



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

**Planning Commission
MINUTES
Monday, March 27, 2023**

Media Link: [March 27, 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 27, 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. The following members, guests and staff were in attendance:

ATTENDANCE

| | |
|------------------------------|------------------|
| Tom Rohr, Acting Chairperson | Bob Morton |
| Chad Sanderson | Susan Stokenbury |
| Jennifer Ritschel Smith | Rick How |

STAFF PRESENT

Mike Mallon, Director, Community Development
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

Byron Craddolph, Chairperson
Chris Henning
Travis Graham
Mike Mallon, Director, Community Development

CALL TO ORDER

Acting 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**

Acting Chairperson Tom Rohr 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 March 13, 2023, were approved.

**AGENDA ITEM 2 /
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-02-23-8642**
/ “First United Methodist
Church Lot 2” / Parcel #: 35-
940-09-68-00-0-00-000

The public hearing for Agenda Item 2 opened at 6:32 p.m. with a request for exhibits from the City Attorney introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 11, 2023
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference) Adair Bright, Associate Planner, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

James Autry Jr., 90 Beach Drive, Lake Tapawingo, MO.

QUESTIONS

None.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

Acting Chairperson Tom Rohr stated the public commentary portion of the Public Hearing is now closed.

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 6:37 p.m.

**MOTION
CONDITIONAL USE
PERMIT / CUP-02-23-8642**
/ “First United Methodist
Church Lot 2” / Parcel #: 35-
940-09-68-00-0-00-00

Commissioner Sanderson moved to approve Conditional Use Permit / CUP-02-23-8642 / “First United Methodist Church Lot 2” / Parcel #: 35-940-09-68-00-0-00-00 with four staff conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Tom Rohr, Acting Chairperson – Aye
Bob Morton – Aye
Rick How – Aye

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

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

This item will be heard at the April 3, 2023, City Council Meeting.

STAFF CONDITIONS

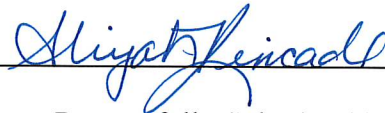
1. Approval by the Planning Commission based on the representations of ar drawings presented as part of this application does not waive any requireme or development standard contained in the UDC.
2. The Conditional Use Permit allows residential accessory uses as outlined in th UDC without a principal use on Parcel #35-940-09-68-00-0-00-000, except fo the following uses and/or limitations on the following uses:
 - a. Guest house or guest rooms shall not be allowed.
 - b. Outdoor storage of recreational vehicles or equipment such as boat boat trailers, camping trailers, converted buses or trucks, horse trailer or other similar items shall be limited to no more than three (3) in tota
 - c. Accessory living units shall not be allowed.
3. All structures erected on the property must maintain a 25-ft. setback from a property lines.
4. Additional access points to the property, such as a driveway, are prohibited.

OTHER BUSINESS

The next scheduled meeting is **Monday, April 10, 2023.**

MEETING ADJOURN

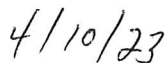
With no further discussion, a motion was made by Commissioner Stokenbury ar seconded by Commissioner Morton and the meeting adjourned at 6:38 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date