



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

**Planning Commission  
MINUTES  
Monday, May 22, 2023**

Media Link: [May 22, 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 22, 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  
Tom Rohr, Secretary (Vice Chair)  
Bob Morton  
Travis Graham  
Susan Stokenbury  
Chad Sanderson  
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  
Jennifer Ritschel Smith

**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 Morton and a second from Commissioner Stokenbury and a unanimous vote, the minutes of May 8, 2023, were approved.

**AGENDA ITEM 2  
PUBLIC HEARING / UDC  
TEXT AMENDMENT /  
UDCT-04-23-8725 / "UDC  
Text Amendment -  
Floodplain"**

The public hearing for Agenda Item 2 opened at 6:31 p.m. with a request for exhibits from the City Attorney, who introduced Exhibits 1 through 5 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 May 6, 2023
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

**QUESTIONS**

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

Commissioner Sanderson questions if we frequently get floodplain requests.

Mr. Mallon responds it is not frequent that we get requests, and we only have 27 structures current built in the floodplain. There is just not that many.

Commissioner Stokenbury questions when we will know what our new rating is.

Mr. Mallon thinks we will be able to move to an 8 or 7, but not sure when we will know.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**PUBLIC COMMENT**

Chairperson Craddolph stated the public commentary portion of the Public Hearing is now closed.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:43 p.m.

**MOTION  
UDC TEXT  
AMENDMENT / UDCT-  
04-23-8725 / “UDC Text  
Amendment - Floodplain”**

Commissioner Rohr moved to approve UDC Text Amendment / UDCT-04-23-8725 / “UDCT Text Amendment – Floodplain.”

**SECOND**

Commissioner How seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr - Aye  
Bob Morton – Aye  
Travis Graham – Aye

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

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

**This item will be heard at the June 5, 2023, City Council Meeting.**

**PUBLIC HEARING /  
VACATION / VAC-04-23-  
8715 / “NW Vesper Street  
and NW 16<sup>th</sup> Street” / Alley  
at NW Vesper Street and NW  
16<sup>th</sup> Street**

The public hearing for Agenda Item 3 opened at 6:44 p.m. with a request for exhibits from the City Attorney, who 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 May 6, 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)

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

**QUESTIONS**

None.

**APPLICANT**

Jeffrey M Gibson, 205 NW 16th Street, Blue Springs, MO.

**QUESTIONS**

None.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**PUBLIC COMMENT**

Chairperson Craddolph stated the public commentary portion of the Public Hearing is now closed.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:47 p.m.

**MOTION  
VACATION / VAC-04-23-  
8715 / “NW Vesper Street  
and NW 16<sup>th</sup> Street” / Alley  
at NW Vesper Street and NW  
16<sup>th</sup> Street**

Commissioner Sanderson moved to approve Vacation / VAC-04-23-8715 / “NW Vesper Street and NW 16<sup>th</sup> Street” / Alley at NW Vesper Street and NW 16<sup>th</sup> Street with three staff conditions.

**SECOND**

Commissioner Stokenbury seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr - Aye  
Bob Morton – Aye  
Travis Graham – Aye

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

**RECOMMEND APPROVAL**

**(7-Aye, 0-No)**

**This item will be heard at the June 5, 2023, City Council Meeting.**

**STAFF CONDITIONS**

1. Approval by the City Council 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. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.
3. If any development occurs or the footprint of the principal structure expands, the entire property will need to be replatted and go through the preliminary and final platting process.

**AGENDA ITEM 4  
PUBLIC HEARING /  
REZONING / RZ-04-23-  
8712 / “CHN Estates” / 1130  
SE Graham Ridge Road**

The public hearing for Agenda Items 4 & 5 opened at 6:44 p.m. with a request for exhibits from the City Attorney, who 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 May 6, 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)

**AGENDA ITEM 5  
PUBLIC HEARING /  
GENERAL  
DEVELOPMENT PLAN /  
GDP-05-23-8745 / “CHN  
Estates” / 1130 SE Graham  
Ridge Road**

&

**AGENDA ITEM 6  
PRELIMINARY PLAT /  
PP-04-23-8713 / “CHN  
Estates” / 1130 SE Graham  
Ridge Road**

Agenda Items 6 and 7 were heard concurrently.

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

&

**AGENDA ITEM 7  
FINAL PLAT / PP-04-23-  
8713 / “CHN Estates” / 1130  
SE Graham Ridge Road**

**QUESTIONS**

None.

**APPLICANT**

Chris Mann, 1133 SE Graham Ridge Road, Blue Springs, MO. Mr. Mann stated the intent of this project is to allow one of the children to build a house on the adjacent property. This is all for the kids.

**QUESTIONS**

None.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**PUBLIC COMMENT**

Chairperson Craddolph stated the public commentary portion of the Public Hearing is now closed.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:54 p.m.

**MOTION  
REZONING / RZ-04-23-  
8712 / "CHN Estates" / 1130  
SE Graham Ridge Road**

Commissioner Morton moved to approve Rezoning / RZ-04-23-8712 / "CHN Estates" / 1130 SE Graham Ridge Road.

**SECOND**

Commissioner How seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Susan Stokenbury – Aye
Tom Rohr - Aye	Chad Sanderson – Aye
Bob Morton – Aye	Rick How - Aye
Travis Graham – Aye	

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

**This item will be heard at the June 5, 2023, City Council Meeting.**

**MOTION  
GENERAL  
DEVELOPMENT PLAN /  
GDP-05-23-8745 / ""CHN  
Estates" / 1130 SE Graham  
Ridge Road**

Commissioner Morton moved to approve the General Development Plan / GDP-05-23-8745/ "CHN Estates" / 1130 SE Graham Ridge Road with two staff conditions.

**SECOND**

Commissioner How seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr - Aye  
Bob Morton – Aye  
Travis Graham – Aye

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

**RECOMMEND APPROVAL**

**(7-Aye, 0-No)**

**This item will be heard at the June 5, 2023, City Council Meeting.**

**STAFF CONDITIONS**

1. Approval by the City Council 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 General Development Plan.
2. The existing gravel lot does not comply with general development standards and will need to be removed prior to building permit for future house.

**MOTION**

**PRELIMINARY PLAT /  
PP-04-23-8713 / “CHN  
Estates” / 1130 SE Graham  
Ridge Road**

Commissioner Morton moved to approve the Preliminary Plat / PP-04-23-8713/ “CHN Estates” / 1130 SE Graham Ridge Road with one staff condition.

**SECOND**

Commissioner How seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr - Aye  
Bob Morton – Aye  
Travis Graham – Aye

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

**APPROVED**

**(7-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.

**MOTION**

**FINAL PLAT / PP-04-23-  
8713 / “CHN Estates” / 1130  
SE Graham Ridge Road**

Commissioner Graham moved to approve the Final Plat / PF-04-23-8713/ “CHN Estates” / 1130 SE Graham Ridge Road with two staff conditions.

**SECOND**

Commissioner How seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Tom Rohr - Aye  
Bob Morton – Aye  
Travis Graham – Aye

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

**RECOMMEND APPROVAL**

**(7-Aye, 0-No)**

**This item will be heard at the June 5, 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.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

**OTHER BUSINESS**

The next scheduled meeting is **Monday, June 12, 2023.**

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Stokenbury and the meeting adjourned at 6:58 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

6/26/23

Date

