



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

**Planning Commission  
MINUTES  
Monday, April 25, 2022**

Media Link: [April 25, 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, April 11, 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](http://www.bluespringsgov.com/CityMeetingsLive) The following members, guests and staff were in attendance:

**ATTENDANCE**

Chad Sanderson, Chairperson	Tom Rohr
Travis Graham	Ken Billups Jr.
Mitchell Peil	Byron Craddolph
LaKeisha Veal	Jacob Honeycutt
Susan Stokenbury	
Mike Mallon, Director, Community Development	
Jamarcus Magee, Associate Planner	
Shana Kelly, Associate Planner	
Chris Livesay, Councilmember – District 2 (Mayor Pro-Tempore)	
Chris Sandie, Director, Public Works	
James Burgess, City Engineer	
Jackie Sommer, City Attorney	
Aliyah Kincade, Recording Secretary	

**ABSENT**

None

## CALL TO ORDER

Chairperson Chad Sanderson 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 Sanderson requested action on the Consent Agenda.

Chairperson Sanderson requested action on the Consent Agenda with a motion by Commissioner Jacob Honeycutt, a second from Commissioner Byron Craddolph, and a unanimous vote, the minutes of April 11, 2022.

## COMMENT

Mike Mallon wanted to let the Planning Commission know of a few errors in the staff reports and apologizes. Mr. Mallon does not believe the errors will have an impact on the cases and assures the Planning Commission to do better in the future.

## AGENDA ITEM 2 PUBLIC HEARING / SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-03- 22-8206 / "5 Star Motors" / 1811 West 40 Highway

The public hearing for Agenda Item 2 was opened at 6:33 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 2 into the public record on behalf of the applicant.

Exhibits: Agenda Item 2

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 9, 2022
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)

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

## QUESTIONS

Commissioner Byron Craddolph questions if they are using the existing light pole bases or if an additional one is being added.

Mr. Magee states they are adding one light pole base on the southwest property line and there are currently two light pole bases on the southern property line.

Commissioner Craddolph questions the locations in relation to the west entrance.

Mr. Magee shows the location on an aerial map.

Commissioner Craddolph was trying to determine if the proposed light pole bases were closer to the north or south of the property.

<b>APPLICANT</b>	Rustalyn York (contractor), 23910 S Lucille Lane, Peculiar, MO.										
<b>DISCUSSION</b>	Commissioner Craddoph brings up recent vandalism in the area and questions the applicant as to why lights are not being added to the side and rear of the property.  Ms. York defers the question to the applicant.										
<b>APPLICANT</b>	Jeremy Gregory, 9207 Holmes, Kansas City, MO.										
<b>DISCUSSION</b>	Mr. Gregory states the tenant is responsible for any additional lighting and, at this point, believes the proposed lighting will be enough to rectify his issues.										
<b>WITNESSES IN FAVOR</b>	None.										
<b>WITNESSES OPPOSED</b>	None.										
<b>PUBLIC HEARING CLOSED</b>	The public hearing closed at 6:40 p.m.										
<b>MOTION SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-03- 22-8206 / “5 Star Motors” / 1811 West 40 Highway</b>	Commissioner LaKeisha Veal moved to approve the Site Plan Design Review with Alternative Development Standards / SPDR-03-22-8206 / “5 Star Motors” / 1811 West 40 Highway with two conditions.										
<b>SECOND</b>	Seconded by Commissioner Susan Stokenbury.										
<b>VOTE</b>	<table border="0"> <tr> <td>Byron Craddolph – Aye</td> <td>Ken Billups Jr. – Aye</td> </tr> <tr> <td>Mitchell Peil – Nay</td> <td>Susan Stokenbury – Aye</td> </tr> <tr> <td>LaKeisha Veal - Aye</td> <td>Travis Graham – Aye</td> </tr> <tr> <td>Jacob Honeycutt – Aye</td> <td>Chad Sanderson, Chair – Aye</td> </tr> <tr> <td>Tom Rohr – Aye</td> <td></td> </tr> </table> <p><b>APPROVED</b> <b>(8-Aye, 1-No)</b></p>	Byron Craddolph – Aye	Ken Billups Jr. – Aye	Mitchell Peil – Nay	Susan Stokenbury – Aye	LaKeisha Veal - Aye	Travis Graham – Aye	Jacob Honeycutt – Aye	Chad Sanderson, Chair – Aye	Tom Rohr – Aye	
Byron Craddolph – Aye	Ken Billups Jr. – Aye										
Mitchell Peil – Nay	Susan Stokenbury – Aye										
LaKeisha Veal - Aye	Travis Graham – Aye										
Jacob Honeycutt – Aye	Chad Sanderson, Chair – Aye										
Tom Rohr – Aye											

**STAFF CONDITIONS**

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the approval of the following Alternative Development Standards:
  - a. Waive the requirement for 25-foot setback for light pole location and utilized the existing light pole bases at a 0-foot setback on south property line. Also, waive the maximum amount of spillover allowed at the property line for the pole in the southwest corner.
  - b. A building permit is required to be approved prior to construction of the new light poles.
2. All signage must be permitted and reviewed by staff.

