



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

**Planning Commission  
MINUTES  
Monday, September 25, 2023**

Media Link: [September 25, 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, September 25, 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](http://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

Byron Craddolph, Chairperson  
Tom Rohr, Secretary (Vice Chairperson)  
Chad Sanderson  
Jennifer Ritschel Smith  
Bob Morton  
Travis Graham  
Richard How

**STAFF PRESENT**

Mike Mallon, Director, Community Development  
Cara Elbert, Assistant Director of Community Development/Recording Secretary  
Dave McCumber, Development Review Manager  
Adair Bright, Associate Planner  
Michael Hunt, Acting City Attorney  
Jim Burgess, City Engineer  
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore

**ABSENT**

Susan Stokenbury  
Chris Henning

**CALL TO ORDER**

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 Sanderson and a second from Commissioner Smith and a unanimous vote, the minutes of September 11, 2023, were approved.

**AGENDA ITEM 2**

The public hearing for Agenda Items 2 & 3 was opened at 6:32 pm with a

**REZONING / RZ-06-23-8813 / "Silver Line" / 1050 Cemetery Road (Related to Agenda Items 3 & 4)**

through 8 into the public record on behalf of the applicant.

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**AGENDA ITEM 2  
PUBLIC HEARING /  
GENERAL  
DEVELOPMENT  
PLAN / GDP-06-23-8814  
/ "Silver Line" / 1050  
Cemetery Road (Related  
to Agenda Items 2 & 4)**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 8, 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)

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**AGENDA ITEM 3  
PRELIMINARY PLAT  
/ PP-06-23-8815 / "Silver  
Line" / 1050 Cemetery  
Road (Related to Agenda  
Items 2 & 3)**

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

**QUESTIONS**

None

**APPLICANT**

Bill Moore, Rouse Frets White Goss Gentile Rhodes, P.C., 4510 Belleview, Suite 300, Kansas City, Missouri 64111.

**WITNESSES IN  
FAVOR**

None

**WITNESSES  
OPPOSED**

None

**PUBLIC COMMENT**

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

**DISCUSSION**

None

**PUBLIC HEARING  
CLOSED**

The Public Hearing was closed at 6:40 p.m.

**MOTION  
PUBLIC HEARING /  
REZONING / RZ-06-23-  
8813 / "Silver Line" /  
1050 Cemetery Road**

Commissioner Sanderson moved to approve the Rezoning / RZ-06-23-8813 / "Silver Line" / 1050 Cemetery Road.

**SECOND**

Commissioner Smith seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Tom Rohr – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Richard How – Aye	

**RECOMMENDED APPROVAL**

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

**This item will be heard at the October 2, 2023, City Council Meeting.**

**STAFF CONDITIONS**

None.

**MOTION  
PUBLIC HEARING /  
GENERAL  
DEVELOPMENT  
PLAN / GDP-06-23-8814  
/ "Silver Line" / 1050  
Cemetery Road**

Commissioner Sanderson moved to approve the General Development Plan / GDP-06-23-8814 / "Silver Line" / 1050 Cemetery Road with 6 staff conditions.

**SECOND**

Commissioner Smith seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Tom Rohr – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Richard How – Aye	

**RECOMMENDED APPROVAL**

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

**This item will be heard at the October 2, 2023, City Council Meeting.**

**STAFF CONDITIONS**

1. Approval is 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, except as modified by the Alternative Development Standards:
  - a. Section 405.030, Non-Residential Building Type Standards:
    - i. Reduce the minimum front setback from 40-ft. to 20-ft.  
The site has three (3) frontages making it difficult to

sides.

b. Section 407.020, Block and Lot Access:

- i. Exceed the maximum access width. The Unified Development Code limits the access width to 30-ft. and the applicant is requesting 76-ft. as the access drive is existing and large trucks will be utilizing the site.
- ii. Waive the requirement for a 5-ft. wide sidewalk connecting the public realm to the building entrance due to the security gate which will prohibit the general public from entering the property.

c. Section 407.040, Site and Landscape Design:

- i. Reduce the required buffer width on the Northwest corner from 15-ft. minimum to 2-ft. The pavement is existing, and the US 40 Highway right-of-way occupies much of the northwestern corner of the site.

