City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, May 28, 2024

Media Link: May 28, 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 28, 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:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice Chairperson Jennifer Ritschel-Smith Richard How Brian Ingersoll Chris Henning Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Jim Burgess, City Engineer John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Susan Stokenbury 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 AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Smith and a second from Commissioner Sanderson and with a unanimous vote, the minutes of May 13, 2024, were approved.

AGENDA ITEM 2 / SITE PLAN DESIGN REVIEW / SPDR-04-24-9109 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Mike Mallon, Senior City Director, presented the request for a Site Plan Design Review for Hudson Estates to Planning Commission. Previously the project had a General Development Plan and Preliminary Plat approved by the Planning Commission on March 25, 2024, and approved by City Council on April 1, 2024.
QUESTIONS	Commissioner Ingersoll asked if they would be putting up fencing along the portion that borders the school. Mr. Mallon stated there will not as the school would be using that border to add a second entrance to the school to help with the alleviation of traffic during school hours.
APPLICANT	Kyle Miller, 1000 W Nifong Blvd, Columbia, Missouri, stated he was there to answer any questions the commission had.
DISCUSSION	None.
MOTION / SITE PLAN DESIGN REVIEW / SPDR-04-24-9109 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Commissioner Rohr motioned to approve the Site Plan Design Review / SPDR-04-24-9109 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Tom Rohr—Aye Chad Sanderson—Aye Byron Craddolph—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye Chris Henning—Aye Brian Ingersoll—Aye **APPROVED w/5 Staff Conditions** **(7-Aye, 0-No)**

CONDITIONS

drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

2. The pavilion structure proposed for the amenity area shall match the architectural design, including materials, of the other buildings on the site, and will be reviewed with the Building Permit.

3. Prior to Building Permit issuance, the following must be completed: a. The Final Plat for the property must be approved by the City Council and recorded with Jackson County.

    a. The Final Plat shall include dedication language for all rights-of-way, easements, including Tree Preservation Area easement along south property line and lots and tracts.

4. Prior to the issuance of the first Certificate of Occupancy, the following must be completed:

    a. Required sidewalks along SW Hudson Drive must be installed.
    b. All parking lot improvements must be completed including bicycle parking.
    c. All landscaping and internal sidewalks must be installed.
    d. Amenity areas shall be complete, including the pavilion.
    e. All screening of ground-mounted and building-mounted equipment, including trash enclosures, must be installed.

5. Approval of the Site Plan Design Review includes only those improvements shown therein as part of the proposed apartment development.

    a. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan, Site Plan Design Review, and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.
    b. If future development involves removing the existing trees that are situated directly east of Building 12, as shown on the Landscape Plan, the new General Development Plan and Site Plan Design Review shall include the necessary amount of open space Plant Units to offset what was proposed to be removed.

ELECTION OF OFFICERS	nominations for Planning Commission Chairperson for 2024.
DISCUSSION	Chairperson Craddolph nominated Tom Rohr for the position. Commissioner Rohr stated that he was flattered but that he would be stepping down from the commission as he had several other obligations that were taking up his time. Chairperson Craddolph then nominated Commissioner Henning. Commissioner Henning stated that he would take the nomination, should the commissioners choose.
MOTION FOR PLANNING COMMISSION CHAIR 2024	Commissioner Rohr motioned to approve Commissioner Chris Henning for Commission Chair.
SECOND	Commissioner Sanderson seconded the approval.
VOTE	Tom Rohr – Aye Jennifer Ritschel-Smith-Aye Byron Craddolph-Aye Richard How—Aye Chris Henning – Aye Brian Ingersoll – Aye Chad Sanderson-Aye **APPROVED** **(7-Aye, 0-No)**
DISCUSSION	Chairperson Craddolph asked for nominations for Planning Commission Secretary (Vice Chair) for 2024 Chairperson Craddolph nominated Commissioner How.
MOTION FOR PLANNING COMMISSION VICE CHAIR 2024	Commissioner Henning motioned to approve Commissioner Richard How for Planning Commission Vice Chair.
SECOND	Commissioner Sanderson seconded the approval.

VOTE

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

APPROVED
(7-Aye, 0-No)

OTHER BUSINESS

The next scheduled meeting is Monday June 10, 2024.

Mr. Mallon introduced the city's newest planner Shantele Frie.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Smith and the meeting adjourned at 6:46 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph, Chairperson

7/9/2024
Date