



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

**Planning Commission
MINUTES
Monday, October 11, 2021**

Media Link: [October 11, 2021 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, October 11, 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

Lynn Banks
Susan Stokenbury
Chad Sanderson, Chairperson
Tom Rohr
Mitchell Peil
Ken Billups Jr.
LaKeisha Veal

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Adair Bright, Associate Planner
Shana Kelly, 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 Jacob Honeycutt
Planning Commissioner Travis Graham
Planning Commissioner Byron Craddolph

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 Tom Rohr, and a unanimous vote, the Minutes of September 27, 2021 were approved as submitted.

**PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-09-21-7946**
/ “Summit Behavioral
Services” / 2100 NW 7 Hwy.
& 615 NW Manor Dr.

The public hearing for Agenda Item 2 was opened at 6:33 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 25, 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)

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

APPLICANT

Dan Matthews, Summit Behavioral Services, 1230 E 188th Terr., Pleasant Hill, MO. Mr. Matthews, the owner of Summit Behavioral Services, who is requesting a Conditional Use Permit to allow a “School” land use at the existing site.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

DISCUSSION

None.

HEARING CLOSED

The public hearing was closed at 6:38 p.m.

**MOTION
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-09-21-7946**
/ “Summit Behavioral
Services” / 2100 NW 7 Hwy.
& 615 NW Manor Dr.

Commissioner Lynn Banks recommended the approval of Conditional Use Permit / CUP-09-21-7946 / “Summit Behavioral Services” with four (4) staff conditions.

SECOND

Seconded by Commissioner Susan Stokenbury.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)**

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

STAFF CONDITIONS

1. Approval 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.
2. The Conditional Use Permit allows the “*Schools – Elementary, Middle, or High,*” use in a “GB” (General Business) zoning district. Summit Behavioral Services, which is addressed as 2100 NW 7 Hwy. & 615 NW Manor Dr., Blue Springs, Missouri. All UDC requirements applicable to said use shall be met at all times.
3. The Conditional Use Permit shall be valid for twelve (12) months. During this time, all proposed property improvements shall be completed. If all required property improvements are completed, as conditioned under this Conditional Use Permit and future Site Plan Design Review and platting applications, the Conditional Use Permit will be automatically renewed indefinitely. If required improvements are not complete within twelve (12) months of approval, the Conditional Use Permit must be renewed for another period of time to guarantee improvements will be made or the Conditional Use Permit may be revoked or expire.
4. Within twelve (12) months of approval, all public improvements to accommodate the use shall be completed. Improvements include, but are not limited to, a 5-ft. ADA-compliant sidewalk along NW 7 Hwy., parking improvements, and landscaping improvements.

**PUBLIC HEARING /
REZONING / RZ-09-21-
7956 / “Chapman Ridge
Phase 2” / Northeast &
Northwest corners of
Colbern Rd. & SE Chapman
Ridge Dr. (Related to
Agenda Item 4)**

**&
PUBLIC HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
09-21-7957 / “Chapman
Ridge Phase 2” / Northeast &
Northwest corners of
Colbern Rd. & SE Chapman
Ridge Dr. (Related to
Agenda Item 3)**

**MOTION
PUBLIC HEARING /
REZONING & PLANNED
DEVELOPMENT
CONCEPT / RZ-09-21-
7956 & PDC-09-21-7957/
“Chapman Ridge Phase 2” /
Northeast & Northwest
corners of Colbern Rd. & SE
Chapman Ridge Dr.**

Chair Sanderson informed the Commission that the applicant has requested to be continued to the Monday, November 8, 2021 Planning Commission Meeting.

Commissioner Mitchell Peil moved to continue the Rezoning and the Planned Development Concept Plan / RZ-09-21-7956 & PDC-09-21-7957 / “Chapman Ridge Phase 2”

SECOND

VOTE

Seconded by Commissioner Ken Billups Jr.

