



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

**Planning Commission
MINUTES
Monday, January 8, 2024**

Media Link: [January 8, 2024, 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, January 8, 2024, 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-Chairperson
Robert Morton
Chad Sanderson

Chris Henning
Travis Graham
Richard How

**STAFF
PRESENT**

Mike Mallon, Senior Director of City Development
Dave McCumber, Development Review Manager
Jim Burgess, City Engineer
John Mullane, Interim City Attorney
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Traci Breshears, Recording Secretary

ABSENT

Jennifer Ritschel-Smith
Susan Stokenbury

**CALL TO
ORDER**

Byron Craddolph, Chairperson, called the meeting to order at 6:29 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 Morton and a second from Commissioner Henning and a unanimous vote, the minutes of December 11, 2023, were approved.

**AGENDA ITEM
4 / PUBLIC
HEARING /
REZONING / RZ-
10-23-8939 / "Hoot**

The public hearing for Agenda items 4, 5, and 7 was opened at 6:32 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning RZ-10-23-8939; General

SW Corner of E
Wyatt Rd and S
Litchford Rd

Monday January 22, 2024, Planning Commission meeting.

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**AGENDA ITEM
5 / PUBLIC
HEARING /
GENERAL
DEVELOPMENT
PLAN / GDP-10-
23-8940 / "Hoot
Owl Meadows" /
SW Corner of E
Wyatt Rd and S
Litchford Rd**

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**AGENDA ITEM
7 / PUBLIC
HEARING /
PRELIMINARY
PLAT / PP-10-23-
8941 / "Hoot Owl
Meadows" / SW
Corner of E Wyatt
Rd and S Litchford
Rd**

MOTION

Commissioner Morton motioned to approve the continuance of Rezoning / RZ-10-23-8939, General Development Plan / GDP-10-23-8940, and Preliminary Plat / PP-10-23-8941 of the Hoot Owl Meadows Project to the requested date of January 22, 2024.

SECOND

Commissioner How seconded the motion.

VOTE

| | |
|------------------------------|----------------------|
| Byron Craddolph, Chair – Aye | Chad Sanderson - Aye |
| Tom Rohr – Aye | Chris Henning – Aye |
| Richard How – Aye | Travis Graham – Aye |
| Robert Morton-Aye | |

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

Meeting.

**AGENDA ITEM
2 / PUBLIC
HEARING /
REZONING / RZ-
10-23-8944 /
“Redwood Blue
Springs Phase II” /
North of the future
SW Major Rd
extension and West
of SW 7 Hwy.**

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**AGENDA ITEM
3 / PUBLIC
HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN
/ PDC-10-23-8946
/ “Redwood Blue
Springs Phase II” /
North of the future
SW Major Rd
extension and West
of SW 7 Hwy**

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**AGENDA ITEM
6 /
PRELIMINARY
PLAT / PP-10-23-
8945 / “Redwood
Blue Springs Phase
II” / North of the
future SW Major
Rd extension and
West of SW 7 Hwy**

MOTION

Commissioner Morton motioned to approve the continuance of Rezoning / RZ-10-23-8944, Planned Development Concept Plan / PDC-10-23-8946, and Preliminary Plat / PP-10-23-8945 of the Redwood Blue Springs Phase II Project to the requested date of February 12, 2024.

SECOND

VOTE

Commissioner Smith seconded.

| | |
|------------------------------|----------------------|
| Byron Craddolph, Chair – Aye | Chad Sanderson - Aye |
| Tom Rohr – Aye | Chris Henning – Aye |
| Richard How – Aye | Travis Graham – Aye |
| Robert Morton-Aye | |

RECOMMENDED APPROVAL

(7-Aye, 0-No)

These items will be continued to the February 12, 2024, Planning Commission Meeting

**OTHER
BUSINESS**

Mike Mallon restated the dates that the continued projects will not be reissued as they were continued through the Planning Commission and given a specified date of continuance. Mr. Mallon also stated that they had reached out to the people in the community who have reached out in opposition to the projects to let them know of the continuances and that they will have the applicant post new signs with the corrected new dates.

Mr. Craddolph asked that in the future if there is nothing or very little on the agenda that sessions be made to discuss outcomes, concerns, or ways to accomplish goals.

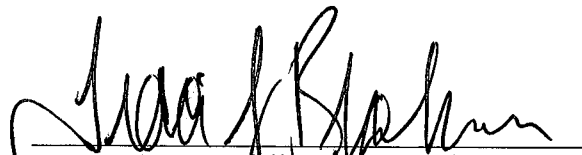
Mr. Mallon stated that it is a great idea and that he will look at the upcoming schedule to set aside a date for an informal meeting with Commission to discuss questions, concerns, new trends in development, code criteria, and go over the development process.

Mr. Mallon also stated that the Comprehensive Plan Update process will begin in the 2nd or 3rd quarter of 2024, and that having a less formal dialog throughout would be beneficial.

**MEETING
ADJOURN**

The next scheduled meeting is Monday, January 22, 2024.

With no further discussion, a motion was made by Commissioner Henning and seconded by Commissioner Morton and the meeting adjourned at 6:40 p.m.


Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph
Byron Craddolph, Chairperson

1.22.2024

Date