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

## Planning Commission
## MINUTES
## Monday, May 13, 2024

Media Link: May 13, 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, May 13, 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, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

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|---|---|
| **TTENDANCE** | Byron Craddolph, Chairperson<br>Tom Rohr, Vice Chairperson<br>Jennifer Ritschel-Smith<br>Brian Ingersoll<br>Chris Henning<br>Chad Sanderson |
| **STAFF PRESENT** | Mike Mallon, Senior Director of City Development<br>Dave McCumber, Development Review Manager<br>Jim Burgess, City Engineer<br>John Mullane, Interim City Attorney<br>Galen Ericson, Councilmember, District 1, Mayor Pro Tempore<br>Traci Breshears, Recording Secretary |
| **ABSENT** | Susan Stokenbury<br>Richard How<br>Travis Graham |
| **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 GENDA APPROVAL** | Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Henning and a second from Commissioner Sanderson and with a unanimous vote, the minutes of April 22, 2024, were approved. |

**AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-03-24-9093 /** "Tommy's Express )r Wash" / 509 NW / Hwy

**&**

**AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-03-24-9095 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

**&**

**AGENDA ITEM 5 / PRELIMINARY PLAT / PP-03-24-9094 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

The public hearing for Agenda items 2 and 3 was opened at 6:32 pm, with agenda item number 5 to be heard concurrently. 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 27, 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)

Mike Mallon, Senior City Director, presented the request for a Rezoning, Planned Development Concept Plan, and Preliminary Plat to the Planning Commission.

**QUESTIONS**

Chairperson Craddolph asked if there were any letters of opposition.

Mr. Mallon stated that there were none.

Mr. Craddolph asked if there was a traffic study done.

**APPLICANT**

Mr. Mallon stated that a traffic study had not been submitted, but that the plans were submitted to MODOT and the concern they had was to the two accesses, however the limitations of the entrances and the right-in right-out entrance appeased the concerns MODOT had.

**WITNESSES IN FAVOR**

Rob Heizy, Kansas City, Kansas, co-owner of Tommy's Express Car Wash, gave a presentation.

**WITNESSES OPPOSED**

None.

**DISCUSSION**

None.

Commissioner Rohr asked about distance from entrance to R D Mize Rd. Mr. Mallon stated it's about 100 feet.

Mr. Rohr asked why a traffic study was not turned into MODOT.

Mr. Mallon stated that because MODOT controls 7 Highway they determine if a traffic study is needed, and MODOT has determined that a study is not needed.

Commissioner Sanderson asked Mr. Heizy about statistics on car washes for a city the size of Blue Springs.

Mr. Heizy stated that standard is 1 carwash for every 10,000-12,000 people. He also stated that some municipalities have caps on car washes of 1 per 7,000 citizens. He also said that their car wash can usually process 200+ car washes per hour and that none of their other locations have ever backed up into the road and if it looked that a location would, they would cone off traffic from coming in.

Mr. Craddolph stated that he would like to know MODOT's decision when it is made.

Mr. Sanderson asked about the landscaping and the approval process for it.

Mr. Mallon stated that the next steps for the project, should it pass, would be a detailed look at landscaping as well as building and materials. The landscaping would go so far as to include tree species and that where the buffer is lessened, they could include more trees or taller trees within the buffer to make up for the lessening of the buffer.

**PUBLIC HEARING CLOSED**

The public hearing closed at 7:05 p.m.

**MOTION / PUBLIC HEARING / REZONING / RZ-03-24-9093 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve the Rezoning / RZ-03-24-9093 / Tommy's Express Car Wash / 509 NW 7 Hwy.

**SECOND**

Commissioner Smith seconded the motion.

**VOTE**

| | |
|---|---|
| Tom Rohr – No | Jennifer Ritschel-Smith - Aye |
| Chad Sanderson-Aye | Chris Henning – Aye |
| Byron Craddolph-No | Brian Ingersoll – Aye |

**RECOMMENDED APPROVAL (4-Aye, 2-No)**

**STAFF CONDITIONS**

**These items will be heard at the May 20, 2024, City Council Meeting.**

None.

**MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-03-24-9095 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve the Planned Development Concept Plan / **PDC-03-24-9095 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy with 3 staff conditions.