**AGENDA ITEM 3  
PUBLIC HEARING /  
REZONING / RZ-03-22-  
8202 / “Guier Fence” / 2501  
NW Jefferson Street**

The public hearing for Agenda Item 3 was opened at 6:41 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 3 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 April 9, 2022
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)

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

**QUESTIONS**

None.

**APPLICANT**

Kelly Guier, 2224 NW Timberline, Blue Springs, MO.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**DISCUSSION**

Commissioner Mitchell Peil questions staff about the denial of the rezoning in 2020 by City Council and how the property complies today.

Mr. Mallon states the request for rezoning in 2020 was similar to this request but was also accompanied by a conditional use permit for auto sales. The conditional use permit for auto sales was denied which also denied the rezoning.

Commissioner Peil questions if an additional business occupies the property.

Mr. Mallon states a request for a business license has been made by a contractor, but not approved yet due to the current zoning not complying.

Commissioner Peil states that Direct TV appears to be the business.

Mr. Mallon states Direct TV occupies the space and does not have a current business license because staff cannot sign off due to the current zoning.

Commissioner Peil states Direct TV has been running the business from the location.

Mr. Mallon states they are not supposed to be doing so.

The public hearing closed at 6:48 p.m.

**PUBLIC HEARING  
CLOSE**

**MOTION  
REZONING / RZ-03-22-  
8202 / “Guier Fence” / 2501  
NW Jefferson Street**

Commissioner LaKeisha Veal moved to approve the Rezoning / RZ-03-22-8202 / “Guier Fence” / 2501 NW Jefferson Street.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Nay  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**RECOMMENDED APPROVAL  
(8-Aye, 1-No)**

**To be heard by City Council, Monday, May 2, 2022.**

**AGENDA ITEM 4  
PUBLIC HEARING /  
REZONING / RZ-03-22-  
8203 / “Frisbie Monuments  
Blue Springs” / 2501 SW 40  
Hwy. and generally located  
at the northeast corner of SW  
40 Hwy. and Cemetery Rd.**

The public hearing for Agenda Item 4 was opened at 6:49 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 4 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 April 9, 2022
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)

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

## QUESTIONS

Commissioner Peil questions if additional businesses are being operated on the property

Mr. Magee defers to the applicant.

Commissioner Craddolph questions the effects of the property value of the adjacent residential areas, proposing some type of buffer be put in place. Commission Craddolph further lists a few code compliance issues he has seen.

Mr. Mallon states staff did not feel the buffer was needed as this is a rezoning with the same uses, just to bring the property into compliance. Mr. Mallon also states the owner can speak to the current conditions.

## APPLICANT

Kevin Frisbie, 32804 Murphy School Road, Grain Valley, MO.

Mr. Frisbie states the company was started as a family-owned business twelve years ago here in the city. The monuments have been shown in front and they attempt to keep the area tidy from the front. In reference to the trash Commission Craddolph brought up, Mr. Frisbie states there is a common area shared with businesses in the rear and that a few items are on Mr. Frisbie's property. Mr. Frisbie explains how in 1986 the complex was one property then divided and he occupies the front one-acre portion. Mr. Frisbie is wanting to expand to production at his site and allow research and development.

## DISCUSSION

Commissioner Peil questions about the research and development at the site.

Mr. Frisbie states the research and development would be to test filter media. The filter media is tested to make sure the right amount of air is filtered properly.

Commissioner Craddolph questions Mr. Frisbie if his property is up to code in the rear with a trailer, a truck with a flat tire and some wood pallets.

Mr. Frisbie acknowledges the truck with a flat tire and states when he drove by the site recently and did not observe any trash, then restating the area is shared with additional businesses in the rear.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None,

**DISCUSSION**

None.

**PUBLIC HEARING  
CLOSE**

The public hearing closed at 6:48 p.m.

