



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

**Planning Commission  
MINUTES  
Monday, May 23, 2022**

Media Link: [May 23, 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, May 23, 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**

Byron Craddolph, Chairperson	Susan Stokenbury
Travis Graham	Ken Billups Jr.
Mitchell Peil	Chad Sanderson
LaKeisha Veal	Jacob Honeycutt

Mike Mallon, Director, Community Development  
Shana Kelly, Associate Planner  
Jamarcus Magee, Associate Planner  
Chris Lievsay, Councilmember – District 2 (Mayor Pro-Tempore)  
Adam Hilgedick, Assistant Director, Public Works  
James Burgess, City Engineer  
Jackie Sommer, City Attorney  
Aliyah Kincade, Recording Secretary

**ABSENT**

Tom Rohr

**CALL TO ORDER**

Chairperson Byron 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 Jacob Honeycutt, a second from Commissioner LaKeisha Veal, and a unanimous vote, the minutes of May 9, 2022, were approved.

**AGENDA ITEM 2  
VISITORS**

Chairperson Craddolph states visitors will be limited to 3 minutes in speaking time and when your name is called, please come up to the podium to address the Planning Commission.

Jackie Sommers reads from the new Rules of Procedures to remind visitors and the Planning Commission of the new procedures.

Trish Totta, Lara Vermillion, Jaime Russell, J.T. Daniels, Tracy Flanagan, Travis Hagewood, Lori Smith, Robert Lawson addressed the Planning Commission in support of the Diversity and Inclusion Mural.

Lori Latta, Norma Marshal, Carolyn Caton, Rebecca Anthony, Gary Dusenberg addressed the Planning Commission in opposition to the Diversity and Inclusion Mural.

**AGENDA ITEM 3  
ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-04-22-8251 / “Diversity  
and Inclusion Mural” / 1101  
West Main St.**

Chairperson Craddolph began to introduce the next agenda item when a motion was made by Commissioner Peil.

**MOTION TO CONTINUE  
ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-04-22-8251 / “Diversity  
and Inclusion Mural” / 1101  
West Main St.**

Commissioner Peil moved to continue the Alternative / Master Sign Plan / ASP-04-22-8251 / “Diversity and Inclusion Mural” / 1101 West Main St. due to needing additional information to make a vote.

Jackie Somers, City Attorney does remind the Planning Commissions this project is not a public hearing and the letters received tonight and in the packet are not testimony nor evidence.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph, Chair – Nay  
Mitchell Peil – Aye  
LaKeisha Veal - Nay  
Jacob Honeycutt – Nay

Ken Billups Jr. – Nay  
Susan Stokenbury – Nay  
Travis Graham – Nay  
Chad Sanderson – Nay

**DENIED  
(1-Aye, 7-No)**

**AGENDA ITEM 3  
ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-04-22-8251 / “Diversity  
and Inclusion Mural” / 1101  
West Main St.**

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

**QUESTIONS**

None.

**APPLICANT**

Jeff Carpenter, Blue Springs Rotary Club, PO Box 1014, Blue Springs, MO. Mr. Carpenter was available for questions from the Planning Commission.

**QUESTIONS**

None.

**MOTION**

**ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-04-22-8251 / “Diversity  
and Inclusion Mural” / 1101  
West Main St.**

Commissioner Chad Sanderson moved to approve Alternative / Master Sign Plan / ASP-04-22-8251 / “Diversity and Inclusion Mural” / 1101 West Main St. with three staff conditions

**SECOND**

Commissioner Ken Billups Jr. seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Mitchell Peil – Nay  
LaKeisha Veal - Aye  
Jacob Honeycutt – Nay

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

**APPROVED  
(6-Aye, 2-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 “Diversity and Inclusion” 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 structure.