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**CONTINUED TO MON. NOV. 8, 2021
(7-Aye, 0-No)**

To be continued to the Monday, November 15, 2021 City Council Meeting.

**PUBLIC HEARING /
VACATION / VAC-09-21-
7959 / “Utility Easement
Vacation” / 1105 NW 7
Hwy.**

The public hearing for Agenda Item 5 was opened at 6:41 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 5 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 25, 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)

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

APPLICANT

Matt Schlicht, Engineering Solutions, 50 SE 30th St., Lee’s Summit, MO. Mr. Schlicht, on behalf of the property owner, who is requesting a Vacation for a utility easement with no utilities in it.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

DISCUSSION

None.

HEARING CLOSED

The public hearing was closed at 6:44 p.m.

**MOTION
PUBLIC HEARING /
VACATION / VAC-09-21-
7959 / “Utility Easement
Vacation” / 1105 NW 7
Hwy.**

Commissioner LaKeisha Veal recommended the approval of Vacation / VAC-09-21-7959 / “Utility Easement Vacation” with two (2) staff conditions.

SECOND

Seconded by Commissioner Mitchell Peil.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

MOTION PASSED –

(7-Aye, 0-No)

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

STAFF CONDITIONS

1. Approval 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.
2. The Vacation must be recorded with Jackson County Recorder of Deeds and a recorded copy must be returned to the City of Blue Springs prior to the issuance of a building permit.

**PUBLIC HEARING /
REZONING / RZ-09-21-
7960 / “Dollar General” /
Southeast corner of SW 7
Hwy. & Colbern Rd.
(Related to Agenda Items 7
& 10)**

**&
PUBLIC HEARING /
GENERAL
DEVELOPMENT PLAN /
GDP-09-21-7961 / “Dollar
General” / Southeast corner
of SW 7 Hwy. & Colbern
Rd. (Related to Agenda
Items 6 & 10)**

**&
PRELIMINARY PLAT /
PP-09-21-7962 / “Dollar
General” / Southeast corner
of SW 7 Hwy. & Colbern
Rd. (Related to Agenda
Items 6 & 7)**

APPLICANT

The public hearing for Agenda Items 6 & 7 was opened at 6:46 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 9 for Agenda Items 6 & 7 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 25, 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)
9. 7 emails received in opposition to the request

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

Michael Osburn, Kaw Valley Engineering, 14700 W 114th Terr., Lenexa, KS. Mr. Osburn, on behalf of the applicant, Capital Growth Buchalter, who is requesting approval of a rezoning from Jackson County zoning to “GB” (General Business), a General Development Plan, and a Preliminary Plat for the purpose of constructing a Dollar General Store.

None.

**WITNESSES
IN FAVOR**

Sheldon Oxner, Lake Lotawana Resident
11 X Street
Lake Lotawana, MO

**WITNESSES
OPPOSED**

Mr. Oxner lives in Lake Lotawana and has concerns about stormwater and water quality and how it will affect the lake. He also stated he wishes the developer would dress up the building a bit more.

Commissioner Mitchell Peil stated he believes that “GB” (General Business) is a good designation for the site considering the lack of buildable area on the site.

Commissioner Lynn Banks asked staff about requirements for water runoff and how the applicant plans to address the issue.

Adam Hilgedick, City Engineer, stated the City follows APWA 5600 and the MARC (Mid-America Regional Council) Manual with every development. He also stated the developer is proposing a detention basin for stormwater management and they will be required to provide a stormwater reports and the proposed detention will be required to adhere to the standards in the above mentioned documents.

The public hearing was closed at 6:58 p.m.

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-09-21-7960 / “Dollar General”.

DISCUSSION

HEARING CLOSED

**MOTION
PUBLIC HEARING /
REZONING / RZ-09-21-
7960 / “Dollar General” /
Southeast corner of SW 7
Hwy. & Colbern Rd.
(Related to Agenda Items 7
& 10)**

Seconded by Commissioner Tom Rohr.

