City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, March 11, 2024

Media Link: March 11, 2024, 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, March 11, 2024, 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 Robert Morton Chad Sanderson Jennifer Ritschel-Smith	Chris Henning Travis Graham Richard How Susan Stokenbury
STAFF PRESENT	Mike Mallon, Senior Director of City Development Cara Elbert, Assistant Director of Community Development John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary	
ABSENT	None.	
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29p.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 Morton and a second from Commissioner Stokenbury and a unanimous vote, the minutes of February 26, 2024, were approved.	
AGENDA ITEM 2 / PUBLIC HEARING / SITE	The public hearing for Agenda item 2 was opened at 6:31 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public	

REVIEW W/ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-01-24-9034 "Timothy Lutheran Church" / 301 SW Wyatt Rd	the Monday, March 25, 2024, Planning Commission meeting.
MOTION	Commissioner Stokenbury motioned to approve the continuance of Site Plan Design Review with Alternative Development Standards for the Timothy Lutheran Church Project to the requested date of March 25, 2024.
SECOND	Commissioner Graham seconded the motion.
VOTE	Byron Craddolph, Chair – Aye Tom Rohr – Aye Richard How – Aye Robert Morton-Aye Susan Stokenbury – Aye Chad Sanderson - Aye Chris Henning – Aye Travis Graham – Aye Jennifer Ritschel-Smith - Aye **RECOMMENDED APPROVAL** **(9-Aye, 0-No)** **These items will be continued to the March 25, 2024, Planning Commission Meeting.**
AGENDA ITEM 3 / Downtown Master Plan Presentation	Cara Elbert, Assistant Director gave a presentation on the Downtown Master Plan
QUESTIONS	Commissioner Rohr asked what the city plans to pay for and how much it will cost over the next ten years. Mike Mallon stated that there is not an earmarked amount, but an estimation. The plan is a guiding document.

Chairperson Craddolph asked if this will be set in stone once voted on.

Mr. Mallon stated again that it is a guiding document and that nothing is set in stone. It will allow private developers see what the city's ultimate goal is, and for elected officials to know where to allocate funds for capital improvement projects.

Chairperson Craddolph asked if there could be more projects added to downtown.

Mr. Mallon stated that the plan is conceptual and that it's to give us an idea and a goal to strive toward. Mr. Mallon stated that the concepts and ideas in the plan are what is most important.

Chairperson Craddolph asked if the previous Downtown Master Plan had been completed or if the new Master Plan is a continuation.

Mrs. Elbert stated not everything was done because some of the goals and ideas changed overtime and that not every concept plan gets implemented exactly as written due to changes in the city.

Commissioner Stokenbury asked if a new master plan is required within a specific time.

Mrs. Elbert stated there is no specific mandate, but many cities do it every 20 years or so.

Chairperson Craddolph asked if there is going to be another consultation with the public to find out if they are happy with the plan we have brought forward.

Mr. Mallon stated that the plan will be presented to City Council on March 18th and that it is a public hearing, and the public will be able to voice their happiness or unhappiness with the plan at that time.

Chairperson Craddolph then asked how to implement the plan without knowing the cost.

Mrs. Elbert stated that once the plan is approved, there will be subsequent meetings will take place to choose the priority of everything.

Chairperson Craddolph wanted to know if a cultural center or a museum in the downtown area would be a good idea.

Commissioner Rohr wants to know how the city plans to fund the implementation of the master plan.

Mrs. Elbert stated that only some of the projects in the master plan can be implemented by the city and some of the projects are owned privately and will be funded with private dollars.

Mr. Mallon stated that the plan helps set priorities and achievable steps to allow us to re-invest in downtown. The city wanted to make sure that the plan was a realistic one with real achievable goals.

Chairperson Craddolph wanted to know what the rush to approve the plan is, and if there are more things we can investigate as far as transit.

Mr. Mallon stated that the plan is a "living" plan, that it will be a fluid plan that we can make changes to suit the needs of the residents.

Commissioner Henning stated that he believes the city should place emphasis on business owners and stakeholders downtown as well as future business owners and concentrate on business development.

Mrs. Elbert stated that they did have meetings with just downtown business owners to get their input.

OTHER BUSINESS

The next scheduled meeting is Monday, March 25, 2024.
Mike Mallon gave a presentation on the Monthly Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Rohr and the meeting adjourned at 7:14 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph, Chairperson

3.25.2024
Date