



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

**Planning Commission  
MINUTES  
Monday, June 28, 2021**

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, June 28, 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](http://www.bluespringsgov.com/CityMeetingsLive) The following members, guests and staff were in attendance:

**ATTENDANCE**

Lynn Banks  
Travis Graham  
Mitchell Peil  
Ashley Hose, Vice Chairperson  
Chad Sanderson, Chairperson

Ken Billups Jr.  
Susan Stokenbury  
Tom Rohr

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)  
Britney Fortuner, Public Stenographer  
Karen Findora, Planning Commission Liaison

**ABSENT**

Planning Commissioner LaKeisha Veal  
Planning Commissioner Bryon Craddolph  
Planning Commissioner Jacob Honeycutt

**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 informed the Commissioners that the May 24<sup>th</sup>, June 14<sup>th</sup> and June 28<sup>th</sup> meeting minutes will be added to the Monday, July 12, 2021 Planning Commission agenda for a vote.

**AGENDA ITEM 2  
PUBLIC HEARING /  
CONDITIONAL USE  
PERMIT / CUP-06-21-7793  
/ “McCarthy Hyundai / I-70  
Billboard” / 3030 NW South  
Outer Road**

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 June 12, 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)

Jamarcus Magee, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant, Jim Boeh, AD Trend Inc. for a Conditional Use Permit. The applicant would like to construct a billboard on the westernmost parcel at McCarthy Hyundai located at 3030 NW South Outer Road. The billboard meets all development standards under the Sign Code, including the spacing from other billboards, setbacks from the right-of-way, residential property, interior property lines, and sign height, width, and area requirements.

The proposed double-faced billboard is 49 ft. tall from grade to top of sign. The sign area is 40 ft. x 14 ft., for a total of 672 sq. ft.

**APPLICANT**

Jim Boeh, President, AD Trend Inc.,  
14450 S. 71 Hwy.  
KCMO

Mr. Boeh stated that he had acquired a permit on May 17, 2021, from MoDOT to install the billboard sign in said location.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

With no further discussion, Chairperson Sanderson closed the public hearing at 6:36 p.m.

**MOTION  
AGENDA ITEM 2  
PUBLIC HEARING /  
CONDITIONAL USE  
PERMIT / CUP-06-21-7793  
/ “McCarthy Hyundai / I-70  
Billboard” / 3030 NW South  
Outer Road**

Commissioner Mitchell Peil recommended the approval of the Conditional Use Permit / CUP-06-21-7793 / “McCarthy Hyundai / I-70 Billboard” with three (3) staff conditions.

**SECOND**

Seconded by Commissioner Susan Stokenbury.

**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 – Absent  
LaKeisha Veal – Absent  
Byron Craddolph – Absent  
Tom Rohr - Aye

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Wednesday, July 7, 2021**

**STAFF CONDITIONS**

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC or the Sign Code.
2. The Conditional Use Permit is to allow a billboard on a parcel of land addressed as 3030 NW South Outer Road
3. All conditions adopted under the UDC and Sign Code for a billboard shall be met at all times.

**AGENDA ITEM 3  
PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7809 /**

“Amending various Sections and Subsections of Title IV, Chapter 401-411, UDC to amend and adopt regulations related to Planned Development Zoning and other development procedures, regulations, and standards”

The public hearing for Agenda Item 3 was opened at 6:43 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 5 for Agenda Item 3 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 June 12, 2021
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Mike Mallon, Director, Community Development, stated that before the Planning Commission is a request on behalf of the City Council that would impact Rezoning’s and Planned Development applications. He stated that there has been concerns by the Council that those plans that are included with or in conjunction with a Rezoning request and including a Planned Development Concept Plan or a General Development Plan that they don’t have sufficient control over the development of the property once the property is rezoned. Therefore, the amendments are being proposed to strengthen, control and to monitor how long they are valid.

Mr. Mallon explained each amendment.

None.

**WITNESSES  
IN FAVOR**

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

With no further discussion, Chairperson Sanderson closed the public hearing at 7:27 p.m.

