



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

**Planning Commission
MINUTES
Monday, September 27, 2021**

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

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, September 27, 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
Lynn Banks	Ashley Hose
Susan Stokenbury	Ken Billups Jr.
Chad Sanderson, Chairperson	Jacob Honeycutt

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Adair Bright, 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 Tom Rohr
Planning Commissioner LaKeisha Veal
Planning Commissioner Byron Craddolph
Shana Kelly, Associate Planner
Jamarcus Magee, Associate Planner

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, a second from Commissioner Jacob Honeycutt, and a unanimous vote, the Minutes of September 13, 2021 were approved as submitted and corrected.

**PUBLIC HEARING /
REZONING / RZ-09-21-
7940 / “Falco Industrial
Park” / East of NW 7 Hwy.,
South of Argo Rd.**

The public hearing for Agenda Item 2 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 Item 2 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 September 11, 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)

Matt Wright, Assistant Director, Community Development, presented the request to the Planning Commission.

APPLICANT

Stuart Foster, 9700 Keystone Dr., Lee’s Summit, MO. Mr. Foster represents the property owner, Mary Jo Falco, who is requesting to rezone the property to “HI” as intended when the property was annexed in 2020.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

Alan Kastler, 25612 E. 30th Terr. S., Blue Springs, MO

Doug Steger, 25712 E. 32nd St., Blue Springs, MO

Witnesses in opposition to the request expressed concerns about rezoning without knowing what land uses may be going in on the site, noise, trash, traffic, and property values.

DISCUSSION

Commissioner Honeycutt asked if there was any indication of what type of land use may go on the property. Mr. Foster provided a summary of some of the potential land uses that have shown interest in the property over the past 12 years, which included manufacturing land uses. Mr. Foster would like to market the property as Heavy Industrial.

Commissioner Banks asked if it would be possible for this to be zoned “LI” (Light Industrial). Mr. Foster said that it was Heavy Industrial when it was in Independence and they are requesting to keep it Heavy Industrial in Blue Springs. Commissioner Banks asked about buffering. Mr. Wright stated that the challenge with having two different zoning districts on the property is that if a larger building were proposed, you couldn’t have the building cross the zoning district boundary due to setbacks and buffering requirements.

Chair Sanderson asked for an explanation of how zoning transfers when a property is annexed into the City. Mr. Wright explained that when a property is annexed it retains it’s County (or in this case, Independence) zoning, but it must be rezoned to a City zoning district before it can either be subdivided or developed.

Commissioner Banks just wanted to clarify the location of the property that was being requested to be rezoned and that just because the remainder of the property is zoned “HI,” this property could potentially be rezoned something different. Mr. Wright stated that it could be, however, staff reviewed the rezoning request based on the applicant’s request to rezone to “HI.” The request was not reviewed based on a different zoning district.

HEARING CLOSED

The public hearing was closed at 6:51 p.m.

MOTION

**PUBLIC HEARING /
REZONING / RZ-09-21-
7940 / “Falco Industrial
Park” / East of NW 7 Hwy.,
South of Argo Rd.**

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-09-21-7940 / “Falco Industrial Park.”

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

Lynn Banks – No	Susan Stokenbury – No
Ken Billups Jr. – Aye	Jacob Honeycutt – No
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Recuse	Byron Craddolph – Absent
Ashley Hose – Aye	Tom Rohr - Absent
Chad Sanderson, Chairperson – Aye	

**MOTION FAILED –
(4-Aye, 3-No, 1 Recusal)
RECOMMENDED DENIAL (a majority
of Commissioners in attendance at the
meeting did not recommend approval)**

To be heard by City Council, Monday, October 4, 2021.

**MASTER/ALTERNATIVE
SIGN PLAN / ASP-07-21-
7853 / “Downtown Alive
Shipping Container Murals” /
Northwest corner of NW 11th
St. & NW Oak St.**

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

QUESTIONS

Commissioner Peil asked about the history of the shipping containers on this property. Mike Mallon, Director, Community Development, responded and stated that they pre-date current staff and many of the Commissioners. Mr. Mallon believes they’ve been there for at least 20 years or longer and there is uncertainty as to how they ended up there and how long they’ve been on the site.

APPLICANT

Pam Buck, 2417 NW Leann Dr., Blue Springs, MO represented Downtown Alive’s request for murals on two (2) existing shipping containers. Ms. Buck, Executive Director of Downtown Alive, wanted to make the shipping containers more inviting from Oak Street and the views from the back side of Main Street

buildings. The murals will create photo opportunities and help improve Downtown.

Commissioner Honeycutt thought this was a good addition and would like to see more of this type of art in the City. Commissioner Stokenbury asked about who will be doing the painting and covering the costs. Ms. Buck stated that Doug Bennett is the artist and Downtown Alive is covering the cost. Commissioner Peil asked for confirmation that the property owner has agreed to the murals being painted on the shipping containers. Ms. Buck stated that the property owner had signed off on the application.

MOTION
MASTER/ALTERNATIVE
SIGN PLAN / ASP-07-21-
7853 / “Downtown Alive
Shipping Container Murals” /
Northwest corner of NW 11th
St. & NW Oak St.

Commissioner Lynn Banks recommended approval of the Master/Alternative Sign Plan / ASP-07-21-7853 / “Downtown Alive Shipping Container Murals” with the one (1) condition from the Public Art Commission and three (3) staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

Lynn Banks – Aye	Susan Stokenbury – Aye
Ken Billups Jr. – Recuse	Jacob Honeycutt – Aye
Mitchell Peil – No	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Absent
Ashley Hose – Aye	Tom Rohr - Absent
Chad Sanderson, Chairperson – Aye	

PUBLIC ART
COMMISSION
CONDITION

APPROVED
(6-Aye, 1-No, 1-Recusal)

STAFF CONDITIONS

1. Since this is considered temporary art, the Public Art Commission would like to review the murals after two years of wear to decide if they should remain in that location or be removed entirely.

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
2. Concerning Sign Maintenance:
 - a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.
 - b. Degradation may include but is not limited to peeling or flaking paint.
3. Concerning Sign Removal:
 - a. The “Shipping Container” murals may remain so long as the property owner allows provided it is properly maintained as required by this Master Sign Plan.
 - b. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.

OTHER BUSINESS

MEETING ADJOURN

The next scheduled meeting is Monday, October 11, 2021.

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:02 p.m. Seconded by Commissioner Jacob Honeycutt.

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Respectfully Submitted by
Mike Mallon, Recording Secretary



Chad Sanderson, Chairperson

10/11/21

Date