



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

**Planning Commission
MINUTES
Monday, June 12, 2023**

Media Link: [June 12, 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, June 12, 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

Travis Graham, Interim Chairperson Susan Stokenbury
Chris Henning Chad Sanderson
Jennifer Ritschel Smith Richard How

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Aliyah Kincade, Recording Secretary
Adair Bright, Associate Planner
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Sarah Carnes, City Attorney
Jim Burgess, City Engineer

ABSENT

Byron Craddolph, Chairperson
Tom Rohr, Secretary (Vice Chairperson)
Bob Morton

CALL TO ORDER

Aliyah Kincade, Recording Secretary, called the meeting to order at 6:30 p.m, with a request that everyone stand for the Pledge of Allegiance. She let the Planning Commissioners know that the Chairperson and Vice Chairperson were not present, and the members needed to vote on an Interim Chairperson to run the meeting. Commissioner Henning nominated Commissioner Graham and Commissioner Graham nominated Commissioner Sanderson. Commissioner Howe seconded the motion to nominate Commissioner Graham and a unanimous vote, Commissioner Graham was appointed as the Interim Planning Commission Chairperson for the June 12, 2023, Planning Commission Meeting.

**CONSENT AGENDA
APPROVAL**

Interim Chairperson Graham requested action on the Consent Agenda with a motion by Commissioner Henning and a second from Commissioner Smith and a unanimous vote, the minutes of May 22, 2023, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-01-23-
8618 / "Colonial Farms" /
South of SE Wyatt Road &
West of SE Adams Dairy
Parkway**

The public hearing for Agenda Item 2 & 3 opened at 6:33 p.m. with a request for exhibits from the City Attorney, who introduced Exhibits 1 through 8 and the addition of Exhibit 9 into the public record on behalf of the applicant.

&

**AGENDA ITEM 3
PUBLIC HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
01-23-8620/ "Colonial
Farms" / South of SE Wyatt
Road & West of SE Adams
Dairy Parkway**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 27, 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)
9. Missouri Revisor of Statutes-Revised Statutes of Missouri, RSMo, Missouri Law, MO Law, Joint Committee on Legislative Research-537.859

Adair Bright, Associate, Community Development, presented the request to the Planning Commission.

QUESTIONS

None

APPLICANT

Tory Schwope, Colonial Gardens, 12517 S. Harris Rd, Unincorporated Jackson County, MO

**WITNESSES
IN FAVOR**

Lynn Pierce, 103 NW Green St., Lees Summit, MO.
Craig Zwahlen, 2305 E. 10th St, Independence, MO.
Grace Ames, 201 SW 15th St, Blue Springs, MO.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

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

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 6:44 p.m.

MOTION

REZONING / RZ-01-23-8618 / “Colonial Farms” / South of SE Wyatt Road & West of SE Adams Dairy Parkway

Commissioner Henning moved to approve Rezoning / RZ-01-23-8618 / “Colonial Farms”.

SECOND

Commissioner Stokenbury seconded.

VOTE

Travis Graham – Aye
Chris Henning -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 June 20, 2023, City Council Meeting.

MOTION

PLANNED DEVELOPMENT CONCEPT PLAN / PDC-01-23-8620/ “Colonial Farms” / South of SE Wyatt Road & West of SE Adams Dairy Parkway

Commissioner Henning moved to approve Planned Development Concept Plan / PDC-01-23-8620/ “Colonial Farms”.

SECOND

Commissioner Stokenbury seconded.

VOTE

Travis Graham – Aye
Chris Henning -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 June 20, 2023, City Council Meeting.

AGENDA ITEM 4 PUBLIC HEARING / VACATION / VAC-05-23-8745/ “BSSD Career Innovation Center” / Vacation of a portion of right-of-way south of 2101 NW Vesper Street

The public hearing for Agenda Item 4 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 27, 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)

Adair Bright, Associate, Community Development, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

James David Ratley, MKEC Engineers on behalf of the Blue Springs School District, 11827 W. 112th St, Suite 200, Overland Park, KS.

QUESTIONS

None.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

PUBLIC COMMENT

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

**PUBLIC HEARING
CLOSED**

The Public Hearing closed at 6:48 p.m.

**MOTION
VACATION / VAC-05-23-
8745 / “BSSD Career
Innovation Center” /
Vacation of a portion of
right-of-way south of 2101
NW Vesper Street**

Commissioner Stokenbury moved to approve Vacation / VAC-05-23-8745 / “BSSD Career Innovation Center” / Vacation of a portion of right-of-way south of 2101 NW Vesper Street with two staff conditions.

SECOND

Commissioner Henning seconded.

VOTE

Travis Graham – Aye
Chris Henning -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 June 20, 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.

AGENDA ITEM 5

PP-04-23-8717 / "Thomas Ultican Elementary 2nd Plat" / 1812 NW Vesper Street &

Adair Bright, Associate Planner, presented the request to the Planning Commission.

Agenda Item's 4 and 5 were heard concurrently.

AGENDA ITEM 6

PF-04-23-8718 / "Thomas Ultican Elementary 2nd Plat" / 1812 NW Vesper Street

QUESTIONS

None.

APPLICANT

Applicant was not present.

DISCUSSION

None.

MOTION

PRELIMINARY PLAT / PP-04-23-8717 / "Thomas Ultican Elementary 2nd Plat" / 1812 NW Vesper Street

Commissioner Morton moved to approve the Preliminary Plat / PP-04-23-8717 / "Thomas Ultican Elementary 2nd Plat" / 1812 NW Vesper Street with two staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Travis Graham – Aye
Chris Henning -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. Prior to building permit issuance, the Final Plat must be recorded with Jackson County.

MOTION

FINAL PLAT / PF-04-23-8718 / “Thomas Ultican Elementary 2nd Plat” / 1812 NW Vesper Street

Commissioner Sanderson moved to approve the Final Plat / PF-04-23-8718/ “Thomas Ultican Elementary 2nd Plat” / 1812 NW Vesper Street with two staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Travis Graham – Aye
Chris Henning -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 June 20, 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 and MOU, Memorandum of Understanding, must be recorded with Jackson County.

OTHER BUSINESS

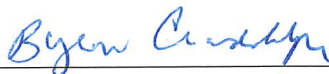
The next scheduled meeting is **Monday, July 10, 2023.**

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Sanderson and the meeting adjourned at 6:56 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date