**SECOND**

**VOTE**

Commissioner Smith seconded.

| | |
|---|---|
| Tom Rohr – No | Chad Sanderson—Aye |
| Jennifer Ritschel-Smith-Aye | Chris Henning – Aye |
| Byron Craddolph-No | Brian Ingersoll– Aye |

**RECOMMENDED APPROVAL**
**(4-Aye, 2-No)**

**STAFF CONDITIONS**

**These items will be heard at the May 20, 2024, City Council Meeting.**

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 by the Planned Development.
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

**MOTION / PRELIMINARY PLAT / PP-03-24-9094 /** " Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve Preliminary Plat / PP-03-24-9094 / "Tommy's Express Car Wash" / 509 NW7 Hwy with 5 staff conditions.

**SECOND**

**VOTE**

The motion was seconded by Commissioner Smith.

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|---|---|
| Tom Rohr – Aye | Chad Sanderson—Aye |
| Jennifer Ritschel-Smith-Aye | Chris Henning – Aye |
| Byron Craddolph-Aye | Brian Ingersoll– Aye |

**APPROVED**
**(6-Aye, 0-No)**

**AGENDA ITEM 3 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9098** / "Fike FRDC" / 2951 NW 7 Hwy

**&**

**AGENDA ITEM 6 / / FINAL PLAT / PF-04-24-9099 /** "Fike FRDC" / 2951 NW 7 Hwy

**&**

**AGENDA ITEM 7 / SITE PLAN DESIGN REVIEW / SPDR-04-24-9100 /** "Fike FRDC" / 2951 NW 7 Hwy

The public hearing for Agenda item 3 was opened at 7:08 pm with agenda items 6 and 8 to be heard concurrently. 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 27, 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)

Mike Mallon gave the presentation.

**QUESTIONS**

Chairperson Craddolph asked if there were any letters of opposition.

**APPLICANT**

Mr. Mallon stated that there were not any letters.

**QUESTIONS**

None.

Commissioner Rohr asked where the nearest neighborhood to the project would be.

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|---|---|
| **WITNESSES IN FAVOR** | Mr. Mallon showed Commission on the map and stated that they are in Independence city limits. |
| | None. |
| **WITNESSES OPPOSED** | |
| | John Sheehy 25101 E Strode Rd, Blue Springs, MO, has concerns about traffic, noise, frontage to the highway, trash, landscaping, sidewalk, and only one entrance. |
| **DISCUSSION** | David Patterson, 25001 E Strode Rd, Blue Springs, MO, has concerns about the noise. |
| | Chairperson Craddolph asked if staff could comment. |
| | Mr. Mallon stated that sidewalk is only required where new development is going. Additional landscaping is added to help screen the building as well as to help soften the appearance on the northern side of the property until the northern portion is developed. |
| | Jeremy Hull, Hullmark Construction, stated that there will not be more noise and that building will be for indoor testing. |
| **PUBLIC HEARING CLOSED** | The public hearing closed at 7:37 pm |
| **MOTION / PUBLIC HEARING /GENERAL DEVELOPMENT PLAN / GDP-04-24-9098** / "Fike FRDC" / 2951 NW 7 Hwy | Commissioner Rohr motioned to approve General Development Plan / GDP-04-24-9098 / "Fike FRDC" / 2951 NW 7 Hwy with 1 staff condition. |
| **SECOND** | |
| **VOTE** | Commissioner Sanderson seconded the motion |
| | Tom Rohr – Aye<br>Jennifer Ritschel-Smith—Aye<br>Byron Craddolph-Aye<br>Chris Henning – Aye<br>Brian Ingersoll– Aye<br>Chad Sanderson-Aye |
| **STAFF CONDITIONS** | **RECOMMENDED FOR APPROVAL**<br>**(6-Aye, 0-No)**<br>**These items will be heard at the May 20, 2024, City Council Meeting.** |

**MOTION / FINAL PLAT / PF-03-24-9094 /** "Fike FRDC" / 2951 NW 7 Hwy

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.

**SECOND**

Commissioner Rohr motioned to approve the Final Plat / PF-03-24-9094 / "Fike FRDC" / 2951 NW 7 Hwy with 4 staff conditions.

**VOTE**

Commissioner Sanderson seconded the motion.

