



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

**Planning Commission
MINUTES
Monday, April 24, 2023**

Media Link: [April 24, 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, April 24, 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

Byron Craddolph, Chairperson	Jennifer Ritschel Smith
Tom Rohr, Vice Chairperson	Bob Morton
Chris Henning	Chad Sanderson
Travis Graham	Richard 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
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Jim Burgess, City Engineer

ABSENT

Susan Stokenbury

CALL TO ORDER

Chairperson 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 Craddolph requested action on the Consent Agenda with a motion by Commissioner Sanderson and a second from Commissioner Smith and a unanimous vote, the minutes of April 10, 2023, were approved.

AGENDA ITEM 2
PR-O FINAL PLAN /
PROF-03-23-8682 / “Eagles
Ridge Estates PR-O 4th Plat”
/ Parcel #: 41-910-99-03-01-
3-00-000

Adair Bright, Associate Planner, presented the request to the Planning Commission.

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AGENDA ITEM 3
FINAL PLAT / PF-03-23-
8683 / “Eagles Ridge Estates
PR-O 4th Plat” / Parcel #: 41-
910-99-03-01-3-00-000

QUESTIONS

None.

APPLICANT

Bryan Rahn, 1000 NW High Point Drive, Lee’s Summit, MO.

QUESTIONS

None.

MOTION
PR-O FINAL PLAN /
PROF-03-23-8682 / “Eagles
Ridge Estates PR-O 4th Plat”
/ Parcel #: 41-910-99-03-01-
3-00-000

Commissioner Rohr moved to approve PR-O Final Plan / PROF-03-23-8682 / “Eagles Ridge Estates PR-O 4th Plat” / Parcel #: 41-910-99-03-01-3-00-000 with three staff conditions.

SECOND

Commissioner Henning seconded.

VOTE

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

Jennifer Ritschel Smith - Aye
Travis Graham – Aye
Chad Sanderson – Aye
Rick How - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission 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, unless previously approved by the PR-O Concept Plan.
 - a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Landscaping in the open space tract shall be financially guaranteed prior to the recording of the Final Plat.

3. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to applicable lots.
 - b. A minimum of 45 plant units and street tree(s) shall be installed

MOTION

FINAL PLAT / PF-03-23-8683 / “Eagles Ridge Estates PR-O 4th Plat” / Parcel #: 41-910-99-03-01-3-00-000

Commissioner Rohr moved to approve the Final Plat / PF-03-23-8683 / “Eagles Ridge Estates PR-O 4th Plat” / Parcel #: 41-910-99-03-01-3-00-000 with five staff conditions.

SECOND

Commissioner How seconded.

VOTE

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

Jennifer Ritschel Smith - Aye
 Travis Graham – Aye
 Chad Sanderson – Aye
 Rick How - Aye

**RECOMMEND APPROVAL
 (8-Aye, 0-No)**

This item will be heard at the May 1, 2023, City Council Meeting.

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, unless previously approved by the PR-O Concept Plan.
 - a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Prior to the Final Plat being recorded the following must occur:
 - a. The landscaping and amenities shall be financially guaranteed; and,
 - b. The sidewalk panels needing replaced adjacent to open space tracts shall be financially guaranteed.
3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
4. Prior to Building Occupancy, the following must occur:
 - a. Landscape buffers and amenities shall be installed and pass a final inspection by Planning; and,
 - b. The sidewalk adjacent to open space tracts shall be installed and pass a final inspection by Public Works.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to each lot.
 - b. A minimum of 45 plant units and street tree shall be installed.

AGENDA ITEM 4

FINAL PLAT / PF-03-23-8681 / “Stonecreek 24th Plat” / Parcel #: 42-610-99-09-03-0-00-000

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

QUESTIONS

None.

APPLICANT

Bryan Rahn, 1000 NW High Point Drive, Lee’s Summit, MO.

QUESTIONS

None.

MOTION

FINAL PLAT / PF-03-23-8681 / “Stonecreek 24th Plat” / Parcel #: 42-610-99-09-03-0-00-000

Commissioner Sanderson moved to approve the Final Plat / PF-03-23-8681 / “Stonecreek 24th Plat” / Parcel #: 42-610-99-09-03-0-00-000 with three staff conditions.

SECOND

Commissioner How seconded.

VOTE

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

Jennifer Ritschel Smith - Aye
Travis Graham – Aye
Chad Sanderson – Aye
Rick How - Aye

**RECOMMEND APPROVAL
(8-Aye, 0-No)**

This item will be heard at the May 1, 2023, City Council Meeting.

STAFF CONDITIONS

1. Approval by the Planning Commission 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 following must occur:
 - a. The Final Plat must be recorded with Jackson County.
 - b. The recorded Declaration of Restriction documents must be provided to the City.
3. Prior to occupancy of each lot, the following must occur:
 - a. The required landscaping for each lot shall be installed.
 - b. The required public sidewalk for each lot shall be installed.

**AGENDA ITEM 5
MASTER /
ALTERNATIVE SIGN
PLAN / ASP-03-23-8678 /
“Celebrate Blue Springs –
Cats on Main” / 1204 W
Main Street**

Cara Elbert, Assistant Director, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Pam Buck, Downtown Alive!, 2417 NW Leann Drive, Blue Springs, MO.

QUESTIONS

None.

**MOTION
MASTER /
ALTERNATIVE SIGN
PLAN / ASP-03-23-8678 /
“Celebrate Blue Springs –
Cats on Main” / 1204 W
Main Street**

Commissioner Henning moved to approve the Master / Alternative Sign Plan / ASP-03-23-8678 / “Celebrate Blue Springs – Cats on Main” / 1204 W Main Street.

SECOND

Commissioner Smith seconded.

VOTE

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

Jennifer Ritschel Smith - Aye
Travis Graham – Aye
Chad Sanderson – Aye
Rick How - Aye

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

STAFF CONDITIONS

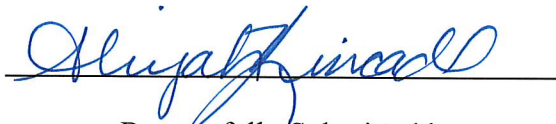
1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
2. Concerning Sign Maintenance:
 - a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.
 - b. Degradation may include but is not limited to peeling or flaking paint.
3. Concerning Sign Removal:
 - a. The “Celebrate Blue Springs-Cats on Main” mural 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.
4. A Hold Harmless agreement must be in place between Downtown Alive! and the City of Blue Springs to utilize the adjacent parking lot for staging and equipment to construct the mural before sign permit will be issued.

OTHER BUSINESS

The next scheduled meeting is **Monday, May 8, 2023.**

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Graham and seconded by Commissioner Morton and the meeting adjourned at 6:44 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

5/8/23

Date