- 2. The Preliminary Plat is not in effect until the City Council has approved the General Development Plan (GDP-06-23-8814) for the subject property. If the City Council denies the General Development Plan request, the Planning Commission's approval of the Preliminary Plat is rescinded.
- 3. The General Development Plan is not in effect until the City Council has approved the Rezoning (RZ-06-23-8813) for the subject property. If the City Council denies the Rezoning request, the General Development Plan is rescinded.
- 4. The General Development Plan shall expire after one (1) year of approval if the following does not occur:
  - a. A Site Plan Design Review shall be approved within six (6) months of General Development Plan approval; and,
  - b. A building permit shall be issued within one (1) year of General Development Plan approval.
- 5. There shall be no outdoor overnight parking of trucks or outdoor storage of vehicles and/or materials, equipment, etc. unrelated to the "Warehouse/Distribution Center" land use.
  - a. The proposed land use is "Warehouse/Distribution Center" and does not include the "Storage, Yard" land use.
- 6. The applicant shall erect a 6-ft. tall privacy fence around the perimeter of the property to help with screening.

Commissioner Sanderson moved to approve the Preliminary Plat / PP-06-23-8815 / "Silver Line" / 1050 Cemetery Road with 6 staff conditions.

**MOTION**  
**PRELIMINARY PLAT**  
**/ PP-06-23-8815 / "Silver**  
**Line" / 1050 Cemetery**  
**Road**

**SECOND**

Commissioner Smith seconded.

**VOTE**

Byron Craddolph, Chair – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Tom Rohr – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Richard How – Aye	

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

**STAFF CONDITIONS**

1. Approval is 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, except as modified by the Alternative Development Standards:
  - a. Section 405.030, Non-Residential Building Type Standards:
    - i. Reduce the minimum front setback from 40-ft. to 20-ft. The site has three (3) frontages making it difficult to maintain a 40-ft. setback on the north, south, and west sides.
  - b. Section 407.020, Block and Lot Access:
    - i. Exceed the maximum access width. The Unified Development Code limits the access width to 30-ft. and the applicant is requesting 76-ft. as the access drive is existing and large trucks will be utilizing the site.
    - ii. Waive the requirement for a 5-ft. wide sidewalk connecting the public realm to the building entrance due to the security gate which will prohibit the general public from entering the property.
  - c. Section 407.040, Site and Landscape Design:
    - i. Reduce the required buffer width on the Northwest corner from 15-ft. minimum to 2-ft. The pavement is existing, and the US 40 Highway right-of-way occupies much of the northwestern corner of the site.
2. The Preliminary Plat is not in effect until the City Council has approved the General Development Plan (GDP-06-23-8814) for the subject property. If the City Council denies the General Development Plan request, the Planning Commission's approval of the Preliminary Plat is rescinded.
3. 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.
4. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.
5. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
6. Prior to occupancy, the following must occur:
  - a. All parking and access improvements, landscaping, and public sidewalks required must be completed.
  - b. All public improvements, unless stated otherwise, shall be completed.

**OTHER BUSINESS**

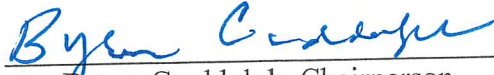
The next scheduled meeting is Monday, October 9, 2023. Mike Mallon, Director of Community Development, reminded the Planning Commissioners of the Bi-State APA Conference in Kansas City on October 11-13.

MEETING ADJOURN

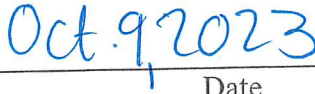
With no further discussion, a motion was made by Commissioner Morton and seconded by Commissioner Sanderson and the meeting adjourned at 6:44 p.m.



Respectfully Submitted by  
Cara Elbert, Recording Secretary



Byron Craddolph, Chairperson



Date