



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

**Planning Commission
MINUTES
Monday, November 13, 2023**

Media Link: [November 13, 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, November 13, 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. The following members, guests and staff were in attendance:

ATTENDANCE

Byron Craddolph, Chairperson
Tom Rohr, Vice-Chairperson
Jennifer Ritschel Smith

Chris Henning
Travis Graham
Richard How

**STAFF
PRESENT**

Mike Mallon, Senior Director, City Development
Cara Elbert, Assistant Director of Community Development
Dave McCumber, Development Review Manager
Adair Bright, Senior Planner
Jamarcus Magee, Associate Planner
Sarah Carnes, City Attorney
Jim Burgess, City Engineer
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Traci Breshears, Administrative Assistant, Community Development/ Recording Secretary

ABSENT

Robert Morton
Susan Stokenbury
Chad Sanderson

**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 How and a second from Commissioner Graham and a unanimous vote, the minutes of October 23, 2023, were approved.

**AGENDA ITEM
2 / PUBLIC
HEARING / UDC
TEXT
AMENDMENT /
UDCT-10-23-8904
/ “October 2023
Updates”.**

The public hearing for Agenda Items 2 & 3 was opened at 6:32 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibit:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in the Examiner on October 28, 2023
4. Title IV, Land Use Section—Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Mike Mallon, Senior Director, presented the request to the Planning Commission beginning with Text Amendment 403.070.A.1.c and 403.070.A.2.e under the Site Plan Design Review. This amendment was brought about by the City Council’s request from the September 5, 2023, meeting, saying it was over-burdensome on renovation projects. Council asked for more discretion and subjectivity to give the director more leeway with determining whether the change could be approved administratively or go before the Commission.

QUESTIONS

Commissioner Henning commented on the positive change allowing the Director to have more discretion. Commissioner Craddolph then asked if there would be any potential problems or detriment to the public by leaving it up to the staff’s discretion.

Mike Mallon, Senior Director, stated the concerns of the potential un-bias of the staff was not a problem as staff would not want to have any applicant go through unnecessary approval processes but recognize that the public and surrounding businesses may want input if significantly different and stating that the staff would likely approve administratively when the changes would be an upgrade in building materials.

**AGENDA ITEM
2 / PUBLIC
HEARING / UDC
TEXT
AMENDMENT /
UDCT-10-23-8904
/ “October 2023
Updates” continued**

Senior Director Mallon went on to discuss changes to 403.070.A.2.b to change any property involving more than 5 acres to any property encompassing 5 acres to benefit large projects such as the schools and churches that are on more than 5 acres of land. This would allow any small changes to be approved by staff instead of having to automatically go to the Commission on a small project. To relieve the burden on larger acre buildings.

Senior Director Mallon went on to the second amendment in Fence standards changing 407.040.D.3.c.4.h to cover additions to the height of fencing adding that add-ons will be of the same material, color, and compatible design to the original fencing. Which was approved by the Development Advisory Committee and is now being brought forward to the Planning Commission for approval.

The third amendment is to the Temporary Signs code Section 501.070.1. This will change the permit limit to up to 120 days within a calendar year if they are able to provide the 120 specific days upon permit application. Previously, each permit was only good for a 30-day period, having up to 4 permits within a year, allowing for 120 days.

QUESTIONS

None.

APPLICANT

**WITNESSES IN
FAVOR**

N/A

**WITNESSES
OPPOSED**

None.

**PUBLIC
COMMENT**


None.

None.

DISCUSSION

**PUBLIC
HEARING
CLOSED**

None.


**MOTION /
PUBLIC
HEARING
UDC TEXT
AMENDMENT /
UDCT-10-23-8904
/ “October 2023
Updates”**

The Public Hearing was closed at 6:52 p.m.

Commissioner Henning moved to approve UDC Text Amendment / UDCT-10-23-8904 / “October 2023 Updates”

SECOND

VOTE

Commissioner Smith seconded.

