



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

**Planning Commission
MINUTES
Monday, October 24, 2022**

Media Link: [October 24, 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 24, 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
Tom Rohr, Vice Chair	Ken Billups Jr.
Bob Morton	Chad Sanderson

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Sarah Carnes, City Attorney
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore
Aliyah Kincade, Recording Secretary

ABSENT

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 Byron Craddolph requested action on the Consent Agenda with a motion by Commissioner Tom Rohr a second from Commissioner Bob Morton and a unanimous vote, the minutes of October 10, 2022, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
UNIFIED
DEVELOPMENT CODE
TEXT AMENDMENT /
UDCT-09-22-8849 /
“Building and Construction
Contractors, Home
Occupations, Downtown
Residential Parking and
Fencing/Buffers”**

QUESTIONS

STATEMENT

**MOTION
UNIFIED
DEVELOPMENT CODE
TEXT AMENDMENT /
UDCT-09-22-8849 /
“Building and Construction
Contractors, Home
Occupations, Downtown
Residential Parking and
Fencing/Buffers”**

SECOND

The public hearing for Agenda Item 2 was opened at 6:32 p.m. with a request for exhibits from the City Attorney, Sarah Carnes introduced Exhibits 1 through 4 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner on October 8, 2022
3. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
4. 2014 Comprehensive Plan (by reference)

Mike Mallon, Director, Community Development, presented the request to the Planning Commission.

Commissioner Peil questions about the regulatory oversight.

Mr. Mallon states we can regulate if the business complies with all federal and state laws, paying applicable taxes, transportation and traffic; but we are very limited to what the City can regulate.

Commissioner Peil does not agree with not having a business license.

Commissioner Peil questions the fee for a business license on an annual basis.

Mr. Mallon was not sure and did not want to give false information but does explain it could be a loss of revenue for the City.

Chairperson Craddolph questions about the masonry wall and if the HOA’s opinions were taken into consideration.

Mr. Mallon states the projects previously proposed were in the early stages and did not have HOA’s setup.

Commissioner Peil states the home occupations should be approved as mandated by State, not the City.

Commissioner Mitchell Peil moved to approve UDC Text Amendment / UDCT-09-22-8849 / “Building and Construction Contractors, Home Occupations, Downtown Residential Parking and Fencing/Buffers” as presented by Staff

Commissioner Tom Rohr seconded.

VOTE

Byron Craddolph, Chairperson – Aye
Chad Sanderson – Aye
Susan Stokenbury – Aye

Tom Rohr, Vice Chair – Aye
Bob Morton – Aye
Mitchell Peil – Aye

RECOMMENDED APPROVAL
(6-Aye, 0-No)

**PUBLIC HEARING
CLOSED**

With the recommended approval vote the public hearing closed at 6:54 p.m,
prior to the vote.

OTHER BUSINESS

The next scheduled meeting is **Monday, November 14, 2022.**

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury
and seconded by Commissioner Morton and the meeting adjourned at 6:56 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

11/28/22
Date