SECOND

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

VOTE

**MOTION PASSED –
(7-Aye, 0-No)**

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

Commissioner Mitchell Peil recommended the approval of General Development Plan / GDP-09-21-7961 / “Dollar General” with three (3) staff conditions.

**MOTION
PUBLIC HEARING /
GENERAL
DEVELOPMENT PLAN /
GDP-0-21-7961 / “Dollar
General” / Southeast corner
of SW 7 Hwy. & Colbern
Rd. (Related to Agenda
Items 6 & 10)**

Seconded by Commissioner Susan Stokenbury.

SECOND

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)**

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

STAFF CONDITIONS

1. Approval 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.
2. Prior to Certificate of Occupancy issuance, a five-foot (5') ADA compliant sidewalk must be installed along SW 7 Highway and NE Colbern Rd.
3. Bicycle parking must be provided with Site Plan Design Review.

Commissioner LaKeisha Veal recommended the approval of Preliminary Plat / PP-09-21-7962 / “Dollar General” with four (4) staff conditions.

MOTION

**PRELIMINARY PLAT /
PP-09-21-7962 / “Dollar
General” / Southeast corner
of SW 7 Hwy. & Colbern
Rd. (Related to Agenda
Items 6 & 7)**

Seconded by Commissioner Mitchell Peil.

SECOND

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)**

APPROVED

STAFF CONDITIONS

1. Approval 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.
2. Prior to Final Plat approval, the following must occur:
 - a. All right-of-way and easements must be shown as required by Public Works and/or MoDOT.
 - b. A Traffic Memo shall be submitted to Public Works addressing Trip Generations and access onto Colbern Road
 - c. A Stormwater Management Plan shall be submitted to Public Works, prepared in accordance with APWA Section 5600 and MARC BMP Manual.
3. Prior to Building Permit issuance, the following must occur:
 - a. The Final Plat must be approved and recorded with the County.
 - b. A Site Plan Design Review application must be approved.

4. Prior to occupancy, all public improvements must be installed as required by Public Works and/or MoDOT.

**PUBLIC HEARING /
REZONING / RZ-09-21-
7963 / “The Retreat at
Chapman Farms” / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.**

**(Related to Agenda Items 9,
11, & 12)**

&

**PUBLIC HEARING /
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN / PUDC-
09-21-7964/ “The Retreat at
Chapman Farms” / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.**

**(Related to Agenda Items 8,
11, & 12)**

&

**PRELIMINARY PLAT /
PP-09-21-7965 / “The
Retreat at Chapman Farms” /
Southeast corner of SW 7
Hwy. & SW Chapman Farms
Dr. (Related to Agenda
Items 8, 9, & 12)**

&

**PLANNED UNIT
DEVELOPMENT FINAL
PLAN / PUDF-09-21-7966 /
“The Retreat at Chapman
Farms” / Southeast corner of
SW 7 Hwy. & SW Chapman
Farms Dr. (Related to
Agenda Items 8, 9, & 11)**

APPLICANT

QUESTION

The public hearing for Agenda Items 8 & 9 was opened at 7:00 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 9 for Agenda Items 8 & 9 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 25, 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)
9. Email received in opposition, 10-11-2021 from Justin Clark

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

Tiffany Ford, Summit Homes, 120 SE 30th St., Lee’s Summit, MO. Ms. Ford, on behalf of the applicant, Summit Homes, who is requesting approval of a rezoning from multiple zoning districts to “SF-7/PUD” (Single-Family/Planned Unit Development), a planned unit development concept plan for 26.29 acres, a preliminary plat for subdivision of land, and a planned unit development final plan for the above mentioned 26.29 acres and 57 single-family lots.

Commissioner Mitchell Peil questioned about removing one of the building materials, the standing-seam metal roof, from the list of materials.