Byron Craddolph, Chair – Aye Jennifer Ritschel Smith - Aye
Tom Rohr – Aye Chris Henning – Aye
Richard How – Aye Travis Graham – Aye

RECOMMENDED APPROVAL

(6-Aye, 0-No)

This item will be heard at the December 4, 2023, City Council Meeting.

**AGENDA ITEM
3 / PUBLIC
HEARING /
REZONING / RZ-
09-23-8900 /
“BSSD Career
Innovation Center”
/ 2101 NW Vesper
St**

&

The public hearing for Agenda Items 3 & 4 was opened at 6:53 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

**AGENDA ITEM
4 / PUBLIC
HEARING / PD
CONCEPT PLAN
AMENDMENT /
PDC-09-23-8901 /
“BSSD Career
Innovation Center”
/ 2101 NW Vesper
St**

Exhibit:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 28, 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)

Adair Bright, Senior Planner, presented the requests to the Planning Commission.

QUESTIONS

APPLICANT

**WITNESSES IN
FAVOR**

**WITNESSES
OPPOSED**

Chairperson Craddolph inquired about accommodation for bikes, to which Ms. Bright stated that they will be reviewed during the Site Plan Design Review.

**PUBLIC
COMMENT**

Chris Koch, Hollis + Miller Architects, 1801 NW Vesper St, Blue Springs, MO 64015.

DISCUSSION

None.

**PUBLIC
HEARING
CLOSED**

None.

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

MOTION / PUBLIC HEARING / RZ-09-23-8900 / “BSSD Career Innovations Center” / 2101 NW Vesper St

Chairperson Craddolph commented that he believes the project will be very rewarding. After no further comments or questions, the public hearing was closed at 7:02 pm.

The Public Hearing was closed at 7:02 p.m.

SECOND

VOTE

Commissioner Graham motioned to approved Rezoning / RZ-09-23-8900 / “BSSD Career Innovations Center” / 2101 NW Vesper St.

MOTION / PUBLIC HEARING / PD CONCEPT PLAN AMENDMENT / PDC-09-23-8901 / “BSSD Career Innovation Center” / 2101 NW Vesper St

Commissioner How seconded.

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye

RECOMMENDED APPROVAL

(6-aye 0-no)

This item will be heard at the December 4, 2023, City Council Meeting.

SECOND

VOTE

Commissioner Henning moved to approve PD Concept Plan Amendment / PDC-09-23-8901 / “BSSD Career Innovation Center” / 2101 NW Vesper St with the two (2) staff conditions.

STAFF CONDITIONS

Commissioner Graham seconded.

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye

RECOMMENDED APPROVAL

(6-aye 0-no)

This item will be heard at the December 4, 2023, City Council Meeting.

**AGENDA ITEM
5 / PUBLIC
HEARING /
VACATION /
VAC-09-23-8899 /
“Quail Walk 7th,
Lot 43” / 2503 NE
Quail Walk Ct**

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 the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
 - a. Reduce the minimum parking setback from 25-ft. to 20-ft.
 - b. Reduce the required drive aisle width from 26-ft. to 25-ft.
 - c. Waive the requirement for curbed and landscaped parking lot islands.
2. Final building elevations, landscape plan, and site lighting must be provided with the PD Final Plan / Site Plan Design Review.

QUESTIONS

The public hearing for Agenda Item 5 was opened at 7:04 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

APPLICANT

Exhibit:

**WITNESSES IN
FAVOR**

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 28, 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)

**WITNESSES
OPPOSED**

DISCUSSION

Jamarcus Magee, Associate Planner, presented the request to the Planning Commission

**MOTION /
PUBLIC
HEARING /
VACATION /
VAC-09-23-8899 /
“Quail Walk 7th,
Lot 43” / 2503 NE
Quail Walk Ct**

SECOND

None

VOTE

William Lord, 2503 NE Quail Walk Ct, Blue Springs, MO 64014.

None.

None.

**STAFF
CONDITIONS**

None.

Commissioner How moved to approve Vacation / VAC-09-23-8899 / “Quail Walk 7th, Lot 43” / 2503 NE Quail Walk Ct with two (2) staff conditions.