**MOTION  
AGENDA ITEM 3**

Commissioner Mitchell Peil recommended the approval of the UDC Text Amendments / UDCT-06-21-7809 / “Amending various Sections and

**PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7809 /**

“Amending various Sections and Subsections of Title IV, Chapter 401-411, UDC to amend and adopt regulations related to Planned Development Zoning and other development procedures, regulations, and standards”

**SECOND**

**VOTE**

**AGENDA ITEM 4  
PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7810 /**

“Amending various Sections and Subsections of Title IV, Chapter 401-411, to amend and adopt regulations related to outdoor dining and seating areas”

Subsections of Title IV, Chapter 401-411 UDC to amend and adopt regulations related to Planned Development Zoning and other development procedures, regulations, and standards”

Seconded by Commissioner Lynn Banks.

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 – Absent  
LaKeisha Veal – Absent  
Byron Craddolph – Absent  
Tom Rohr - Aye

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Wednesday, July 7, 2021**

The public hearing for Agenda Item 4 was opened at 7:28 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 5 for Agenda Item 4 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 June 12, 2021
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission are UDC Text Amendments related to outdoor seating areas. Since the start of the pandemic, there has been an increased desire for adding or expanding outdoor seating throughout the City. Amended UDC sections include the Downtown Development Code, specifically for sidewalk seating and the Accessory Use section as well as the Temporary Uses, and the Glossary in the UDC.

On June 24<sup>th</sup> the Downtown Review Board reviewed just the Downtown section and recommended approval of the amendments with the temporary use time period extension and the addition of liquor licensing standards and approval process for the Downtown Review Board.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

With no further discussion, Chairperson Sanderson closed the public hearing at 7:27 p.m.

**MOTION  
AGENDA ITEM 4  
PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7810 /**

“Amending various Sections and Subsections of Title IV, Chapter 401-411, to amend and adopt regulations related to outdoor dining and seating areas”

Commissioner Mitchell Peil recommended the approval of the UDC Text Amendments / UDCT-06-21-7810 / “Amending various Sections and Subsections of Title IV, Chapter 401-411 UDC to amend and adopt regulations related to outdoor dining and seating areas, with the recommendations of the Downtown Review Board.”

**SECOND**

Seconded by Commissioner Ken Billups.

**VOTE**

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Wednesday, July 7, 2021**

**AGENDA ITEM 5  
PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7811 /**

“Amending various Sections and Subsections of Title IV, Chapter 401-411, to amend and adopt regulations related to residential driveway standards”

The public hearing for Agenda Item 5 was opened at 7:47 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 5 for Agenda Item 5 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 June 12, 2021
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission are UDC Text Amendments related to regulations related to residential driveway standards for single-family and two-family lots. Staff has seen an increase in requests for wider driveways. Staff is recommending a 5 ft. increase to allow a maximum 35 ft. wide driveway at the

**WITNESSES  
IN FAVOR**

right-of-way while still maintaining the maximum 50% coverage within the front yard.

None.

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

With no further discussion, Chairperson Sanderson closed the public hearing at 7:52 p.m.

**MOTION  
AGENDA ITEM 5  
PUBLIC HEARING /  
UNIFIED  
DEVELOPMENT CODE  
TEXT AMENDMENT /  
UDCT-06-21-7811 /  
“Amending various Sections  
and Subsections of Title IV,  
Chapter 401-411, to amend  
and adopt regulations related  
to residential driveway  
standards”**

Commissioner Mitchell Peil recommended the approval of the UDC Text Amendments / UDCT-06-21-7811 / “Amending various Sections and Subsections of Title IV, Chapter 401-411 UDC to amend and adopt regulations related to residential driveway standards.”

**SECOND**

Seconded by Commissioner Lynn Banks.

**VOTE**

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

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

**To be heard by City Council, Wednesday, July 7, 2021**

**AGENDA ITEM 6  
PLANNED  
RESIDENTIAL  
OVERLAY FINAL PLAN /  
PROF-06-21-7791 / “Sunny  
Pointe 3<sup>rd</sup> Plat Lots 64 thru  
89 and Tracts J thru O” / NW  
Shepherd Road & R.D. Mize  
Road (Related to Agenda  
Item 7)**

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant, to construct 26 single-family lots, and six common tracts on 7.41 +/- acres.

There are a couple of modifications that the applicant is requesting:

- Shifting the sidewalk from the south side of Sol Drive to the north side.
- Shift Tracts O & L to better accommodate the pedestrian network in the subdivision.
- Tract L has been reduced from 10 ft. to 6 ft. Originally the 10 ft. buffer was to accommodate an 8 ft. trail, however the trail is not feasible at that location. There is still a trail in the subdivision.

