



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

**Planning Commission
MINUTES
Monday, September 13, 2021**

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, September 13, 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

Travis Graham	Mitchell Peil
Tom Rohr	LaKeisha Veal
Lynn Banks	Ashley Hose
Byron Craddolph	Ken Billups Jr.
Chad Sanderson, Chairperson	

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Shana Kelly, Associate Planner
Adair Bright, Associate Planner
Jamarcus Magee, Associate Planner
Adam Hilgedick, City Engineer
Jackie Sommer, City Attorney
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)
Jim Leacock, Public Stenographer

ABSENT

Planning Commissioner Susan Stokenbury
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 requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil to amend the vote to “3-aye, 5-no” on case number RZ-06-21-7847, a second from Commissioner Tom Rohr, and a unanimous vote, the Minutes of August 23, 2021 were approved as submitted and corrected.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-08-21-
7919 / “Eagles Ridge Estates
5th Plat” / Generally located
northwest of SW Newport
Drive and SW 5th Street
(Related to Agenda Items 3
& 4) &**

**AGENDA ITEM 3
PUBLIC HEARING /
PLANNED
RESIDENTIAL
OVERLAY (PR-O)
CONCEPT PLAN / PROC-
08-21-7920 / “Eagles Ridge
Estates 5th Plat” / Generally
located northwest of SW
Newport Drive and SW 5th
Street (Related to Agenda
Items 2 & 4) &**

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-08-21-7921 / “Eagles
Ridge Estates 5th Plat /
Generally located northwest
of SW Newport Drive and
SW 5th Street (Related to
Agenda Items 2 & 3)**

QUESTIONS

APPLICANT

WITNESSES IN FAVOR

WITNESSES OPPOSED

The public hearing for Agenda Items 2 & 3 was opened at 6:32 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. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on August 28, 2021
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 Planner, Community Development, presented the requests to the Planning Commission.

Commissioner Ken Billups Jr. asked if there were any concerns from staff regarding the loss of commercial land along 7 Highway. Matt Wright, Assistant Director, Community Development responded that staff was more concerned with rezoning to single-family adjacent to 7 Highway, however, the addition of an enhanced buffering with fencing and landscaping provided less concern. Staff believes that there is a significant amount of undeveloped commercial land along 7 Highway.

Robert Walquist, Quist Engineering, 19101 Hideaway Ln., Greenwood, MO. Mr. Walquist stated that the developer believes there is a stronger market for single-family residential compared to commercial development. The commercial development to the south that was proposed to be for a grocery store did not proceed due to a conflict of interest. The developer is exploring options for a mixed-use project on that property with residential above retail, similar to what is currently being constructed in Grain Valley.

None.

Johnna Huke, 412 SW Newport Dr., Blue Springs, MO. Ms. Huke stated she was not opposed to the proposal, but wanted to go on record to raise concerns regarding long-term maintenance of stormwater detention facilities and the HOA.

DISCUSSION

Commissioner Banks appreciated that the developer followed staff's recommendation to install fencing along 7 Hwy. to be considerate of neighbors.

HEARING CLOSED

The public hearing was closed at 6:48 p.m.

MOTION

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-08-21-7919 / "Eagles Ridge Estates 5th Plat."

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-08-21-7919 / "Eagles Ridge Estates 5th Plat" / Generally located northwest of SW Newport Drive and SW 5th Street (Related to Agenda Items 3 & 4)**

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

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

RECOMMENDED APPROVAL

(9-Aye, 0-No)

To be heard by City Council, Monday, September 20, 2021.

MOTION

Commissioner Mitchell Peil recommended the approval of PR-O Concept Plan / PROC-08-21-7920 / "Eagles Ridge Estates 5th Plat" with five (5) staff conditions.

**AGENDA ITEM 3
PUBLIC HEARING /
PLANNED
RESIDENTIAL
OVERLAY (PR-O)
CONCEPT PLAN / PROC-08-21-7920 / "Eagles Ridge Estates 5th Plat" / Generally located northwest of SW Newport Drive and SW 5th Street (Related to Agenda Items 2 & 4)**

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

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

RECOMMENED APPROVAL

(9-Aye, 0-No)

To be heard by City Council, Monday, September 20, 2021.