**AGENDA ITEM 4  
PUBLIC HEARINGS /  
REZONING / RZ-12-21-  
8095 / “The Dwellings” / 106  
NW 9<sup>th</sup> St. & 110 SW 9<sup>th</sup> St.**

**&**

**AGENDA ITEM 5  
PUBLIC HEARINGS /  
GENERAL  
DEVELOPMENT PLAN /  
GDP-12-21-8096 / “The  
Dwellings” / 106 NW 9<sup>th</sup> St.  
& 110 SW 9<sup>th</sup> St.**

**&**

**AGENDA ITEM 6  
PRELIMINARY PLAT /  
PP-12-21-8097 / “The  
Dwellings” / 106 NW 9<sup>th</sup> St.  
& 110 SW 9<sup>th</sup> St**

**QUESTIONS**

The public hearing for Agenda Item 4 and 5 was opened at 7:16 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Items 4 & 5 into the public record on behalf of the applicant.

Exhibits: Agenda Item 4

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 7, 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)

Exhibits: Agenda Item 5

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2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 7, 2022
4. 185 ft. Notification Map
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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 6 will be presented concurrently.

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

Commissioner Billups questions if the “T5” zoning requires a commercial element or just can have commercial elements.

Mr. Magee states it can have commercial elements and is not required.

Commissioner Billups questions if the Planning Commission will see the Site Plan Design Review for this project.

Mr. Mallon states that the Downtown Review Board will be the final deciding body under the Downtown Development Code.

Commissioner Billups voices his opinion about no ADA accessibility and wants whoever has the final decision on the project know his opinion.

Commissioner Peil questions about an outdoor stairwell location. He also questions about the window functionality on the buildings.

Mr. Magee defers to the applicant for responses.

**APPLICANT**

John Broker, 27300 E Pink Hill Road, Independence, MO. Mr. Broker was available for questions from the Planning Commission.

Erwin Gard, Gard Horizon LLC, 213 NE Bridgeport Court, Blue Springs, MO. Mr. Gard was available for questions from the Planning Commission.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

Frances Hose, 808 SW Jones Street, Blue Springs, MO.

James Rose, 824 SW Jones Street, Blue Springs, MO.

Justin Larkin, 805 West Main Street, Blue Springs, MO.

Josh Vandorn, 805 West Main Street, Blue Springs, MO.

**PUBLIC COMMENT**

Commissioner Craddolph states the public commentary portion of the Public Hearing is now closed.

**DISCUSSION**

Commissioner Veal states she likes the idea of the project, but at this time it is too dense and will be voting no.

Commissioner Honeycutt states the parking issues with lack of spots for the 40 units and too dense of area will lead him to vote no.

Commissioner Billups Jr. is in favor of the Rezoning, but feels the project is too dense and does not fit.

Commissioner Sanderson likes the project, but feels it needs some revisions and better execution prior to his yes vote.

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 7:50 p.m.

**MOTION  
REZONING / RZ-12-21-  
8095 / “The Dwellings” / 106  
NW 9<sup>th</sup> St. & 110 SW 9<sup>th</sup> St.**

Commissioner Ken Billups Jr. moved to approve the Rezoning / RZ-12-21-8095 / “The Dwellings” / 106 NW 9<sup>th</sup> St. & 110 SW 9<sup>th</sup> St.

**SECOND**

Commissioner Honeycutt seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Nay

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

**RECOMMENDED APPROVAL**

**(7-Aye, 1-No)**

**To be heard by City Council, Monday, June 6, 2022.**

**MOTION**

**GENERAL**

**DEVELOPMENT PLAN /  
GDP-12-21-8096 / “The  
Dwellings” / 106 NW 9<sup>th</sup> St.  
& 110 SW 9<sup>th</sup> St.**

Commissioner Ken Billups Jr. moved to approve the General Development Plan / GDP-12-21-8096 / “The Dwellings” / 106 NW 9<sup>th</sup> St. & 110 SW 9<sup>th</sup> St. with six staff conditions.

**SECOND**

Commissioner Honeycutt seconded.

