City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, July 22, 2024

Media Link: July 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, June 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, 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 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 Travis Graham
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.

detail to a portion of it.

Chairperson Henning made a motion that the minutes be corrected and to approve the minutes pending the requested change. The motion was seconded by Commissioner Ingersoll and with a unanimous vote, the minutes of July 8, 2024, were approved.

AGENDA ITEM 2 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9177 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

&

AGENDA ITEM 3 / PRELIMINARY PLAT / PP-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Chairperson Henning opened the public hearing at 6:36pm. Shantele Frie, Associate Planner, presented the request for Dutch Bros Coffee, General Development Plan and Preliminary Plat, to Planning Commission.

UESTIONS

Commissioner Ingersoll asked how many employees will be there at any given moment.

Ms. Frie asked Jay O'Dell, the applicant to answer, to which he stated 4-5 employees at any given time. He also stated that there are not currently tenants slated for the other two spots. Commissioner Ingersoll asked if the façade would match the façade of the Copperleaf Shopping Center behind it, to which Mr. O'Dell stated no.

Commissioner Pumphrey asked for confirmation that Dutch Bros tenant was confirmed and that there were no confirmed tenants for the other 2 spaces, to which Ms. Frie stated correct.

Commissioner Ingersoll asked if a traffic study had been submitted.

Ms. Frie stated that one was, and that it will be brought back with the Final Plat.

Commissioner Ingersoll stated that he had concerns about the traffic.

Chairperson Henning stated they would pause the traffic question until the applicant can speak.

APPLICANT

Jay O'Dell, 5912 Maple Street, Mission, KS, stated he was here to answer any question.

	Commissioner Ingersoll restated his comments and questions. Mr. O'Dell stated that they are proposing a right-in right-out on R D Mize to help with the flow of traffic. Mr. O'Dell stated that Dutch Bros is almost all drive-thru traffic.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	6:48pm
MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-24-9117 / "Dutch Bros Coffee"/ 701 NW 7 Hwy Unit A	Commissioner How made the motion to approve General Development Plan / GDP-06-24-9117 / Dutch Bros Coffee
SECOND	Commissioner Smith seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Brian Ingersoll—No Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL w/ 3 staff conditions (6-Aye, 1-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. 2. A Site Plan Design Review is required to review final building and site design, including landscaping. 3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

PRELIMINARY PLAT / PP-06-24-9179 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Commissioner How motioned to approve the Preliminary Plat / PP-06-24-9179 / Dutch Bros Coffee

ECOND

Commissioner Smith seconded the motion.

VOTE

Susan Stokenbury—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Brian Ingersoll—No
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

APPROVED w/5 staff conditions
(6-Aye, 1-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.
2. A 5-foot-wide sidewalk meeting Americans with Disability Act regulations (including the maximum cross slope requirements along drives) is required along R.D. Mize Road and MO HWY 7.
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.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

ACKNOWLEDGEMENTS OF RULES AND PROCEDURES AND ATTENDANCE POLICY

Mike Mallon, Senior Director of City Development, presented the Commissioners with the update of the Rules of Procedures and then asked the commissioners to sign the sheet acknowledging they understand.

The next scheduled meeting is Monday, August 12, 2024.

ADJOURN	seconded by Commissioner How and the meeting adjourned at 7:02 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

9.12.2024
Date