

Bo Morton – Aye
Travis Graham – Aye

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

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. 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.
3. All Vehicle/Equipment Storage 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.
 - d. 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.
4. 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.
5. 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.”
6. The fence adjacent to NW 7 Highway must be at least 6-ft. tall and be a solid privacy fence.
7. The fence along the northern lot line of Lot 1 must be 6-ft. chain link with visual slats.
8. The site and use shall not expand onto Tract A without a Replat and Site Plan Design Review approval for Phase 2.

MOTION

FINAL PLAT / PF-08-22-8430 / “All About the Outdoors” / Southeast corner of NW 7 Highway and Argo Road

Commissioner Chad Sanderson moved to approve Preliminary Plat / PF-08-22-8430 / “All About the Outdoors” / Southeast corner of NW 7 Highway and Argo Road with four conditions.

SECOND

Commissioner Ken Billups Jr. seconded.

VOTE

Tom Rohr, Vice Chair – Aye
Chad Sanderson – Aye
Ken Billups, Jr. – Aye

Bo Morton – Aye
Travis Graham – Aye

APPROVED
(5-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.
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 5-ft. ADA compliant sidewalk along NW 7 Highway must be installed along the entire NW 7 Highway frontage.
4. The Yard Hydrant Service Line Use Agreement and Encumbrance must be released prior to issuance of building permits. Proof of recorded documents are required prior to issuance of building permits.

OTHER BUSINESS

The next scheduled meeting is **Monday, October 26, 2022.**

Cara Elbert, Assistant Director, presents the September 2022 Monthly Development Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Sanderson and seconded by Commissioner Billups Jr. and the meeting adjourned at 6:39 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date