**VOTE**

Byron Craddolph, Chair – Nay  
Mitchell Peil – Nay  
LaKeisha Veal - Nay  
Jacob Honeycutt – Nay

Ken Billups Jr. – Nay  
Susan Stokenbury – Nay  
Travis Graham – Nay  
Chad Sanderson – Nay

**RECOMMENDED DENIAL**

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

**To be heard by City Council, Monday, June 6, 2022.**

**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, which include:
  - a. Parking: The applicant is requesting to provide 38 off-street parking spaces and utilize existing on-street parking along Main Street to the north to provide additional parking.
  - b. Bicycle: Per UDC Section 407.240., code requires bicycle parking 1 space per dwelling unit. The applicant is requesting less bicycle parking.
  - c. Building Orientation: All buildings directly adjacent to a street shall have a primary entrance onto the adjacent street. The applicant is proposing to have one building that has a side elevation facing the street, citing constraints from existing sewer easements and overhead powerlines.
2. A Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.

3. Through the Site Plan Design Review, final building plans and site design will be reviewed by the Downtown Review Board and the Historic Preservation Commission.
4. Conceptual images of amenities must be provided. This could include an outdoor seating courtyard, pergola structures, etc.
5. A detailed landscape plan needs to be provided. A reasonable amount of landscaping is required with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Additional landscaping shall be provided to buffer the side elevation of the building on 9<sup>th</sup> Street. Required street trees and plantings shall be installed prior to the issuance of a Certificate of Occupancy for each lot.
6. Any electrical or mechanical equipment and trash enclosures must be screened as required by Code.

**MOTION**  
**PRELIMINARY PLAT /**  
**PP-12-21-8097 / “The**  
**Dwellings” / 106 NW 9<sup>th</sup> St.**  
**& 110 SW 9<sup>th</sup> St**

Commissioner LaKeisha Veal moved to approve the Preliminary Plat / PP-12-21-8097 / “The Dwellings” / 106 NW 9<sup>th</sup> St. & 110 SW 9<sup>th</sup> St. with five staff conditions.

**SECOND**

Commissioner Honeycutt seconded.

**VOTE**

Byron Craddolph, Chair – Nay  
 Mitchell Peil – Nay  
 LaKeisha Veal - Nay  
 Jacob Honeycutt – Nay

Ken Billups Jr. – Nay  
 Susan Stokenbury – Nay  
 Travis Graham – Nay  
 Chad Sanderson – Nay

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

**STAFF CONDITIONS**

1. Approval is 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, except as modified by the General Development Plan.
2. Prior to construction of public improvements, a Traffic Memo must be submitted as required by Public Works.
3. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
4. Prior to occupancy of each building, the following must occur:
  - a. All parking and access improvements, landscaping, and public sidewalks nearest to the building must be completed.
  - b. All public improvements, unless stated otherwise, shall be completed.
5. Prior to occupancy of the first building, all common amenities (i.e. bike racks, trash enclosure, open space amenities, etc.) must be completed.

**AGENDA ITEM 7  
ELECTION OF  
OFFICERS**

Solid Waste Management  
Commission Liaison for  
2022-2023

Chairperson Craddolph asks for a nomination for Solid Waste Management  
Commission Liaison for 2022-2023

**NOMINATION  
FOR SOLID WASTE  
MANAGEMENT  
LIASION**

Commissioner Peil nominates Commissioner Susan Stokenbury.

**SECOND**

Commissioner Honeycutt seconded.

**VOTE  
TO ELECT SUSAN  
STOKENBURY FOR  
SOLID WASTE  
MANAGEMENT  
LIASION**

Byron Craddolph, Chair – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye

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

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

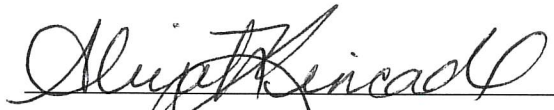
**OTHER BUSINESS**

The next scheduled meeting is **Monday, June 13, 2022.**

Commissioner Honeycutt states tonight is his final meeting as a Planning  
Commissioner and thanks all who have served with him and supported him to  
do so.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Veal and  
seconded by Commissioner Honeycutt and the meeting adjourned at 7:55 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

6/13/22

Date