City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, July 8, 2024

Media Link: July 8, 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, July 8, 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

Chris Henning, Chairperson
Richard How, Vice Chairperson
Susan Stokenbury
Jared Pumphrey
Brian Ingersoll
Travis Graham
Byron Craddolph
Jennifer Ritschel-Smith

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Dave McCumber, Development Review Manager
Shantele Frie, Associate Planner
Christopher Willis, Associate Planner
Jim Burgess, City Engineer
John Mullane, Interim City Attorney
Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson

CALL TO ORDER

Chris Henning, Chairperson, 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 Henning requested action on the Consent Agenda with a motion by Commissioner How and a second from Commissioner Ingersoll and with a unanimous vote, the minutes of June 10, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-06-24-9188 / "Inoperable Vehicles"	Chairperson Henning opened the public hearing at 6:32pm. Mike Mallon, Senior City Director, presented the request for UDC Text amendment of UDC Code 411.040(57) Inoperable Vehicles to Planning Commission.
QUESTIONS	Commissioner Craddolph asked if this ordinance change would apply to boats and cars in the road. Mr. Mallon stated that this ordinance only covers vehicles on private property and that the Police Department handles the ones in the road. Commissioner asked if it would cover cars outside with a car cover. Mr. Mallon said no as they are on private property and a warrant from the Courts would be required prior to lifting the cover to reveal if the vehicle was inoperable. Commissioner Smith asks if this follows ordinances in other cities in the metro. Mr. Mallon said that it does go along with other cities' ordinances, but that this is something that has been brought up by City Council over the years. Commissioner Stokenbury asked how it would be enforced. Mr. Mallon stated that Codes would handle the enforcement, but that it is complaint based and not a proactive enforcement. Commissioner Craddolph asked if the City ever had a proactive enforcement, to which Mr. Mallon stated that apart from signs in the right of way, the City has always been complaint based since he has been there. Commissioner Smith asked if Staff would walk them through the Codes process, which Mr. Mallon explained the process to the Commissioners.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.

PUBLIC HEARING CLOSED	The Public Hearing was closed at 6:44pm
MOTION / UDC TEXT AMENDMENT / UDC-06-24-9188 / "Inoperable Vehicles"	Commissioner How made the motion to approve UDC Text Amendment / UDC-06-24-9188 / "Inoperable Vehicles".
SECOND	Commissioner Craddolph seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL (8-Aye, 0-No)**
AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-05-24-9161 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson & **AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-05-24-9162 /** "Blue Springs Business & Technology Park" / 2305 NE Jefferson &	Chairperson Henning opened the public hearing at 6:45pm. Mr. Mallon presented the request for Rezoning, General Development Plan and Preliminary Plat for Blue Springs Business and Technology Park to the commission.

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-05-24-9163 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson	
QUESTIONS	Commissioner Craddolph asked if there were any letters of opposition, to which Mr. Mallon stated there were not.
APPLICANT	Bryan Rahn, 1000 NW High Point Drive, Lees Summit, MO, gave a presentation of the project.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Chairperson Henning asked what their target audience for tenants was. Mr. Rahn spoke to the size of the buildings and that they will be created to suit the needs of the tenants. Chairperson Henning stated that he liked the renderings of the buildings.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 7:08pm.
MOTION / REZONING / RZ-05-24-9161 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson	Commissioner How motioned to approve the Rezoning / RZ-05-24-9161 / Blue Springs Business & Technology Park / 2305 NE Jefferson
SECOND	Commissioner Stokenbury seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye

RECOMMEND APPROVAL
(8-Aye, 0-No)

MOTION / GENERAL DEVELOPMENT PLAN / GDP-05-24-9162 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson

Commissioner How motioned to approve the General Development Plan / GDP-05-24-9162 / Blue Springs Business & Technology Park / 2305 NE Jefferson

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Richard How—Aye	Brian Ingersoll—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye

RECOMMEND APPROVAL w/ 1 staff condition
(8-Aye, 0-No)

STAFF CONDITIONS

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 unless modified under the General Development Plan as noted in the staff report or modified with Alternative Development Standards with a future Site Plan Design Review.

