



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

**Planning Commission
MINUTES
Monday, May 8, 2023**

Media Link: [May 8, 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, May 8, 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	Susan Stokenbury
Jennifer Ritschel Smith	Chad Sanderson
Bob Morton	Richard How

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Aliyah Kincade, Recording Secretary
Jamarcus Magee, Associate Planner
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Jim Burgess, City Engineer

ABSENT

Chris Henning
Travis Graham
Tom Rohr, Vice Chairperson

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 Morton and a unanimous vote, the minutes of April 24, 2023, were approved.

AGENDA ITEM 2
FINAL PLAT / PF-04-23-8740 / “Gerber – Blue Springs” / 1550 SE US 40 Highway

&

AGENDA ITEM 3
SITE PLAN DESIGN REVIEW / SPDR-03-23-8692 / “Gerber – Blue Springs” / 1550 SE US 40 Highway

QUESTIONS

APPLICANT

QUESTIONS

MOTION
FINAL PLAT / PF-04-23-8740 / “Gerber – Blue Springs” / 1550 SE US 40 Highway

SECOND

VOTE

STAFF CONDITIONS

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

Items 2 and 3 were heard concurrently.

None.

Shane Murray, Architect, Edmond, OK.

None.

Commissioner Sanderson moved to approve Final Plat / PF-04-23-8740 / “Gerber – Blue Springs” / 1550 SE US 40 Highway with two staff conditions.

Commissioner Stokenbury seconded.

Byron Craddolph, Chair – Aye
Bob Morton – Aye
Jennifer Ritschel Smith - Aye

Susan Stokenbury – Aye
Chad Sanderson – Aye
Rick How - Aye

RECOMMEND APPROVAL
(6-Aye, 0-No)

This item will be heard at the May 15, 2023, City Council Meeting.

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.
2. Prior to Building Permit issuance, the Amended Final Plat must be recorded with Jackson County.

MOTION
SITE PLAN DESIGN
REVIEW / SPDR-03-23-
8692 / “Gerber – Blue
Springs” / 1550 SE US 40
Highway

Commissioner Sanderson moved to approve the Site Plan Design Review / SPDR-03-23-8692 / “Gerber – Blue Springs” / 1550 SE US 40 Highway with four staff conditions.

SECOND

Commissioner How seconded.

VOTE

Byron Craddolph, Chair – Aye
Bob Morton – Aye
Jennifer Ritschel Smith - Aye

Susan Stokenbury – Aye
Chad Sanderson – Aye
Rick How - Aye

APPROVED
(6-Aye, 0-No)

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.
2. A building permit is required to be approved prior to construction of the new building addition.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.
4. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.

AGENDA ITEM 4
ELECTION OF
OFFICERS
2023-2024 PC Chair
2023-2024 PC Secretary
(Vice Chair)

PC CHAIR
NOMINATION

Chairperson Craddolph nominated himself for a second term as the Planning Commission Chair.

MOTION

Commissioner Sanderson motioned to approve the re-nomination of Commissioner Craddolph as the Planning Commission Chair.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Bob Morton – Aye
Jennifer Ritschel Smith - Aye

Susan Stokenbury – Aye
Chad Sanderson – Aye
Rick How - Aye

APPROVED
(6-Aye, 0-No)

PC SECRETARY (VICE CHAIR) NOMINATION

Chairperson Craddolph nominated Commissioner Rohr for a second term as the Planning Commission Secretary (Vice Chair).

MOTION

Commissioner How motioned to approve the re-nomination of Commissioner Rohr as the Planning Commission Secretary (Vice Chair).

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Bob Morton – Aye
Jennifer Ritschel Smith - Aye

Susan Stokenbury – Aye
Chad Sanderson – Aye
Rick How - Aye

APPROVED
(6-Aye, 0-No)


OTHER BUSINESS


The next scheduled meeting is **Monday, May 22, 2023.**

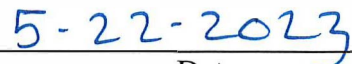
Cara Elbert, Assistant Director of Community Development, presented the April 2023 Monthly Activity Report to the Commission.

MEETING ADJOURN

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


Respectfully Submitted by
Aliyah Kincade, Recording Secretary


Byron Craddolph, Chairperson


Date