



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

**Planning Commission  
MINUTES  
Monday, August 9, 2021**

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, August 9, 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**

Tom Rohr	Susan Stokenbury
Travis Graham	Mitchell Peil
Lynn Banks	
Chad Sanderson, Chairperson	
Mike Mallon, Director, Community Development	
Shana Kelly, Associate Planner	
Adair Bright, Associate Planner	
Adam Hilgedick, City Engineer	
Jackie Sommer, City Attorney	
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)	
Karen Findora, Planning Commission Liaison	
Britney Fortner, Public Stenographer	

**ABSENT**

Planning Commissioner Byron Craddolph  
Planning Commissioner Jacob Honeycutt  
Planning Commissioner LaKeisha Veal  
Planning Commissioner Ashley Hose  
Planning Commissioner Ken Billups Jr.  
Matt Wright, Assistant Director, Community Development

**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.

**ROLL CALL**

Karen Findora, Planning Commission Liaison, called the roll and confirmed a quorum.

**CONSENT AGENDA  
APPROVAL**

Chairperson Sanderson requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil, a second from Commissioner Susan Stokenbury, and a unanimous vote, the Minutes of July 26, 2021 were approved as submitted.

**AGENDA ITEM 2  
PUBLIC HEARING /  
REZONING / RZ-07-21-  
7862 / "Triad Investments,  
LLC" / 2503 SW US 40**

Hwy.

**(Related to Agenda Item 3)**

**&**

**AGENDA ITEM 3  
PUBLIC HEARING /  
CONDITIONAL USE  
PERMIT / CUP-07-21-7863  
/ "Triad Investments, LLC" /  
2503 SW US 40 Hwy.**

**(Related to Agenda Item 2)**

The public hearing for Agenda Items 2 & 3 was opened at 6:35 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Items 2 & 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 July 24, 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)

Shana Kelly, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicants, Kerry and Cynthia Copenhaver, Triad Investment Property, LLC, to approve a Rezoning and Conditional Use Permit with Alternative development Standards. The property consists of 3.76 +/- acres.

The Rezoning from "GB" (General Business) to "RC" (Regional Commercial) will allow the property to be used for a Building/Construction Contractor use with outdoor contractor material and/or equipment storage. Section 405.050(31) states that, "All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view." Due to the property's unique location between Eastbound and Westbound US 40 Hwy. and SW 22<sup>nd</sup> Street, the site is unable to meet this requirement. Therefore, a Conditional Use Permit with Alternative Development Standards must be approved.

The applicant is requesting to grade and level the terrain on the west side of the property, remove the barbed wire, replace with privacy mesh, and add an awning to the existing office building on the property. The property will be used as a contractor office with outdoor storage. No new buildings are proposed at this time. No existing buildings are being expanded.

**APPLICANT**

Kerry Copenhaver, Owner, Triad Investments  
809 SE Willow Ridge Drive  
Blue Springs, MO

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

With no further discussion, Chairperson Sanderson closed the public hearing at 6:41 p.m.

**MOTION**  
**AGENDA ITEM 2**  
**PUBLIC HEARING /**  
**REZONING / RZ-07-21-**  
**7862 / “Triad Investments,**  
**LLC” / 2503 SW US 40**  
**Hwy.**  
**(Related to Agenda Item 3)**

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-07-21-7862 / “Triad Investments.”

**SECOND**

Seconded by Commissioner Travis Graham.

**VOTE**

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, August 16, 2021.**

**MOTION**  
**AGENDA ITEM 3**  
**PUBLIC HEARING /**  
**CONDITIONAL USE**  
**PERMIT / CUP-07-21-7863**  
**/ “Triad Investments, LLC” /**  
**2503 SW US 40 Hwy.**  
**(Related to Agenda Item 2)**

Commissioner Mitchell Peil recommended the approval of Conditional Use Permit / CUP-07-21-7863 / “Triad Investments” with three (3) staff conditions.

**SECOND**

Seconded by Commissioner Tom Rohr.

**VOTE**

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, August 16, 2021.**

**THREE (3)**  
**STAFF CONDITIONS**

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC, with the exception of the following Alternative Development Standard:
  - a. Outdoor storage of equipment and materials may be located in a front or street side yard provided that it is screened from view with fencing with privacy mesh.
2. The Conditional Use Permit allows the “*Building or Construction Contractor*” use. Triad Investment Property, LLC., which is addressed as 2503 SW Westbound US 40 Hwy., Blue Springs, Missouri. All UDC requirements applicable to said use shall be met at all times.

