City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, August 26, 2024

Media Link: August 26, 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 26, 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	Richard How, Vice Chairperson Susan Stokenbury Jared Pumphrey Chad Sanderson Brian Ingersoll 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, John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Chris Henning, Chairperson
CALL TO ORDER	Richard How, Vice 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	Vice Chair How requested action on the Consent Agenda.

Commissioner Craddolph asked for changes to be made to the minutes to reflect his statements more accurately. Commissioner Craddolph stated that he believes a word for word transcription of the minutes would be less arduous for the citizens than to watch the recording. Vice Chair stated that he appreciates the comments and that he would still obtain a motion to approve the minutes.

Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 7-1 approval the minutes passed.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—No	Brian Ingersoll—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Travis Graham—Aye

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-07-24-9217 / "Flex Spaces Phase II" / 3401 NW Jefferson St

Vice Chair How opened the Public Hearing at 6:33pm. Dave McCumber, Development Review Manager, presented the request for Rezoning / RZ-07-24-9217, General Development Plan / GDP-07-24-9218, and Preliminary Plat / PP-07-24-9219 for Flex Spaces to Planning Commission.

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AGENDA ITEM 3 / GENERAL DEVELOPMENT PLAN / GDP-07-24-9218 / "Flex Spaces Phase II" / 3401 NW Jefferson St

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AGENDA ITEM 4 / PRELIMINARY PLAT / PP-07-24-9219 / "Flex Spaces Phase II" / 3401 NW Jefferson St

QUESTIONS

None.

APPLICANT

Patrick Joyce,

Matt Hendrickson,

IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Commissioner Craddolph asked about parking accommodations and ADA compliance. Mr. Mallon stated that the project fulfills the requirements for ADA compliance regarding the City's UDC codes.
PUBLIC HEARING CLOSED	Vice Chair How closed the public hearing at 6:57pm
MOTION / REZONING / RZ-07-24-9217 / "Flex Spaces Phase II" / 3401 NW Jefferson St	Commissioner Sanderson made the motion to approve Rezoning / RZ-07-24-9217 for Flex Spaces
SECOND	The motion was seconded by Commissioner Craddolph
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye **RECOMMEND APPROVAL (8-Aye, 0-No)**
MOTION / GENERAL DEVELOPMENT PLAN / GDP-07-24-9218 / "Flex Spaces Phase II"/ 3401 NW Jefferson St	Commissioner Sanderson made a motion to approve the General Development Plan / GDP-07-24-9218 for Flex Spaces.
SECOND	The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMEND APPROVAL w/ 6 conditions
(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 by the General Development Plan:

    a. The applicant requested an Alternative Development Standard from UDC Section 405.030 Non-Residential Building Type Standards for a reduction in rear yard setback from 20-ft. to 8.8-ft. for the General Industrial building (Building E on the General Development Plan).

2. Outside storage viewable from Public Right-Of-Way shall be prohibited.

3. A Master Sign Plan shall be submitted for review and approval for Flex Spaces' signage.

4. 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.

5. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan except those regulations that are modified and allowed under either the General Development Plan and/or the applicable Alternative Development Standards process.

6. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits within the General Development Plan area. Approval of the Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

MOTION / PRELIMINARY PLAT / PP-07-24-9219 / "Flex Spaces Phase II" / 3401 NW Jefferson St

Commissioner Sanderson motioned to approve Preliminary Plat / PP-07-24-9219 for Flex Spaces.

SECOND

The motion was seconded by Commissioner Stokenbury

VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye **RECOMMEND APPROVAL w/ 5 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 otherwise approved through the General Development Plan. 2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-07-24-9219) request is denied by City Council. 3. The required 5-ft. ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy. 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.
AGENDA ITEM 4 / SITE PLAN DESIGN REVIEW / SPDR-07-24-9221 / "Smalls Sliders" / 704 NW Mock Ave	Shantele Frie, Associate Planner, presented the Site Plan Design Review for Smalls Sliders to the Planning Commission.
APPLICANT	Randy Purdue, 2319 N Jackson St, Junction City, KS Mark Parretta, 7280 NW 87th Terrace Suite C-120, Kansas City, MO
QUESTIONS	Commissioner Ingersoll asked about the traffic flow on Mock Ave. Mr. Purdue explained that MO-DOT is working on a project that will close the current entrance at South Outer Rd, and will be moved to further back on South Outer Rd and will connect Mock to South Outer Rd.

Commissioner Craddolph asked what the hours of operation would be. To which Mr. Parretta stated the business would be open from 10am to 10pm. Commissioner Craddolph then asked if they are waiting on a traffic study from MO-DOT. Mr. Purdue stated that the work being done to South Outer is being done by MO-DOT and that it is a separate project from the restaurant. Mr. Purdue stated that they did turn in a traffic report study and was turned in to MO-DOT.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-07-24-9221 / "Smalls Slider" / 704 NW Mock Ave

Commissioner Sanderson made a motion to approve the Site Plan Design Review / SPDR-07-24-9221 for Smalls Sliders

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 4 conditions
(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, which include:
a. The applicant was approved for a reduction in the landscape buffers along MO-7 HWY and southwest property lines. The 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 building permit is required to be approved prior to construction of the new building.
3. All proposed landscaping shall be installed prior to the issuance of a Certificate of
Occupancy for the building.
4. 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.

ANNOUNCEMENTS

Commissioner Craddolph asked if staff has investigated amending previous minutes. Mr. Mallon stated that staff had not yet had a chance but will look into it for future meetings. Commissioner Craddolph then asked about discussing issues or concerns that the commissioners have after a shorter meeting and when that could be done. Mr. Mallon stated that staff will look at a time when we have a small or no agenda and he can go over some topics with the commissioners and go through training in terms of the development code and criteria. Mr. Mallon stated he will go over it with the Chair to discuss when we may have availability to do so.

MEETING ADJOURN

Vice Chair How asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:10 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

9/9/2024
Date