**AGENDA ITEM
6 / PUBLIC
HEARING /
CONDITIONAL
USE PERMIT /
CUP-09-23-8898 /
“PS Property
Services, LLC” /
315 NW 10th St.**

Commissioner Graham seconded.

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye

RECOMMENDED APPROVAL

(6-aye 0-no)

This item will be heard at the December 4, 2023, City Council Meeting.

QUESTIONS

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.
2. The vacation document(s) shall be recorded at Jackson County, prior to insurance of any building permits in the area to be vacated.

The public hearing for Agenda Item 6 was opened at 7:07 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibit:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 28, 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)

Dave McCumber, Development Review Manager, presented the request to the Planning Commission

Commissioner Rohr asked why there aren't any "No Parking" signs along Vesper to help with impediment of traffic. Commissioner requested the city act, and place along Vesper on the North side to reduce the risk of traffic accidents.

APPLICANT

James Burgess, City Engineer stated that they will review it to determine if "No Parking" is needed there.

WITNESSES IN FAVOR

Commissioner Rohr stated that more than once there were cars facing west on the south side of the street and there is a driveway on the north leaving a lot of potential for accidents and requested that the city review for signage.

WITNESSES OPPOSED

PUBLIC COMMENT

Commissioner Henning requested a reiteration of the parking for the north side asking if there will be parallel parking or if the allowance for the angled parking will continue.

DISCUSSION

Development Review Manager McCumber stated that the applicant requested the allowance, but staff believes that due to the lack of depth it is a safety concern, and their recommendation is to allow parallel parking on the north side.

PUBLIC HEARING CLOSED

Commissioner Rohr asked how many parallel parking spaces could fit on the northside and which direction the parking spot would face.

MOTION / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-09-23-8898 / "PS Property, LLC" / 315 NW 10th St

Development Review Manager McCumber stated that there is only room for one parallel parking space and that the direction people park there isn't regulated.

Senior Director Mallon stated that staff will investigate the code to see if there are any regulations as to the direction a car must park in that space.

SECOND

N/A

None.

VOTE

None.

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

STAFF CONDITIONS

Commissioner Henning stated he wished that the applicant was present to ask about the parking on the north side.

The Public Hearing was closed at 7:19 p.m.

Commissioner Graham moved to approve Conditional Use Permit / CUP-09-23-8898 / “PS Property, LLC” / 315 NW 10th St with the five (5) staff conditions.

Commissioner How seconded.

**AGENDA ITEM
7 / PUBLIC
HEARING / SITE
PLAN DESIGN
REVIEW W/
ALTERNATE
DEVELOPMENT
STANDARDS /
SPDR-09-23-8902
/ “Kansas City
Cannabis” / 1117
NW 7 Hwy**

Byron Craddolph, Chair – Aye Jennifer Ritschel Smith - Aye
Tom Rohr – No Chris Henning – Aye
Richard How – Aye Travis Graham – Aye

RECOMMENDED APPROVAL

(5-aye 1-no)

This item will be heard at the December 4, 2023, City Council Meeting.

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 otherwise specified by the Alternative Development Standards.
2. The Conditional Use Permit allows the “*Construction or Building Contractor*” land use to be allowed at the property addressed 315 NW 10th Street.
3. Staff recommends that the requested deviation from Section 405.050 be approved to allow the existing overhead doors on the building, which do front an arterial or collector street.
4. Staff recommends that the requested deviation from Section 405.050 be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property. Given the property is already developed and parking areas are only feasible and provided along the street frontage, an exception should be made for this request to accommodate the contractor business.
5. Staff does not recommend that the requested deviation from Section 407.010, tables 3 & 4, be approved to allow additional parking in the head-in variation. However, staff does support a single parallel parking space along the building’s north street frontage.

QUESTIONS

APPLICANT

WITNESSES IN FAVOR

WITNESSES OPPOSED

PUBLIC COMMENT

DISCUSSION

PUBLIC HEARING CLOSED

MOTION / PUBLIC HEARING / SITE PLAN DESIGN REVIEW W/ ALTERNATE DEVELOPMENT STANDARDS / SPDR-09-23-8902 / “Kansas City Cannabis” / 1117 NW 7 Hwy

SECOND

VOTE

STAFF CONDITIONS

The public hearing for Agenda Item 7 was opened at 7:21 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibit:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 28, 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)

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

Senior Director Mallon stated that a last-minute exhibit in the form of a hard copy of a revised site plan eliminating a parking along the drive thru on the west side of the property to allow for two-way traffic.

