City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, August 12, 2024

Media Link: August 12, 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, August 12, 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 Chad Sanderson Jared Pumphrey Byron Craddolph Jennifer Ritschel-Smith Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Christopher Willis, Associate Planner Adam Hilgedick, Assistant Director of Public Works John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Susan Stokenbury Brian Ingersoll
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 Graham and a second from Commissioner Sanderson and with a unanimous vote, the minutes of July 22, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-07-24-9230 / "Fence Setbacks"	Chairperson Henning opened the public hearing at 6:32pm. Mike Mallon, Senior Director of City Development, presented the request for UDC Text Amendment of UDC Code 407.040.D.3 Fence setbacks to Planning Commission.
QUESTIONS	None.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:39 pm.
MOTION / UDC TEXT AMENDMENT / UDCT-07-24-9230 / "Fence Setbacks"	Commissioner Sanderson motioned to approve UDC Text Amendment / UDCT-07-27-9230 for fence setbacks.
SECOND	Commissioner How seconded
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Chad Sanderson—Aye **RECOMMEND APPROVAL (7-Aye, 0-No)**

AGENDA ITEM 4 / PUBLIC HEARING / REZONING / RZ-06-24-9206 / "Smalls Sliders" / 704 NW Mock Ave	Chairperson Henning opened the public hearing at 6:40. Shantele Frie, Associate Planner, presented the request for Rezoning and General Development Plan for Smalls Sliders to the Planning Commission.
&	
AGENDA ITEM 5 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9207 / "Smalls Sliders" / 704 NW Mock Ave	
QUESTIONS	Commissioner Craddolph asked if adding this burger place aligns with the City's Comprehensive Plan and asked if there was a limit on how many there could be in the city. Mr. Mallon stated that the only businesses that have a limit restriction are body art, check-cash businesses and tobacco shops. Often times similar businesses will build in the same area, such as fast-food restaurants, gas stations and pharmacies. The City does not factor in nearness of other businesses that are similar to a business that is wanting to establish in the city.
APPLICANT	Mark Parretta, franchise owner, and Randy Purdue, of Kaw Valley Engineering, spoke to the Planning Commission.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 6:51pm.
MOTION / REZONING / RZ-06-24-9206 / "Smalls	Commissioner How motioned to approve the Rezoning / RZ-06-24-9206 / Smalls Sliders.

Sliders" / 704 NW Mock Ave	
SECOND	Commissioner Pumphrey seconded the motion.
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL** **(7-Aye, 0-No)**
MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-24-9207 / "Smalls Sliders" / 704 NW Mock Ave	Commissioner How motioned to approve the General Developoment Plan / GDP-06-24-9207 / Smalls Sliders with 4 staff conditions.
SECOND	Commissioner Graham seconded the motion.
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL w/4 staff conditions** **(7-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 otherwise specified by Alternative Development Standard. a. The applicant is requesting a reduction in the landscape buffers along the MO-7 HWY and southwest property lines. This request is due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

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

AGENDA ITEM 5 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-06-24-9202 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

&

AGENDA ITEM 6 / PRELIMINARY PLAT / PP-06-24-9204 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

Chairperson Henning opened the public hearing at 6:53 pm. Dave McCumber, Development Review Manager, presented the request for Conditional Use permit, preliminary and final plats for Google Fiber MCI Hut 156 to the Planning Commission.

AGENDA ITEM 8 / FINAL PLAT / PF-06-24-9203 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

QUESTIONS

Chairperson Henning asked what material the fence would be made of. Mr. McCumber stated that it would be an 8 foot vinyl fence in an earth tone.

Commissioner How asked if the plans showed a car parked, and Mr. McCumber stated that it was equipment.

Commissioner Pumphrey asked about the depth of the driveway. Mr. McCumber stated that it would be 40 ft to the property line with additional footage to the edge of the street.

PPLICANT

Robert Vacarro of BHC, the civil firm for the project, stated he was there to help answer any questions.

IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:59pm.
MOTION / CONDITIONAL USE PERMIT / CUP-06-24-9202 / "Google Fiber MCI Hut 156" / 2201 South Outer Rd	Commissioner Graham motioned to approve the Conditional Use Permit / CUP-06-24-9202 for Google Fiber MCI 156.
SECOND	Commissioner Smith seconded the motion.
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL w/3 staff conditions (7-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 Alternative Development Standards. a. Waive the requirement of one (1) off-street parking space as required by the UDC. 2. The Conditional Use Permit allows the "*Utility, Major*" land use in the "GB" (General Business) zoning district at 2201 NW South Outer Road. 3. If further site development is proposed in the future, compliance with the UDC will be required.
MOTION / PRELIMINARY	

PLAT / PP-06-24-9204 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd	Commissioner Graham motioned to approve the Preliminary Plat / PP-06-24-9204 for Google Fiber MCI Hut 156.
SECOND	Commissioner Smith seconded the motion.
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **APPROVED w/1 staff condition (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.
MOTION / FINAL PLAT / PF-06-24-9203 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd	Commissioner Graham motioned to approve the Final Plat / PF-06-24-9203 for Google Fiber MCI Hut 156.
SECOND	Commissioner Smith seconded the motion.
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL w/2 staff conditionS (7-Aye, 0-No)**
TAFF 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. 2. The Final Plat must be recorded with Jackson County.
AGENDA ITEM 7 / PRELIMINARY PLAT / PP-06-24-9194 / "Scire Estates" / 802 Walnut **&** **AGENDA ITEM 9 / FINAL PLAT / PF-06-24-9195 / "Scire Estates" / 802 Walnut**	Mr. McCumber presented the request for a Preliminary and Final Plat for Scire Estates to the Planning Commission.
QUESTIONS	
APPLICANT	Commissioner Craddolph asked if there were any calls or letters of opposition to the project, to which Mr. McCumber said there were not.
MOTION / PRELIMINARY PLAT/ PP-06-24-9194 / "Scire Estates" / 802 Walnut	None. Commissioner Sanderson motioned to approve the Preliminary Plat / PP-06-24-9194 for Scire Estates
SECOND	
VOTE	Commissioner Pumphrey seconded the motion. Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye
STAFF CONDITIONS	**APPROVED w/1 staff condition (7-Aye, 0-No)**

	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.
MOTION / FINAL PLAT / PF-06-24-9195 / "Scire tates" / 802 Walnut	
SECOND	Commissioner How motioned to approve the Final Plat / PF-06-24-9195 for Scire Estates.
VOTE	Commissioner Graham seconded the motion. Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye
STAFF CONDITIONS	**RECOMMENDED FOR APPROVAL w/3 staff conditions (7-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. 2. Prior to the recording of the Final Plat, a building demolition permit for the existing accessory structure on the proposed Tract A shall be submitted to the City. 3. The Final Plat must be recorded with Jackson County.
AGENDA ITEM 10 / FINAL PLAT / PF-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A **&** **AGENDA ITEM 11 / SITE PLAN DESIGN REVIEW / SPDR-06-24-9180 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A**	Ms. Frie presented the request for the Final Plat and Site Plan Design Review for Dutch Bros Coffee to the Planning Commission.
QUESTIONS	

APPLICANT	None.
MOTION / FINAL PLAT/ PF-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A	Jay O'Dell,
SECOND	Commissioner Smith motioned to approve Final Plat / PF-06-24-9178 for Dutch Bros Coffee.
VOTE	Commissioner Pumphrey seconded the motion.
STAFF CONDITIONS	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Chad Sanderson—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL w/3 staff conditions (7-Aye, 0-No)**
MOTION / SITE PLAN DESIGN REVIEW / SPDR-06-24-9180 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A	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. A building permit is required to be approved prior to construction of the new building addition. 3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW MO- 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.
SECOND	Commissioner Smith made the motion to approve the Site Plan Design Review / SPDR-06-24-9180 for Dutch Bros Coffee.
VOTE	Commissioner Pumphrey seconded the motion.

Travis Graham—Aye
Byron Craddolph—Aye
Richard How—Aye
Jared Pumphrey—Aye
Chris Henning—Aye
Chad Sanderson—Aye
Jennifer Ritschel-Smith—Aye

STAFF CONDITIONS

APPROVED w/3 staff conditions
(7-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.
2. A building permit is required to be approved prior to construction of the new building addition.
3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW MO- 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.

COMMUNITY DEVELOPMENT MONTHLY REPORT

Mr. McCumber presented the monthly report for the month of July to the Commissioner.

MEETING ADJOURN

The next scheduled meeting is Monday, August 26, 2024.

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Graham and the meeting adjourned at 7:12 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson