City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, April 22, 2024

Media Link: April 22, 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, April 22, 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 Susan Stokenbury Jennifer Ritschel-Smith	Travis Graham Richard How Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Adam Hilgedick, Assistant Director of Public Works Adair Bright, Senior Planner John Mullane, Interim City Attorney Traci Breshears, Recording Secretary	
ABSENT	Chris Henning Robert Morton	
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 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 Graham and a second from Commissioner Stokenbury and with a unanimous vote, the minutes of March 25, 2024, were approved.	

PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-02-24-9058 / "Power Clean Carpet Cleaning" / 945 NW Vesper St	exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 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 April 6, 2024 4. 185 ft. Notification Map 5. Property owners within 185 ft. of site 6. Copy of letter to 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 for a Conditional Use Permit to the Planning Commission.
QUESTIONS	None
APPLICANT	Dan Bates, 18906 E 12th Terr S, Independence, MO., presented his case by providing a description of his business and how it intends to use the property.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	The public hearing closed at 6:37 p.m.
MOTION / CONDITIONAL USE PERMIT / CUP-02-24-9058 / "Power Clean Carpet Cleaning" / 945 NW Vesper St	Commissioner Rohr motioned to approve the Conditional Use Permit / CUP-02-24-9058 / Power Clean Carpet Cleaning / 945 NW Vesper St.
SECOND	Commissioner Smith seconded the motion.

VOTE

Tom Rohr – Aye
Susan Stokenbury-Aye
Chad Sanderson-Aye
Byron Craddolph-Aye
Richard How - Aye
Jennifer Ritschel-Smith – Aye
Travis Graham-Aye

RECOMMENDED APPROVAL
(7-Aye, 0-No)
These items will be heard at the May 6, 2024, City Council Meeting.

STAFF CONDITIONS

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 following Alternative Development Standards:
    a. Deviation from Section 407.010-4 be approved to allow the reduced parking lot dimensions as listed in the Parking section of this report.
    b. Deviations from 405.030 of the Building Type Standards to allow the following:
        i. A larger frontage width (116') than what is allowed (25'-100')
        ii. Less transparency than what is required (50%-80% at street level)
        iii. More than 20 linear feet of blank facades (west façade) along street frontage without transparency, entrances, or architectural ornamentation.
2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, or Storage)*" land use to be allowed in accordance with the Special Use Standards Section 405.050 (31) at the property addressed 945 NW Vesper Street.

AGENDA ITEM 3 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-02-24-9059 / "Kansas City Cannabis Company" / 1117 NW 7 Hwy

The public hearing for Agenda item 3 was opened at 6:38 pm. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 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 April 6, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to 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 for a Conditional Use Permit to the Planning Commission.

QUESTIONS	Chairperson Craddolph asked what the hours currently are for Marijuana Dispensaries. Mr. McCumber answered that under the UDC the hours are 8 am to 8 pm.
APPLICANT	Dan Nelson, Kansas City Cannabis, 32906 E Truman Road, Grain Valley, MO spoke.
QUESTIONS	Chairperson Craddolph asked why they want extended hours. Mr. Nelson stated that he would like to be open to have the same hours as his competitors outside of the city. Chairperson Craddolph asked about crime due to the later hours. Mr. Nelson stated that there have been 3 incidents since marijuana became legal medically within the state and that all occurred after hours. Commissioner Rohr asked how ID is checked in the drive-thru to which Mr. Nelson answered. Commissioner Rohr asked for the purpose of having a 24-hour drive-thru. Mr. Nelson discussed being available to the blue-collar community. Service industry jobs are usually working till 1 or 2 in the morning. Mr. Nelson also discussed that this would cut down on illegal drug dealing as there would be a safe and legal place for someone to purchase. Commissioner Graham asked how many dispensaries are in the city, to which Mr. Mallon answered that there are 2.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	The public hearing was closed at 6:52pm.
MOTION / CONDITIONAL	

CUP-02-24-9059 / "Kansas City Cannabis" / 1117 NW 7 Hwy	9059 / Kansas City Cannabis / 1117 NW 7 Hwy.
SECOND	
VOTE	Commissioner Smith seconded the motion. Tom Rohr – No Susan Stokenbury-Aye Travis Graham-No Byron Craddolph-Aye Richard How - Aye Jennifer Ritschel-Smith-Aye Chad Sanderson-No **RECOMMENDED FOR APPROVAL** **(4-Aye, 3-No)** **These items will be heard at the May 6, 2024, City Council Meeting.**
STAFF CONDITIONS	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 operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00AM to 10:00PM on any day of the week. 3. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.
AGENDA ITEM 4 / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9068 / "Shrout Farm PUD Lots 6A & 6B" / 3101 SW 7 Hwy and 3107 SW 7 Hwy	Adair Bright, Senior Planner, presented the request for the Master/Alternative Sign Plan to the Planning Commission.
QUESTIONS	None.
APPLICANT	None.
DISCUSSION	None.

MOTION / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9068 / "Shrout Farm PUD Lots 6A & 6B" 3101 SW 7 Hwy and 3107 SW 7 Hwy

Commissioner Sanderson motioned to approve Master/Alternative Sign Plan / ASP-03-24-9068 / Shrout Farm PUD Lots 6A and 6B / 3101 SW 7 Hwy and 3107 SW 7 Hwy

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Tom Rohr –Aye	Richard How - Aye
Susan Stokenbury-Aye	Jennifer Ritschel-Smith–Aye
Travis Graham-Aye	Chad Sanderson-Aye
Byron Craddolph-Aye	

APPROVED
(7-Aye, 0-No)

STAFF CONDITIONS

1. If applicable, prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the signs.
2. Approval of this Master / Alternative Sign Plan allows for the property at 3101 SW 7 Highway to place permanent signs on the property at 3107 SW 7 Highway for vehicle entrance signs, directional signs in relation to the drive thru, a clearance bar, and a pre-menu board.

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

Adair Bright, Senior Planner, presented a memo of the revised Preliminary Plat to the Planning Commission. The Preliminary Plat that was previously approved by the Planning Commission was amended to accommodate the City Council's request to modify the General Development Plan associated with this development.

QUESTIONS

APPLICANT

None.

None.

MOTION / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

None.

Commissioner Graham motioned to approve the amended Preliminary Plat / PP-10-23-8941 / Hoot Owl Meadows / SW Corner of E Wyatt Rd and S Litchford Rd

SECOND

VOTE

Commissioner Stokenbury seconded.

Tom Rohr – Aye
Susan Stokenbury-Aye
Travis Graham-Aye
Byron Craddolph-Aye
Richard How - Aye
Jennifer Ritschel-Smith – Aye
Chad Sanderson-Aye

APPROVED (7-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission 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.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space

classification.

5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.

OTHER BUSINESS

Mr. Mallon gave the presentation of the Community Development Monthly Report for March to the Planning Commission

MEETING ADJOURN

The next scheduled meeting is Monday, May 13, 2024.

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Rohr and the meeting adjourned at 7:08 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph, Chairperson

5·13·2024
Date