Chairperson Craddolph asked if this will be a drive thru and walk in facility.

Mr. Magee stated that yes, it will be both, but that the Site Plan Design Review is only for the proposal of a windowless drive thru.

Chairperson Craddolph asked for Mr. Magee to identify the ADA parking on the new site plan, which Planner Magee pointed out for him.

Dan Nelson, Kansas City Cannabis, 32906 E Truman Road, Grain Valley, MO 64029.

None.

None.

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

Chairperson Craddolph asked where the cameras were located on the building. Nelson stated that in total there are 50 cameras and all 4 corners of the building

have 4 cameras in each camera hub as well as high definition, 60 day recording and the State has access to the systems full time. Nelson stated that the windowless drive thru was chosen for safety reasons due to the proximity to the highway.

Commissioner Henning commented that it will be nice to see the building redeveloped into another successful business in the city.

The Public Hearing was closed at 7:31 p.m.

Commissioner Howe moved to approve the Site Plan Design Review w/ Alternate Development Standards / SPDR-09-23-8902 / “Kansas City Cannabis” / 1117 NW 7 Hwy with eight (8) staff conditions.

**AGENDA ITEM
8 / MASTER/
ALTERNATIVE
SIGN PLAN /
ASP-09-23-8903 /
“Kansas City
Cannabis” / 1117
NW 7 Hwy.**

Commissioner Graham seconded.

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye

**APPROVED
(6-aye 0-no)**

QUESTIONS

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. A building permit is required to be approved prior to construction of the new drive-through.
3. All proposed landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.
4. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.
5. The applicant is required to add a minimum 6-foot sidewalk on the southeast portion of the property.
6. A pedestrian Easement shall be dedicated through a separate document to accommodate the proposed 6-foot sidewalk on the southeast portion of the property.
7. The hours of operation for the drive-through must comply with the operation hours that is outlined in the UDC for Recreational Marijuana.

**MOTION
MASTER /
ALTERNATIVE
SIGN PLAN /
ASP-09-23-8903 /
“Kansas City
Cannabis” / 1117
NW 7 Hwy.**

SECOND

VOTE

a.Per UDC Section 405.050. 34 Marijuana Dispensary. Hours Of Operation. All medical marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the

premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

8. All other requirements outlined in the UDC for Marijuana Dispensary are still valid and active.

**STAFF
CONDITIONS**

**OTHER
BUSINESS**

Jamarcus Magee, Associate Planner, made a presentation to the Planning Commission.

**MEETING
ADJOURN**

Commissioner Rohr asked for the location of the pole sign, which Senior Director pointed out on the plan and that it's in the best space to maximize the green spaces of the property.

Commissioner Rohr then asked if the sign would be facing east-west, and Senior Director Mallon stated that yes, and that it will replace the old sign that is currently there.

Commissioner How moved to approve the Master / Alternative Sign Plan / ASP-09-23-8903 / "Kansas City Cannabis" / 1117 NW 7 Hwy. with two (2) staff conditions.

Commissioner **Smith** seconded.

Byron Craddolph, Chair – Aye	Travis Graham – Aye
Chris Henning– Aye	Tom Rohr – Aye
Richard How – Aye	Jennifer Ritschel Smith – Aye

**APPROVED
(6-aye 0-no)**

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

- a. A sign permit will not be issued until the existing pole is removed.
2. Landscaping must be installed in a three (3) foot radius around the base of the freestanding sign.

The next scheduled meeting is Monday, November 27, 2023.

Mike Mallon, Senior Director, City Development presented the October 2023 Community Development Report.

With no further discussion, a motion was made by Commissioner Henning and seconded by Commissioner Graham and the meeting adjourned at 7:44 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph, Chairperson

Date