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|---|---|
| Tom Rohr – Aye | Brian Ingersoll - Aye |
| Jennifer Ritschel-Smith-Aye | Chris Henning – Aye |
| Byron Craddolph-Aye | Chad Sanderson-Aye |

**STAFF CONDITIONS**

**RECOMMENDED FOR APPROVAL**
**(6-Aye, 0-No)**
**These items will be heard at the May 20, 2024, City Council Meeting.**

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 Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. Prior to Building Occupancy, the following must occur:
   a. The 5-ft. ADA compliant sidewalk along NW 7 Highway must be installed along the entire NW 7 Highway frontage.
   b. On-site sewer system permit will have to be issued by Jackson County.
4. The Yard Hydrant Service Line Use Agreement and Encumbrance must be released prior to issuance of building permits. Proof of recorded documents are required prior to issuance of building permits.

**MOTION / SITE PLAN DESIGN REVIEW / SPDR-03-24-9100 /** "Fike FRDC" / 2951 NW 7 Hwy

Commissioner Rohr motioned to approve the Site Plan Design Review / SPDR-03-24-9100 /""Fike FRDC" / 2951 NW 7 Hwy with 6 conditions

**SECOND**

**VOTE**

Commissioner Sanderson seconded the motion.

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|---|---|
| Tom Rohr –Aye | Richard How - Aye |
| Jennifer Ritschel-Smith—Aye | Brian Ingersoll – Aye |
| Byron Craddolph-Aye | Chad Sanderson-Aye |

| | |
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| **STAFF CONDITIONS** | **APPROVED (6-Aye, 0-No)** |
| | 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.<br>2. Prior to Building Permit issuance, the following must occur:<br>a. A photometric plan must be provided and meet the requirements of the UDC.<br>b. Building materials must be identified and the accessory building must complement the main building.<br>c. A detail of the bicycle rack must be provided.<br>d. A Traffic Impact Study must be submitted, reviewed, and approved by MoDOT.<br>3. Per the Non-Residential Design standards, Section 407.090, "Metal panels with a depth of less than one (1) inch or a thickness less than United States Standard 26 gauge shall be prohibited."<br>4. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.<br>5. 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.<br>6. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT. |
| **AGENDA ITEM 8 / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9092 /** "Stairway Cannabis" / 490 SW 7 Hwy | Dave McCumber, Development Review Manager, presented the request for the Master/Alternative Sign Plan to the Planning Commission |
| **QUESTIONS** | |
| **APPLICANT** | None. |
| **DISCUSSION** | None. |
| **MOTION / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9092 /** "Stairway Cannabis" / 490 SW 7 Hwy | Commissioner Henning stated that he liked the color and loudness of the mural and that he believes it is good for Blue Springs.<br><br>Commissioner Henning motioned to approve motioned to approve the Master/Alternative Sign Plan / ASP-03-24-9092 / "Stairway Cannabis" / 490 SW 7 Hwy with 3 staff conditions |
| **SECOND** | |

**VOTE**

Commissioner Smith seconded the motion.

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|---|---|
| Tom Rohr – Aye | Chris Henning – Aye |
| Jennifer Ritschel-Smith-Aye | Brian Ingersoll – Aye |
| Byron Craddolph-Aye | Chad Sanderson-Aye |

**STAFF CONDITIONS**

**APPROVED (8-Aye, 0-No)**

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, flaking, or fading paint.

3. Concerning Sign Removal:
   a. The "Stairway Cannabis Mural" mural 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**

Mr. McCumber gave the presentation of the Community Development Monthly Report to the Planning Commission.

Chairperson Craddolph asked if any of the cases had carried over from the previous year.

Mr. McCumber stated that he was unsure but would investigate it.

Commissioner Rohr asked if there was a way he could find out if businesses had sign permits for their signs.

Mr. Mallon stated that he could use the city's CSS portal or call staff.

Commissioner Rohr then stated that we need to hold owners accountable for keeping the grass mowed on the business's property.

**MEETING ADJOURN**

The next scheduled meeting is Tuesday May 28, 2024.

With no further discussion, a motion was made by Commissioner Sanderson and seconded by Commissioner Smith and the meeting adjourned at 7:47 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph

Byron Craddolph, Chairperson

5/28/24

Date