



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

**Planning Commission  
MINUTES  
Monday, August 22, 2022**

Media Link: [August 22, 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, August 22, 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	Ken Billups Jr.
Tom Rohr, Vice Chair	Bob Morton
Travis Graham	Chad Sanderson

Mike Mallon, Director, Community Development  
Cara Elbert, Assistant Director, Community Development  
Adair Bright, Associate Planner  
Jackie Sommer, City Attorney  
Galen Ericson, Councilmember – District 1  
James Burgess, City Engineer  
Aliyah Kincade, Recording Secretary

**ABSENT**

Mitchell Peil  
Susan Stokenbury

**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 Bob Morton a second from Commissioner Chad Sanderson and a unanimous vote, the minutes of August 8, 2022, were approved.

**AGENDA ITEM 2  
PUBLIC HEARING /  
GENERAL  
DEVELOPMENT PLAN /  
GDP-07-22-8388 / “Flex  
Spaces” / 3420 NW Duncan  
Road (Continued from the  
August 8, 2022, Planning  
Commission Meeting)**

&

**AGENDA ITEM 3  
PRELIMINARY PLAT /  
PP-07-22-8389 / “Flex  
Garages” / 3420 NW Duncan  
Road (Continued from the  
August 8, 2022, Planning  
Commission Meeting)**

**QUESTIONS**

**APPLICANT**

**WITNESSES  
IN FAVOR**

**WITNESSES  
OPPOSED**

**PUBLIC COMMENT**

The public hearing for Agenda Item 2 was opened at 6:32 p.m. with a request for exhibits from the City Attorney. Jackie Sommer introduced Exhibits 1 through 9 for Agenda Items 2 and 3 into the public record on behalf of the applicant.

Agenda Item 3 was heard concurrently.

Exhibits: Agenda Item 2

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 23, 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)
9. Email exhibits received after publication of agenda

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

None.

Patrick Joyce, Anderson Engineering, 436 NE Brockton Drive, Lee’s Summit, MO.

Matt Hendrickson, 1507 NE Wall Street, Lee’s Summit, MO.

Commissioner Craddolph questions how the applicant differ from the other businesses.

Mr. Hendrickson states the space offers a month-to-month option and the aesthetics of the building.

John Town, 3424 NW Duncan Road, Blue Springs, MO.

Mr. Town is neutral for the project and expresses concerns about water drainage and property line definition.

None.

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

**DISCUSSION**

Mr. Joyce responds to Mr. John’s concerns.

**PUBLIC HEARING  
CLOSED**

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

**MOTION  
GENERAL  
DEVELOPMENT PLAN /  
GDP-07-22-8388 / “Flex  
Spaces” / 3420 NW Duncan  
Road**

Commissioner Chad Sanderson moved to approve the General Development Plan / GDC-07-22-8388 / “Flex Spaces” / 3420 NW Duncan Road with three conditions.

**SECOND**

Commissioner Chad Sanderson seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Ken Billups, Jr. – Aye
Tom Rohr - Aye	Bob Morton – Aye
Chad Sanderson – Aye	Travis Graham – Aye

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

**To be heard by City Council, Tuesday, September 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. Exceed the maximum number of parking allowed for “Storage – Residential Warehouse” from 8.75 spaces to 30 spaces.
2. A Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090.

**MOTION  
PRELIMINARY PLAT /  
PP-07-22-8389 / “Flex  
Garages” / 3420 NW Duncan  
Road**

Commissioner Ken Billups Jr. moved to approve Preliminary Plat / PP-07-22-8389 / “Flex Garages” / 3420 NW Duncan Road with six staff conditions.

**SECOND**

Commissioner Chad Sanderson seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Ken Billups, Jr. – Aye
Tom Rohr - Aye	Bob Morton – Aye
Chad Sanderson – Aye	Travis Graham – Aye

**APPROVED  
(6-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 otherwise approved through the General Development Plan.
2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-07-22-8388) request is denied by City Council.
3. The required 8-ft. ADA compliant multi-use trail along NW Duncan Road shall be installed prior to the issuance of a Certificate of Occupancy.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.
6. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

**AGENDA ITEM 4**  
**MASTER /**  
**ALTERNATIVE SIGN**  
**PLAN / ASP-07-22-8403 /**  
 “Munsterman Auto Group” /  
 609 SW 7 Highway

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

**QUESTIONS**

None.

**APPLICANT**

Lee Mendenhall, Kansas City Sign Company, 6204 S National, Parkville, MO.

**DISCUSSION**

None.

**MOTION**  
**MASTER /**  
**ALTERNATIVE SIGN**  
**PLAN / ASP-07-22-8403 /**  
 “Munsterman Auto Group” /  
 609 SW 7 Highway

Tom Rohr motions to approve Master / Alternation Sign Plan / ASP-07-22-8403 / “Munsterman Auto Group / 609 SW 7 Highway with three staff conditions.

**SECOND**

Commissioner Graham seconded.

**VOTE**

Byron Craddolph, Chair – Aye  
 Tom Rohr - Aye  
 Chad Sanderson – Aye

Ken Billups, Jr. – Aye  
 Bob Morton – Aye  
 Travis Graham – Aye

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

**STAFF CONDITIONS**

1. Prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the sign.
2. The monument sign shall be surrounded by a landscape area that extends a minimum of 3-ft. outward from the leading edges of the sign per Section 501.040(B)(4)(b).
3. The leading edge of the proposed monument sign cannot be any closer to the property line than the existing monument sign.

**OTHER BUSINESS**

The next scheduled meeting is **Monday, September 12, 2022.**

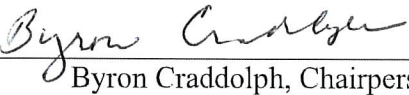
Mike Mallon presented the July 2022 Community Development Activity Report.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Rohr and seconded by Commissioner Graham and the meeting adjourned at 6:59 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

9-26-2022  
Date