Ms. Ford stated that was not her decision to make but that she would relay the concern. The standing-seam metal roof is used as an accent for certain styles

Commissioner Lynn Banks stated there were a lot of changes and asked if there was a neighborhood meeting concerning the revisions.

Ms. Ford stated they met with the residents prior to the initial submittal which was withdrawn, and they based their revisions off the comments at that neighborhood meeting.

Commissioner Lynn Banks stated she was pleased with the respect the developer and applicant had for the neighboring communities' concerns.

None.

None.

None.

The public hearing was closed at 7:14 p.m.

Commissioner Lynn Banks recommended the approval of Rezoning / RZ-09-21-7963 / "The Retreat at Chapman Farms".

Seconded by Commissioner Tom Rohr.

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)**

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

Commissioner Lynn Banks recommended the approval of Planned Unit Development Concept Plan / PUDC-09-21-7964 / "The Retreat at Chapman Farms" with five (5) staff conditions

Seconded by Commissioner Susan Stokenbury.

**WITNESSES
IN FAVOR**

**WITNESSES
OPPOSED**

DISCUSSION

HEARING CLOSED

**MOTION
PUBLIC HEARING /
REZONING / RZ-09-21-
7963 / "The Retreat at
Chapman Farms" / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.
(Related to Agenda Items 9,
11, & 12)**

SECOND

VOTE

**MOTION
PUBLIC HEARING /
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN / PUDC-
09-21-7964 / "The Retreat at
Chapman Farms" / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.
(Related to Agenda Items 8,
11, & 12)**

SECOND

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)**

RECOMMENDED APPROVAL

To be heard by City Council, Monday, October 18, 2021.

STAFF CONDITIONS

1. Approval 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 Concept Plan, which include:
 - a. Increase the maximum lot width from 120-ft. to 137-ft.
 - b. Allow four (4) minimum livable floor area classifications within a single block.

2. The following items shall be included on the Final Plat:
 - a. A Limits of No Access is required to be delineated and dedicated on all tracts adjacent to SW 7 Highway and SW Mason School Road.
 - b. The minimum livable floor area classifications must be noted on the Final Plat.

3. The following items shall be completed prior to approval of the Final Plat:
 - a. All sidewalk improvements adjacent to tracts are required to be installed prior to Final Plat approval.
 - b. All public improvements are required to be constructed and accepted prior to Final Plat approval.
 - c. All incomplete landscaping, tract fencing, and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscaping, tract fencing, amenities shall be installed prior to occupancy of the first house.

4. The following items shall be provided prior to the issuance of any building permits within the development:
 - a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
 - b. The Final Plat shall be approved by the City Council and recorded at Jackson County.

5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to each lot.
 - b. A minimum of 45 plant units and any required street tree(s) shall be installed.

**MOTION
PRELIMINARY PLAT /
PP-09-21-7965 / “The
Retreat at Chapman Farms” /**

Commissioner Lynn Banks recommended the approval of Preliminary Plat/ PP-09-21-7965 / “The Retreat at Chapman Farms” with six (6) staff conditions.

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)
APPROVED**

STAFF CONDITIONS

1. Approval 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 PUD Concept Plan, which include:
 - a. Increase the maximum lot width from 120-ft. to 137-ft.
 - b. Allow four (4) minimum livable floor area classifications within a single block.
2. Approval of this Preliminary Plat is rescinded if the PUD Concept Plan (PUDC-09-21-7964) request is denied by City Council.
3. The following items shall be included on the Final Plat for each development phase:
 - a. A Limits of No Access is required to be delineated and dedicated on all tracts adjacent to SW 7 Highway and SW Mason School Road.
 - b. The minimum livable floor area classifications must be noted on the Final Plat.
 - c. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.
4. The following items shall be completed prior to approval of the Final Plat:
 - a. All sidewalk improvements adjacent to tracts are required to be installed prior to Final Plat approval.
 - b. All public improvements are required to be constructed and accepted prior to Final Plat approval.
 - c. All incomplete landscaping, tract fencing, and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscaping, tract fencing, amenities shall be installed prior to occupancy of the first house.
 - d. An ADA Sidewalk Plan shall be submitted with final construction plans.
 - e. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of the Public Works Department prior to approval of the Final Plat by the City Council.
 - f. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

- g. 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.
 - h. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.
5. The following items shall be provided prior to the issuance of any building permits within the development:
 - a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
 - b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
 6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to each lot.
 - b. A minimum of 45 plant units and any required street tree(s) shall be installed.

