



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

**Planning Commission
MINUTES
Monday, May 24, 2021**

Pursuant to [Jackson County Executive Order](#) dated November 18, 2020 and subsequent amendments and Phase 2.5 of the Eastern Jackson County Recovery Plan limiting public gatherings, the Planning Commission participated in this meeting in person, via video-conference and/or telephone to ensure safe social distancing measures were taken as provided in Sections 610.020(1) and 610.020(4) RSMo., The public was able to attend via telephone conference.

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, May 24, 2021 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

- | | |
|--|-----------------|
| Lynn Banks | Ken Billups Jr. |
| Mitchell Peil | Byron Craddolph |
| Susan Stokenbury | Tom Rohr |
| LaKeisha Veal | Travis Graham |
| Ashley Hose, Vice Chairperson | Jacob Honeycutt |
| Chad Sanderson, Chairperson | |
| Mike Mallon, Director, Community Development | |
| Matt Wright, Assistant Director, Community Development | |
| Adam Hilgedick, City Engineer | |
| Jackie Sommer, City Attorney | |
| Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem) | |
| Nicole Calara, Public Stenographer | |
| Karen Findora, Planning Commission Liaison | |

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 with a motion by Commissioner Mitchell Peil, a second from Commissioner Jacob Honeycutt, and a unanimous vote, the Minutes of May 10, 2021 were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
AMENDED PLANNED
UNIT DEVELOPMENT
CONCEPT PLAN / PUDC-
04-21-7756 / “Edgewater at
Chapman Farms 4th Plat” /
909 SW Green Meadow
Drive (Related to Items 3 &
4)**

&

**AGENDA ITEM 3
PLANNED UNIT
DEVELOPMENT FINAL
PLAN / PUDF-04-21-7757 /
“Edgewater at Chapman
Farms 4th Plat” / 909 SW
Green Meadow Drive
(Related to Items 2 & 4)**

&

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-04-21-7758 / “Edgewater
at Chapman Farms 4th Plat” /
909 SW Green Meadow
Drive (Related to Items 2 &
3)**

APPLICANT

**WITNESSES
IN FAVOR**

**WITNESSES
OPPOSED**

**QUESTIONS /
DISCUSSION**

HEARING CLOSED

**MOTION
AGENDA ITEM 2
PUBLIC HEARING /
AMENDED PLANNED
UNIT DEVELOPMENT
CONCEPT PLAN / PUDC-
04-21-7756 / “Edgewater at
Chapman Farms 4th Plat” /**

The public hearing for Agenda Item 2 was opened at 6:31 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:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on May 8, 2021
4. 185 ft. Notification Maps
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)

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant for approval of an Amended PUD Concept Plan, PUD Final Plan, and Preliminary Plat for Edgewater at Chapman Farms 4th Plat. The property is zoned “SF-7/PUD” (Single-Family/Planned Unit Development).

The first request is for an Amended PUD Concept Plan which impacts 1.36 +/- acres of the site, which is located north of SW Green Meadow Drive, between SW 9th and SW 10th Street. This area was originally platted as Tract I, and was intended to be an Open Space amenity tract. The amenities were never installed. The applicant is requesting to extend SW 9th Terr. to SW Green Meadow Drive and develop 10 single-family homes.

The Amended PUD Final Plan covers the same area and it includes the remainder of Edgewater with the intention of adding an additional single-story building elevation to the development.

John Erpelding, Olsson Associates
1301 Burlington St.
North Kansas City, MO 64116

None.

None.

None.

With no further discussion, Chairperson Sanderson closed the public hearing at 6:40 p.m.

Commissioner LaKeisha Veal recommended the approval of the Amended PUD Concept Plan / PUDC-04-21-7756 / “Edgewater at Chapman Farms” with two (2) staff conditions.

909 SW Green Meadow Drive (Related to Items 3 & 4)

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

Lynn Banks – Aye	Susan Stokenbury – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Aye
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Aye	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

RECOMMEND APPROVAL

(11-Aye, 0-No)

To be heard by City Council, Monday, June 7, 2021

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 Concept Plan as outlined in the staff report or as previously approved under Ordinance No. 4798.
2. All conditions approved under Ordinance No. 4798 shall remain valid and enforceable.

MOTION

AGENDA ITEM 3

PLANNED UNIT DEVELOPMENT FINAL PLAN / PUDF-04-21-7757 / “Edgewater at Chapman Farms 4th Plat” / 909 SW Green Meadow Drive (Related to Items 2 & 4)

Commissioner LaKeisha Veal moved to approve the PUD Final Plan / PUDF-04-21-7757 / “Edgewater at Chapman Farms” with five (5) staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

Lynn Banks – Aye	Susan Stokenbury – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Aye
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose - Aye	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

APPROVED

(11-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 modified under the Concept Plan as outlined in the staff report or as previously approved under Ordinance No. 4798.