**AGENDA ITEM 4  
PUBLIC HEARING / SITE  
PLAN/DESIGN REVIEW  
with ALTERNATIVE  
DEVELOPMENT  
STANDARDS / SPDR-07-  
21-7867 / “James Walker  
Elementary” / 201 NE  
Sunnyside School Road**

3. All proposed property improvements shall be completed within six (6) months of the approval of the Conditional Use Permit.

The public hearing for Agenda Item 4 was opened at 6:43 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 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 July 24, 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)

Adair Bright, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant, requesting approval of a Site Plan / Design Review with Alternative Development Standards for a 5.14 +/- acre one (1) lot property generally located at the northwest corner of NE Walnut St and NE Sunnyside School Rd. The applicant intends to expand the parking surface and add a music room to the existing structure. The addition will consist of approximately 998 square feet of classroom. The proposed changes to the parking surface will add two rows of parking in front of the school.

The addition is minor, and the review could normally be done administratively, however; since the proposed expansion to the parking is encroaching into the required 25' parking setback, alternative development standards had to be requested through the site plan/design review process.

The parking surface expansion will be adding two rows of parking to the eastern side of the parking lot that fronts northeast Sunnyside School Road. The parking memo that was submitted states that there are currently only 53 existing stalls. The applicant is proposing 87 to be in the recommended range per the ITE. Because there is a need for more parking the applicant is requesting a reduced parking setback from 25 ft. to 15 ft. along northeast Sunnyside School Road. This is the only deviation from the UDC.

**APPLICANT**

Seth Shippy, Director of Buildings and Grounds, Blue Springs School District  
1801 NW Vesper St.  
Blue Springs, MO

**QUESTION**

Planning Commissioner Lynn Banks questioned if the trees in the area would be removed. Mr. Shippy stated that the trees will need to be removed to go forward with the parking addition. Commissioner Banks stated that the parking is needed.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**HEARING CLOSED**

**MOTION**  
**AGENDA ITEM 4**  
**PUBLIC HEARING / SITE**  
**PLAN/DESIGN REVIEW**  
**with ALTERNATIVE**  
**DEVELOPMENT**  
**STANDARDS / SPDR-07-**  
**21-7867 / “James Walker**  
**Elementary” / 201 NE**  
**Sunnyside School Road**

**SECOND**

**VOTE**

**THREE (3)**  
**STAFF CONDITIONS**

**AGENDA ITEM 5**  
**PUBLIC HEARING /**  
**REZONING / RZ-06-21-**  
**7847 / “The Retreat at**  
**Chapman Farms” / Southeast**  
**corner of SW 7 Hwy. & SW**  
**Chapman Farms Dr.**  
**(Related to Agenda Items 6,**  
**9 & 10)**  
**&**  
**AGENDA ITEM 6**  
**PUBLIC HEARING /**  
**PLANNED UNIT**  
**DEVELOPMENT**  
**CONCEPT PLAN / PUDC-**  
**06-21-7849 / “The Retreat at**

With no further discussion, Chairperson Sanderson closed the public hearing at 6:48 p.m.

Commissioner Mitchell Peil moved to approve the Site Plan/Design Review with Alternative Development Standards / SPDR-07-21-7867 / “James Walker Elem.” with three (3) staff conditions.

Seconded by Commissioner Susan Stokenbury.

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

**RECOMMEND APPROVAL**

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

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC except for the following Alternative Development Standard:
  - a. Reduction in the parking setback from 25-ft. to 15-ft. adjacent to NE Sunnyside School Road.
2. A drainage easement shall be dedicated over the proposed detention basin.
3. A certification letter is required from a registered professional engineer stating the constructed detention basin is in conformance with and will function according to design.

The public hearing for Agenda Items 5 & 6 was opened at 6:32 p.m. Chairperson Sanderson informed the Commission that the applicant has requested to continue Agenda Items 5, 6, 7, & 8 to the Monday, August 23, 2021 Planning Commission meeting. Mike Mallon, Director, Community Development, informed the Commission that the applicant has requested the continuance so that they could go back and review the project and all of the public comments that were recently submitted.