Commissioner Lynn Banks recommended the approval of Planned Unit Development Final Plat / PUDF-09-21-7966 / “The Retreat at Chapman Farms” with six (6) staff conditions.

**MOTION
 PLANNED UNIT
 DEVELOPMENT FINAL
 PLAN / PUDF-09-21-7966/
 “The Retreat at Chapman
 Farms” / Southeast corner of
 SW 7 Hwy. & SW Chapman
 Farms Dr. (Related to
 Agenda Items 8, 9, & 11)**

Seconded by Commissioner LaKeisha Veal.

SECOND

VOTE

LaKeisha Veal – Aye
 Lynn Banks – Aye
 Ken Billups Jr. – Aye
 Mitchell Peil – Aye
 Susan Stokenbury - Aye

Tom Rohr – Aye
 Chad Sanderson, Chair – Aye
 Jacob Honeycutt – Absent
 Byron Craddolph – Absent
 Travis Graham - Absent

**MOTION PASSED –
 (7-Aye, 0-No)
 APPROVED**

STAFF CONDITIONS

1. Approval 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 Concept Plan, which include:
 - a. Increase the maximum lot width from 120-ft. to 137-ft.
 - b. Allow four (4) minimum livable floor area classifications within a single block.

2. Approval of this PUD Final Plan is rescinded if the PUD Concept Plan (PUDC-09-21-7964) request is denied by City Council.
3. The following items shall be included on the Final Plat:
 - a. A Limits of No Access is required to be delineated and dedicated on all tracts adjacent to SW 7 Highway and SW Mason School Road.
 - b. The minimum livable floor area classifications must be noted on the Final Plat.
4. The following items shall be completed prior to approval of the Final Plat:
 - a. All sidewalk improvements adjacent to tracts are required to be installed prior to Final Plat approval.
 - b. All public improvements are required to be constructed and accepted prior to Final Plat approval.
 - c. All incomplete landscaping, tract fencing, and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscaping, tract fencing, amenities shall be installed prior to occupancy of the first house.
5. The following items shall be provided prior to the issuance of any building permits within the development:
 - a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
 - b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to each lot.
 - b. A minimum of 45 plant units and any required street tree(s) shall be installed.

FINAL PLAT / PF-09-21-7953 / “Palo Park” / 3000 SW 7 Hwy.

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

QUESTIONS

Commissioner Ken Billups Jr. asked if staff had an idea of a timeline for a development proposal for the site.

APPLICANT

Matt Schlicht, Engineering Solutions, 50 SE 30th St., Lee’s Summit, MO. Mr. Schlicht, on behalf of the property owner, George T & Jeanette C Ward Trust, stated that a development proposal is estimated to come quickly seeing as the potential buyer is eager.

**MOTION
FINAL PLAT / PF-09-21-7953/ “Palo Park” / 3000 SW 7 Hwy.**

Commissioner Ken Billups Jr. recommended approval of the Final Plat / PF-09-21-7953 / “Palo Park” with two (2) staff conditions.

SECOND

Seconded by Commissioner Mitchell Peil.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye
**MOTION PASSED –
(7-Aye, 0-No)
APPROVED**

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

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.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County and returned to the City.

**MASTER/ALTERNATIVE
SIGN PLAN / ASP-09-21-
7955 / “Culver’s” / 1301 SW
7 Hwy.**

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

QUESTIONS

Commissioner Ken Billups Jr. asked if the site would still meet parking requirements considering the loss of three (3) parking spaces for the additional drive-thru.