**&**

**AGENDA ITEM 7  
FINAL PLAT / PF-06-21-  
7790 / “Sunny Pointe 3<sup>rd</sup> Plat**

Lots 64 thru 89 and Tracts J thru O” / NW Shepherd Road & R.D. Mize Road (**Related to Agenda Item 6**)

**APPLICANT**

The applicant was present.

**MOTION  
AGENDA ITEM 4  
PLANNED  
RESIDENTIAL  
OVERLAY FINAL PLAN /  
PROF-06-21-7791 / “Sunny  
Pointe 3<sup>rd</sup> Plat Lots 64 thru  
89 and Tracts J thru O” / NW  
Shepherd Road & R.D. Mize  
Road (**Related to Agenda  
Item 5**)**

Commissioner Lynn Banks moved to approve the PRO Final Plan / PROF-06-21-7791 / “Sunny Pointe 3<sup>rd</sup> Plat, Lots 64 thru 89 and Tracts J thru O” with five (5) staff conditions.

**SECOND**

Seconded by Commissioner Susan Stokenbury.

**VOTE**

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

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

**STAFF CONDITIONS**

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless modified by the PR-O Concept Plan.
2. Prior to building permit issuance, the following must occur:
  - a. The Final Plat must recorded with Jackson County and returned to the City;
  - b. The recorded Declaration of Restriction documents must be provided to the City.
3. Prior to occupancy of each lot, the following must occur:
  - a. The required landscaping for each lot shall be installed;
  - b. The required public sidewalk for each lot shall be installed.
4. Prior to Final Plat approval all incomplete amenities (trail system and monument sign), sidewalks and street trees adjacent to common tracts, and open space landscaping, shall be installed or financially guaranteed. If financially guaranteed, all incomplete amenities and landscaping must be installed prior to occupancy of the first lot in the 3<sup>rd</sup> Final Plat, with the exception of the trail in Tract O, which must be installed prior to occupancy of Lot 80 or 81, whichever is occupied last.

5. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the subdivision.

Commissioner Lynn Banks recommended the approval of Final Plat / PF-06-21-7790 / "Sunny Pointe 3<sup>rd</sup> Plat, Lots 64 thru 89 and Tracts J thru O" with seven (7) staff conditions.

**MOTION**  
**AGENDA ITEM 5**  
**FINAL PLAT / PF-06-21-7790 / "Sunny Pointe 3<sup>rd</sup> Plat Lots 64 thru 89 and Tracts J thru O" / NW Shepherd Road & R.D. Mize Road (Related to Agenda Item 4)**

**SECOND**

Seconded by Commissioner Susan Stokenbury.

**VOTE**

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Wednesday, July 7, 2021**

**STAFF CONDITIONS**

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless modified by the PR-O Concept Plan.
2. Prior to building permit issuance, the following must occur:
  - a. The Final Plat must be recorded with Jackson County and returned to the City;
  - b. The recorded Declaration of Restriction documents must be provided to the City.
3. Prior to occupancy of each lot, the following must occur:
  - a. The required landscaping for each lot shall be installed;
  - b. The required public sidewalk for each lot shall be installed.
4. Prior to Final Plat approval all incomplete amenities (trail system and monument sign), sidewalks and street trees adjacent to common tracts, and open space landscaping, shall be installed or financially guaranteed. If financially guaranteed, all incomplete amenities and landscaping must be installed prior to occupancy of the first lot in the 3<sup>rd</sup> Final Plat, with the exception of the trail in Tract O, which must be installed prior to occupancy of Lot 80 or 81, whichever is occupied last.
5. Prior to Final Plat recording, public sanitary and water main shall be installed and testing witnessed by Public Works.
6. Prior to Final Plat recording, a certification letter is required from a professional engineer stating the detention basin is functioning as designed.



**OTHER BUSINESS**

7. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the subdivision.

Matt Wright, Assistant Director, introduced the following Associate Planners to the Commission, Adair Bright, Jamarcus Magee, and Shana Kelly.


The next scheduled meeting is Monday, July 12, 2021.


**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:54 p.m. Seconded by Commissioner Susan Stokenbury.

**MEDIA LINK**

<https://www.youtube.com/watch?v=4bpW26-U9DI>

  
Respectfully Submitted by  
Karen Findora, Recording Secretary

  
Chad Sanderson, Chairperson  
7/26/21  
Date