2. Approval of the components of this Amended PUD Final Plan that is included in the Amended PUD Concept Plan (additional 10 lots on 1.36 +/- acres) is not in effect until the City Council has approved the Amended PUD Concept Plan (PUDC-04-21-7756) and is subject to any conditions or modifications approved by the City Council for the Amended PUD Concept Plan (PUDC-04-21-7756). If the Amended PUD Concept Plan (PUDC-04-21-7756) is denied by the City Council, approval of the Amended PUD Final Plan (PUDF-04-21-7757) covered under the PUD Concept Plan (additional 10 lots on 1.36 +/- acres) is rescinded, but the components of the Amended PUD Final Plan not covered under the PUD Concept Plan (amended architectural elevations) and the previously approved PUD Final Plan (PUDF-06-19-6983) remains in effect.
3. All conditions approved under Ordinance No. 4798 shall remain valid and enforceable.
4. All conditions approved under the previously approved PUD Final Plan (PUDF-06-19-6983) remains in effect.
5. The single-story house option with three (3) building elevations is approved and may be constructed on any lot within the Edgewater at Chapman Farms subdivision.

MOTION

AGENDA ITEM 4

PRELIMINARY PLAT / PP-04-21-7758 / “Edgewater at Chapman Farms 4th Plat” / 909 SW Green Meadow Drive (Related to Items 2 & 3)

Commissioner LaKeisha Veal moved to approve the Preliminary Plat / PP-04-21-7758 / “Edgewater at Chapman Farms” with four (4) staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

Lynn Banks – Aye
 Ken Billups Jr. – Aye
 Mitchell Peil – Aye
 Travis Graham – Aye
 Ashley Hose - Aye
 Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Aye
 Jacob Honeycutt – Aye
 LaKeisha Veal – Aye
 Byron Craddolph – Aye
 Tom Rohr - Aye

**APPROVED
 (11-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 modified under the Concept Plan as outlined in the staff report or as previously approved under Ordinance No. 4798.
2. Approval of this Amended Preliminary Plat is not in effect until the City Council has approved the Amended PUD Concept Plan (PUDC-04-21-7756) and is subject to any conditions or modifications approved by the City Council for the Amended PUD

Concept Plan (PUDC-04-21-7756). If the Amended PUD Concept Plan (PUDC-04-21-7756) is denied by the City Council, approval of the current Amended Preliminary Plat (PP-04-21-7758) is rescinded, but the previously approved Preliminary Plat (PP-02-19-6793) remains in effect.

3. All conditions approved under Ordinance No. 4798 shall remain valid and enforceable.
4. All conditions approved under the previously approved Preliminary Plat (PP-02-19-6793) shall remain valid and enforceable.

**AGENDA ITEM 5
CAPITAL
IMPROVEMENTS
PROGRAM FY 2021-2022
to 2025-2026**

Mike Mallon, Director, Community presented the 2021-2022 to 2025-2026 Capital Improvements Program to the Commission.

QUESTIONS

Commissioner Tom Rohr asked what the ADP (Adams Dairy Pkwy.) Street Light project would consist of. Mr. Mallon stated that it would consist of painting the lights due to rust. Commissioner Rohr asked if Public Works could produce a list of the upcoming Street Improvements, Maintenance and Resurfacing. Mr. Mallon stated he would meet with Chris Sandie, Director, Public Works to see if he could provide a schedule.

Commissioner Lynn Banks was a member of the CIP Review Committee, and she wanted to address a letter that was presented to the Commission by resident, Scott Casey. Mr. Casey had concerns with the purchase of an armor truck that was listed in the report. Mr. Mallon stated that the truck had been added as part of the 5-year budget program, but it is currently un-funded.

Commissioner Jacob Honeycutt questioned when MoDOT would resurface the north side of 7 Hwy. Mr. Mallon didn't know. Mr. Honeycutt would have to contact MoDOT.

Commissioner Byron Craddolph questioned the process for comments. Mr. Mallon stated that the Commissioners could attend the Monday, June 7, 2021 City Council meeting. Ms. Sommer informed Mr. Craddolph that he could send in an e-mail or attend the June 7th meeting to make comment as a Blue Springs resident.

OTHER BUSINESS

Mr. Wright provided an update on approved projects.

- Whataburger: Vacation and Final Plat were approved by Council on May 17th. The applicant has submitted a building permit application, and it is currently being reviewed.
- Casey's Woods Chapel: Building permits are being reviewed. Demo of the existing building will take place prior to the construction of the new building.
- Luxe One Apartment Building: Building permits are being reviewed.
- The Edison Apartment Complex: Building permits are being reviewed.
- Con Carpet: Expansion, with additional open warehouse show room.

Ms. Sommer reminded the Commission that the 2nd Public Official Liability training that will place Thursday, May 27, 2021, at 6:30 p.m. at the Adams Pointe Conference Center. This training will cover public hearings, and quasi-judicial functions.

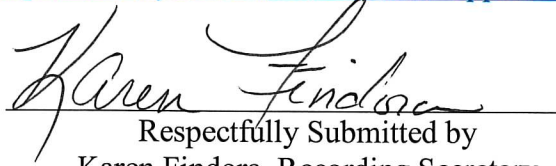
The next scheduled meeting is Monday, June 14, 2021.

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:13 p.m. Seconded by Commissioner Tom Rohr.

MEETING ADJOURN

MEDIA LINK

<https://www.youtube.com/watch?v=epp63ar13SQ>



Respectfully Submitted by

Karen Findora, Recording Secretary



Chad Sanderson, Chairperson

7/26/21

Date