**FIVE (5)
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 overall 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 of Eagles Ridge Estates 5th Plat, all public sidewalks, street trees, and open space amenities adjacent to or within any and all open space tracts in Eagles Ridge Estates 1st, 2nd, 3rd, and 4th Plat must be installed.
5. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-08-21-7921 / “Eagles
Ridge Estates 5th Plat /
Generally located northwest
of SW Newport Drive and
SW 5th Street (Related to
Agenda Items 2 & 3)**

Commissioner Mitchell Peil moved to approve the Preliminary Plat / PP-08-21-7921 / “Eagles Ridge Estates 5th Plat.”

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

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

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

**FIVE (5)
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 overall 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 of Eagles Ridge Estates 5th Plat, all public sidewalks, street trees, and open space amenities adjacent to or within any and all open space tracts in Eagles Ridge Estates 1st, 2nd, 3rd, and 4th Plat must be installed.
5. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

**AGENDA ITEM 5
SITE PLAN DESIGN
REVIEW / SPDR-08-21-
7914 / “Mo Bettahs” / 806
NW 7 Hwy. (Related to
Agenda Item 6)**

**&
AGENDA ITEM 6
FINAL PLAT / PF-08-21-
7913 / “Mo Bettahs”/ 806
NW 7 Hwy. (Related to
Agenda Item 5)**

APPLICANT

**MOTION
AGENDA ITEM 5
SITE PLAN DESIGN
REVIEW / SPDR-08-21-
7914 / “Mo Bettahs” / 806
NW 7 Hwy. (Related to
Agenda Item 6)**

SECOND

VOTE

**TWO (2)
STAFF CONDITIONS**

**MOTION
AGENDA ITEM 6
FINAL PLAT / PF-08-21-
7913 / “Mo Bettahs”/ 806
NW 7 Hwy. (Related to
Agenda Item 5)**

SECOND

Shana Kelly, Associate Planner, Community Development, presented the requests to the Planning Commission.

Frank Newman, Newman Real Estate, 116 W. 47th St., Kansas City, MO. Mr. Newman was available to answer any questions on behalf of the applicant. Commissioner Peil asked if Mo’Bettahs had considered installing a right-in, right-out sign at the exit on 7 Hwy. to get customers used to the future median. Commissioner Peil had concerns about the safety of traffic exiting the site. Commissioner Billups thanked the applicant for bringing the project forward and redeveloping a vacant building.

Commissioner LaKeisha Veal recommended the approval of Site Plan Design Review / SPDR-08-21-7914 / “Mo Bettahs” with two (2) staff conditions.

Seconded by Commissioner Tom Rohr

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

**APPROVED
(9-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 unless previously modified by the General Development Plan.
2. Prior to occupancy, ADA-compliant sidewalk along NW 7 Highway must be installed.

Commissioner LaKeisha Veal recommended the approval of the Final Plat / PF-08-21-7913 / “Mo Bettahs” with three (3) staff conditions.

Seconded by Commissioner Mitchell Peil.

VOTE

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

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

RECOMMEND APPROVAL

(9-Aye, 0-No)

To be heard by City Council, Monday, September 20, 2021.

**THREE (3)
STAFF CONDITIONS**

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.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with the County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works and/or MoDOT.

**AGENDA ITEM 7
SITE PLAN DESIGN
REVIEW / SPDR-08-21-
7916 / “Hawaiian Bros” /
800 NE Coronado Drive**

Jamarcus Magee, Associate Planner, Community Development, presented the request to the Planning Commission.

Commissioner Peil had concerns with the building elevations including metal paneling when the code discourages the use of metal paneling. Commissioner Peil stated he would rather see a brick veneer used than the aluminum.

APPLICANT

Mitch Truster, Hawaiian Bros, 1321 Granton Ln., Raymore, MO. Mr. Truster stated that they’ve used the wood paneling on several buildings, however, wood paneling has been difficult to come by and after researching products have chosen to use a wood-look metal paneling. Commissioner Craddolph asked how parking will be handled with Home Depot. Mr. Truster stated that there is a shared parking agreement with Home Depot to accommodate the needed parking for the site. Commissioner Billups thanked the applicant for bringing the project forward and reusing an existing building. Vice Chair Hose stated that she would have to abstain from voting due to a conflict of interest.