Chapman Farms” / Southeast corner of SW 7 Hwy. & SW Chapman Farms Dr.  
(Related to Agenda Items 5, 9 & 10)

&  
**AGENDA ITEM 9  
PRELIMINARY PLAT /  
PP-06-21-7848 / “The  
Retreat at Chapman Farms” /  
Southeast corner of SW 7  
Hwy. & SW Chapman Farms  
Dr. (Related to Agenda  
Items 5, 6 & 10)**

&  
**AGENDA ITEM 10  
PLANNED UNIT  
DEVELOPMENT FINAL  
PLAN / PUDF-06-21-7850 /  
“The Retreat at Chapman  
Farms” / Southeast corner of  
SW 7 Hwy. & SW Chapman  
Farms Dr. (Related to  
Agenda Items 5, 6 & 9)**

**MOTION  
AGENDA ITEM 5  
PUBLIC HEARING /  
REZONING / RZ-06-21-  
7847 / “The Retreat at  
Chapman Farms” / Southeast  
corner of SW 7 Hwy. & SW  
Chapman Farms Dr.  
(Related to Agenda Items 6,  
9 & 10)**

**SECOND**

**VOTE**

Commissioner Lynn Banks moved to continue the Rezoning / RZ-06-21-7847 / “The Retreat at Chapman Farms” to the Monday, August 23, 2021 Planning Commission meeting.

Seconded by Commissioner Mitchell Peil.

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

**CHAD SANDERSON, Chairperson – Aye  
CONTINUE TO 8/23/2021 PC AGENDA  
(6-Aye, 0-No)**

**To be heard by City Council, Wednesday, September 8, 2021.**

**MOTION  
AGENDA ITEM 6  
PUBLIC HEARING /  
PLANNED UNIT  
DEVELOPMENT**

Commissioner Lynn Banks moved to continue PUD Concept Plan / PUDC-06-21-7849 / “The Retreat at Chapman Farms” to the Monday, August 23, 2021 Planning Commission meeting.

**CONCEPT PLAN / PUDC-06-21-7849 / “The Retreat at Chapman Farms” / Southeast corner of SW 7 Hwy. & SW Chapman Farms Dr. (Related to Agenda Items 5, 9 & 10)**

**SECOND**

Seconded by Commissioner Mitchell Peil.

**VOTE**

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

**CONTINUE TO 8/23/2021 PC AGENDA (6-Aye, 0-No)**

**To be heard by City Council, Wednesday, September 8, 2021.**

**MOTION  
AGENDA ITEM 9  
PRELIMINARY PLAT /  
PP-06-21-7848 / “The  
Retreat at Chapman Farms” /  
Southeast corner of SW 7  
Hwy. & SW Chapman Farms  
Dr. (Related to Agenda  
Items 5, 6 & 10)**

Commissioner Lynn Banks moved to continue Preliminary Plat / PP-06-21-7848 / “The Retreat at Chapman Farms” to the Monday, August 23, 2021 Planning Commission meeting.

**SECOND**

Seconded by Commissioner Mitchell Peil.

**VOTE**

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

**CONTINUE TO 8/23/2021 PC AGENDA (6-Aye, 0-No)**

**MOTION  
AGENDA ITEM 10  
PLANNED UNIT  
DEVELOPMENT FINAL  
PLAN / PUDF-06-21-7850 /  
“The Retreat at Chapman  
Farms” / Southeast corner of  
SW 7 Hwy. & SW Chapman  
Farms Dr. (Related to  
Agenda Items 5, 6 & 9)**

Commissioner Lynn Banks moved to continue PUD Final Plan / PUDF-06-21-7850 / “The Retreat at Chapman Farms” to the Monday, August 23, 2021 Planning Commission meeting.

**SECOND**

Seconded by Commissioner Mitchell Peil.

**VOTE**

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

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

**CONTINUE TO 8/23/2021 PC AGENDA  
(6-Aye, 0-No)**

**OTHER BUSINESS**

The next scheduled meeting is Monday, August 23, 2021.  
Mike Mallon, Director, Community Development presented the July Development report to the Commission.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 6:56 p.m. Seconded by Commissioner Tom Rohr.

**MEDIA LINK**

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

  
Respectfully Submitted by  
Karen Findora, Recording Secretary

  
Chad Sanderson, Chairperson

8/23/21  
Date