Staff responded that the site will still meet parking requirements per the UDC.

Commissioner Mitchell Peil questioned how the additional drive-thru will be kept separate from the parking lot to not create confusion.

Staff replied the anticipated method would be with curbing.

Commissioner Mitchell Peil also inquired about whether the incidental ground-mounted signs would be facing the adjacent shopping center.

Staff affirmed that the proposed signage would face the shopping center.

APPLICANT

Matt Schlicht, Engineering Solutions, 50 SE 30th St., Lee’s Summit, MO. Mr. Schlicht, on behalf of the property owner, Amazn Property Management, LLC., stated that the intended method of separation between parking and the drive-thru would be commercial-grade curbing and landscaping where applicable.

Commissioner Mitchell Peil questioned the applicant about the stacking spaces in the new drive-thru.

Mr. Schlicht stated they would still meet the requirements for stacking per the UDC and will now be able to accommodate even more.

Commissioner Ken Billups Jr. asked if a shared parking agreement was necessary with the adjacent shopping center in the case more parking is required.

Mr. Schlicht responded the site already meets and exceeds the required parking spots per the UDC, but in case more spots are needed, he believes a shared parking agreement exists currently.

**MOTION
MASTER/ALTERNATIVE
SIGN PLAN / ASP-09-21-
7955 / “Culver’s” / 1301 SW
7 Hwy.**

Commissioner Mitchell Peil recommended approval of the Master/Alternative Sign Plan / ASP-09-21-7955 / “Culver’s” with one (1) staff condition.

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)
APPROVED**

STAFF CONDITIONS

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

OTHER BUSINESS

Chair Chad Sanderson requested a motion to cancel the October 25, 2021 Planning Commission due to a lack of items for review.

**MOTION
TO CANCEL OCT. 25,
2021 PLANNING
COMMISSION MEETING**

Commissioner Ken Billups Jr. recommended cancelling the October 25, 2021 Planning Commission meeting.

SECOND

Seconded by Commissioner Mitchell Peil.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)
OCT. 25, 2021 PLANNING
COMMISSION MEETING
CANCELLED**

DISCUSSION

Mike Mallon, Director, Community Development, announced that Vice-Chair Ashley Hose submitted her resignation for the Planning Commission. The commission was notified they will have to elect a new vice-chair at the November 8, 2021 Planning Commission meeting and they will have ten (10) planning commissioners until Mayor Carson Ross appoints a new member.

Commissioner Susan Stokenbury stated the meeting ran smoothly and she was thankful.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:30 p.m. Seconded by Commissioner Tom Rohr.

**MOTION
TO CANCEL OCT. 25,
2021 PLANNING
COMMISSION MEETING**

Commissioner Ken Billups Jr. recommended cancelling the October 25, 2021 Planning Commission meeting.

SECOND

Seconded by Commissioner Mitchell Peil.

VOTE

LaKeisha Veal – Aye
Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Susan Stokenbury - Aye

Tom Rohr – Aye
Chad Sanderson, Chair – Aye
Jacob Honeycutt – Absent
Byron Craddolph – Absent
Travis Graham - Absent

**MOTION PASSED –
(7-Aye, 0-No)
OCT. 25, 2021 PLANNING
COMMISSION MEETING
CANCELLED**


DISCUSSION

Mike Mallon, Director, Community Development, announced that Vice-Chair Ashley Hose submitted her resignation for the Planning Commission. The commission was notified they will have to elect a new vice-chair at the November 8, 2021 Planning Commission meeting and they will have ten (10) planning commissioners until Mayor Carson Ross appoints a new member.

Commissioner Susan Stokenbury stated the meeting ran smoothly and she was thankful.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:30 p.m. Seconded by Commissioner Tom Rohr.


Respectfully Submitted by
Mike Mallon, Recording Secretary


Chad Sanderson, Chairperson

11/8/21
Date