**MOTION
AGENDA ITEM 7
SITE PLAN DESIGN
REVIEW / SPDR-08-21-
7916 / “Hawaiian Bros” /
800 NE Coronado Drive**

Commissioner Lynn Banks recommended approval of the Site Plan Design Review / SPDR-08-21-7916 / “Hawaiian Bros” with one (1) staff conditions.

SECOND

Seconded by Commissioner LaKeisha Veal

VOTE

Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – No
Travis Graham – Aye
Ashley Hose – Abstain
Chad Sanderson, Chairperson – Aye

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

APPROVED

(7-Aye, 1-No, 1-Abstension)

**ONE (1)
STAFF CONDITION**

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.

**AGENDA ITEM 8
PLANNED
RESIDENTIAL
OVERLAY (PR-O) FINAL
PLAN / PROF-08-21-7923 /
“Eagles Ridge Estates 3rd
Plat”/ Generally located
approx. 120-ft. north of SW
Chelmsford Dr. between SW
3rd and SW 5th Streets.
(Related to Agenda Item 9)
&**

**AGENDA ITEM 9
FINAL PLAT / PF-08-21-
7922 / “Eagles Ridge Estates
3rd Plat”/ Generally located
approx. 120-ft. north of SW
Chelmsford Dr. between SW
3rd and SW 5th Streets.
(Related to Agenda Item 8)**

APPLICANT

**MOTION
PLANNED
RESIDENTIAL
OVERLAY (PR-O) FINAL
PLAN / PROF-08-21-7923 /
“Eagles Ridge Estates 3rd
Plat”/ Generally located
approx. 120-ft. north of SW
Chelmsford Dr. between SW
3rd and SW 5th Streets.
(Related to Agenda Item 9)**

SECOND

VOTE

**SEVEN (7)
STAFF CONDITIONS**

Shana Kelly, Associate Planner, Community Development, presented the requests to the Planning Commission.

Commissioner Mitchell Peil recommended the approval of the PR-O Final Plan / PROF-08-21-7923 / “Eagles Ridge Estates 3rd Plat” with seven (7) staff conditions.

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

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

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 under 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 of Phase 9 of the Eagles Ridge subdivision (i.e. the last phase of Eagles Ridge Estates), all street trees and open space amenities (i.e. trails, landscaping, etc.) adjacent to or within the open space tracts in Eagles Ridge Estates must be installed.
- 5. Prior to Final Plat approval, the developer must submit a Letter of Substantial Completion from Public Water District 13.
- 6. Prior to Final Plat approval, the developer shall financially guarantee the cost for construction of the Temporary road connection to 7 Highway at 125% of the construction cost.
- 7. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

MOTION

**AGENDA ITEM 9
FINAL PLAT / PF-08-21-7922 / “Eagles Ridge Estates 3rd Plat”/ Generally located approx. 120-ft. north of SW Chelmsford Dr. between SW 3rd and SW 5th Streets.
(Related to Agenda Item 8)**

Commissioner Mitchell Peil moved to approve the Final Plat / PF-08-21-7922 / “Eagles Ridge Estates 3rd Plat” with seven (7) staff conditions.

SECOND

VOTE

Seconded by Commissioner Lynn Banks.

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

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

To be heard by City Council, Monday, September 20, 2021.

**SEVEN (7)
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 under 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 of Phase 9 of the Eagles Ridge subdivision (i.e. the last phase of Eagles Ridge Estates), all street trees and open space amenities (i.e. trails,

**SEVEN (7)
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 under 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 of Phase 9 of the Eagles Ridge subdivision (i.e. the last phase of Eagles Ridge Estates), all street trees and open space amenities (i.e. trails, landscaping, etc.) adjacent to or within the open space tracts in Eagles Ridge Estates must be installed.
5. Prior to Final Plat approval, the developer must submit a Letter of Substantial Completion from Public Water District 13.
6. Prior to Final Plat approval, the developer shall financially guarantee the cost for construction of the Temporary road connection to 7 Highway at 125% of the construction cost.
7. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

OTHER BUSINESS

The next scheduled meeting is Monday, September 27, 2021.

Matt Wright, Assistant Director, Community Development, presented the August 2021 Community Development Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:25 p.m. Seconded by Commissioner Tom Rohr.

MEDIA LINK

<https://www.youtube.com/watch?v=22Jfn4vPnSM&t=1047s>



Respectfully Submitted by
Mike Mallon, Recording Secretary



Chad Sanderson, Chairperson

9/27/2021

Date