MOTION / PRELIMINARY PLAT / PP-05-24-9163 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson

Commissioner How motioned to approve the Preliminary Plat / PP-05-24-9163 / Blue Springs Business & Technology Park / 2305 NE Jefferson

ECOND

Commissioner Stokenbury seconded the motion.

VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye **APPROVED w/ 4 staff conditions** **(8-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 unless modified under the General Development Plan or modified with Alternative Development Standards with a future Site Plan Design Review. 2. A minimum 5-ft. ADA-compliant sidewalk on the west side of proposed NE 27th Street is required to be installed prior to occupancy of the first building issued a building permit. 3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study, Sanitary Sewer relocation, Stormwater Detention Basin and ADA compliant sidewalks within city right of way. 4. Prior to building permit issuance, Final Plat(s) must be approved and recorded at Jackson County.
AGENDA ITEM 5 / FINAL PLAT / PF-05-24-9164 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road **&** **AGENDA ITEM 6 / PLANNED DEVELOPMENT FINAL PLAN /** "Hoot Owl Acres" / West of SE Adams Dairy Parkway and	Shantele Frie, Associate Planner, presented on the Final Plat and Planned Development Final Plan for the Hoot Owl Acres project to the Commission.

north of SE Major Road	
QUESTIONS	Commissioner How asked what the accommodation for the buffer was being asked for by the applicant. Ms. Frie stated that he was asking to do 55 plants for every 100 feet instead of 60. Commissioner Ingersoll asked about the frontage accommodations that the applicant was requesting. Mr. Mallon answered that the accommodation was for the cul-de-sac and that they were only asking for a two-foot decrease.
APPLICANT	Justin Larkin, JW Larkin Properties, PO Box 457, Blue Springs, stated he was there to answer questions.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Chairperson Henning asked why they want to reduce the plant units in the buffer along Adams Dairy Parkway. Mr. Larkin stated that the higher number of plant units is harder to maintain when they are so dense and that he did the same across Adams Dairy Parkway for Hoot Owl Ridge and it was much easier to mow around the trees.
MOTION / PLANNED DEVELOPMENT FINAL PLAN / PDF-06-24-9186 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road	Commissioner Graham motioned to approve the Planned Development Final Plan / PDF-06-24-9186 / Hoot Owl Acres / West of SE Adams Dairy Parkway and north of SE Major Road
SECOND	Commissioner Craddolph seconded the motion
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye

APPROVED w/ 1 Staff Conditions
(8-Aye, 0-No)

STAFF CONDITIONS

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. The requested modifications of the development standards are as follows:
      i. Per UDC 405.020, "Residential Building Type Standards," requested the following modification:
         1. ~~Establish minimum lot standards that deviate from~~ the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."
         2. **Reduce the minimum lot frontage width to a minimum of 38.81-ft for lots 14, 15, 16, 18, 21, 22, 23, 24, 30, and 31 accommodate their location on a cul-de-sac.**
         3. **Reduce the required planting for the Type C Buffer along Adams Dairy Parkway from 60 plant units for every 100 feet to 55 plant units for every 100 feet.**

MOTION / FINAL PLAT / PF-05-24-9164 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road

Commissioner Graham motioned to approve Final Plat / PF-05-24-9164 / Hoot Owl Acres / West of SE Adams Dairy Parkway and north of SE Major Road

SECOND

Commissioner Craddolph seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Richard How—Aye	Brian Ingersoll—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye

RECOMMEND APPROVAL w/ 5 Staff Condition
(8-Aye, 0-No)

STAFF CONDITIONS

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 previously approved by the PD Concept Plan.
2. Prior to Final Plat recording, all required landscaping, buffers, and amenities

within common areas must be installed or financially guaranteed as determined by the City

3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot if applicable.
    b. A minimum of 45 plant units and street tree(s) shall be installed with the development of each lot as part of the building permit process.

OTHER BUSINESS

Dave McCumber, Development Review Manager, presented the Commissioners with the Community Development Monthly Report for May and June of 2024.

MEETING ADJOURN

The next scheduled meeting is Monday July 22, 2024.

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Graham and the meeting adjourned at 7:24 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

8/12/2024
Date