**MOTION**

**REZONING / RZ-03-22-8203** / “Frisbie Monuments Blue Springs” / 2501 SW 40 Hwy. and generally located at the northeast corner of SW 40 Hwy. and Cemetery Rd

Commissioner Ken Billups moved to approve the Rezoning / RZ-03-22-8203 / “Frisbie Monuments Blue Springs” / 2501 SW 40 Hwy. and generally located at the northeast corner of SW 40 Hwy. and Cemetery Rd

**SECOND**

Seconded by Commissioner Travis Graham.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

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

**To be heard by City Council, Monday, May 2, 2022.**

**AGENDA ITEM 5  
PLANNED  
DEVELOPMENT FINAL  
PLAN / SITE PLAN  
DESIGN REVIEW / PDFS-  
03-22-8215** / “Redwood Blue Springs” / 26310 SW Wyatt Road

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

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**AGENDA ITEM 6  
FINAL PLAT / PF-03-22-  
8214** / “Redwood Blue Springs” / 26310 SW Wyatt Road

**QUESTIONS**

Commissioner Peil questions the turn arc on the private street to allow for fire trucks on the street.

Mr. Mallon defers the question to the applicant.

Commissioner Billups questions if occupancy will be allowed while other buildings are still being constructed.

Mr. Mallon states typically yes and that the certificate of occupancy is per building.

Commissioner Craddolph questions the location of the manhole covers on the site.

Chris Sandie, Director, Public Works, states the manhole covers are usually in the right of way to side, but typically that detail is not looked at.

**APPLICANT**

Richard Batt, 7007 E Pleasant Valley Road, Independence, OH.

Mr., Batt states no manhole covers will be in the street and will be in the yards.

Mr. Batt describes the build process as placing the infrastructure in first and then a manufacture assembly line for the building. Once a certificate occupancy is issued tenants will be moved in. They do not like to move people into a construction site., so from one side to another is the typical build system.

Mr. Batt states the fire department accepted their street plan.

**DISCUSSION**

None.

**MOTION**

**PLANNED**

**DEVELOPMENT FINAL**

**PLAN / SITE PLAN**

**DESIGN REVIEW / PDFS-**

**03-22-8215 / “Redwood Blue**

**Springs” / 26310 SW Wyatt**

**Road**

Commissioner Craddolph moved to approve the Planned Development Final Plan / Site Plan Design Review / PDFS-03-22-8215 / “Redwood Blue Springs” / 26310 SW Wyatt Road with 3 conditions.

**SECOND**

Seconded by Commissioner LaKeisha Veal.



**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Nay  
Tom Rohr – Aye

Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**APPROVED  
(8-Aye, 1-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 modified under the approved PD Concept Plan, which include:
  - a. Per UDC Section 407.080, increase the maximum garage coverage from 25% to 74%.
  - b. Per UDC Section 407.020 and 407.080, a 6-ft. sidewalk is only required on one side of each internal access drive to meet the pedestrian access requirements for multi-family developments over 3 acres.
2. All signage shown on the PD Final Plan is for illustrative and landscaping purposes only and approval of the PD Final Plan does not constitute approval of signage as shown; all signage shall require separate permits and shall meet the Sign Code.
3. Final building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan.

**MOTION**

**FINAL PLAT / PF-03-22-8214 / “Redwood Blue Springs” / 26310 SW Wyatt Road**

Commissioner Craddolph moved to approve the Final Plat / PF-03-22-8214 / “Redwood Blue Springs” / 26310 SW Wyatt Road with 7 conditions.

**SECOND**

Seconded by Commissioner LaKeisha Veal.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Nay  
Tom Rohr – Aye

Ken Billups Jr. – Aye  
Susan Stokenury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**RECOMMENDED APPROVAL  
(8-Aye, 1-No)**

**To be heard by City Council, Monday, May 2, 2022.**

## 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 otherwise approved through the PD Concept Plan.
2. The required road improvements and construction of SW Major Road shall be completed prior to Occupancy of the first building.
3. The required Sidewalk and trail construction shall be completed prior to Occupancy of the first building.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. As-builts and 2-year maintenance bonds on the storm sewers and sanitary sewers shall be submitted prior to Occupancy of the first unit.
6. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to Occupancy of the first unit.
7. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

## OTHER BUSINESS

The next scheduled meeting is **Monday, May 9, 2022.**

Mike presented the Boards and Commissions Code Amendments and Rules of Procedure update.

Commissioner Billups brings up the idea to change the Planning Commission meeting time to 6:00 p.m. instead of 6:30 p.m.

A few Commissioners favored the idea, but not all were able to make an earlier time. The Commissioners plan to address the issue later.

## MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Honeycutt and seconded by Commissioner Veal and the meeting adjourned at 7:46 p.m.



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Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



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Chad Sanderson, Chairperson

5/9/2022

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Date