



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

**Planning Commission  
MINUTES  
Monday, March 13, 2023**

Media Link: [March 13, 2023, 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, March 13, 2023, 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](http://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

Byron Craddolph, Chairperson	Bob Morton
Tom Rohr	Susan Stokenbury
Chad Sanderson	Travis Graham
Jennifer Ritschel Smith	Rick How
Chris Henning	

**STAFF PRESENT**

Cara Elbert, Assistant Director, Community Development  
Aliyah Kincade, Recording Secretary  
Adair Bright, Associate Planner  
Jamarcus Magee, Associate Planner  
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore  
Jim Burgess, City Engineer

**ABSENT**

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 Byron Craddolph requested action on the Consent Agenda with a motion by Commissioner Sanderson and a second from Commissioner Stokenbury and a unanimous vote, the minutes of February 13, 2023, were approved.

**AGENDA ITEM 2 /  
MASTER /  
ALTERNATIVE SIGN  
PLAN / ASP-01-23-8622 /  
“City Mural at Pints and  
Play” / 1008 W Main Street**

Jamarcus Magee, Associate Planner, presented the request to the Planning Commission.

**QUESTIONS**

Commissioner Rohr questions if the applicant is present and Mr. Magee confirms. Commissioner Rohr will hold his questions for the applicant.

**APPLICANT**

Taylor Sisk, 1008 W Main Street, Blue Springs, MO.

**QUESTIONS**

Commissioner Rohr questions what role the applicant has and Ms. Sisk states she is the general manager of the business. The artist is on staff at Pints and Play.

Commissioner Rohr questions about any of the mentioned concerns from the Downtown Review Board and Public Art Commission.

Ms. Sisk describes what changes could possibly be made and recommended to the artist.

Commissioner Rohr further questions why the “Welcome” on the mural when you are leaving downtown Blue Springs.

Ms. Sisk states the art will help brighten up the building during downtown events and help attract more people to downtown Blue Springs.

Commissioner Stokenbury questions Commissioner Rohr if he has any suggestions on the mural “Welcome to” change.

Commissioner Rohr states he would leave the suggestions up to the artist and just wants to do things right.

Commissioner Rohr’s main concern in the color and being able to read the mural, but again wants to do things right.

Mr. Magee reminds the Planning Commissioners that the application for the Master Sign Plan was reviewed with the criteria in the sign code and has been found to be in compliance.

**MOTION  
MASTER /  
ALTERNATIVE SIGN  
PLAN / ASP-01-23-8622 /  
“City Mural at Pints and  
Play” / 1008 W Main Street**

Commissioner Graham moved to approve Master / Alternative Sign Plan / ASP-01-23-8622 / “City Mural at Pints and Play” / 1008 W Main Street with three staff conditions.

**SECOND**

Commissioner Henning seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr – Aye  
Bob Morton – Aye  
Rick How – Aye  
Chris Henning – Aye

Jennifer Ritschel Smith - Aye  
Chad Sanderson – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye

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

**STAFF CONDITIONS**

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
2. Concerning Sign Maintenance:
  - a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.
  - b. Degradation may include but is not limited to peeling or flaking paint.
3. Concerning Sign Removal:
  - a. The “City Mural at Pints and Play” may remain so long as the property owner allows provided it is properly maintained as required by this Master Sign Plan.
  - b. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the building.

**AGENDA ITEM 3**  
**2023 ANNUAL REPORT**  
**PRESENTATION**

Adair Bright, Associate Planner, presented the 2022 Annual Report to the Planning Commission.

The next scheduled meeting is **Monday, March 27, 2023.**

**OTHER BUSINESS**

Cara Elbert, Assistant Director of Community Development, presented the February 2023 Monthly Activity Report to the Commission.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:45 p.m.

*Aliyah Kincade*

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Respectfully Submitted by  
Aliyah Kincade, Recording Secretary

*Byron Craddolph*

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Byron Craddolph, Chairperson

4/10/23

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Date