City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, September 9, 2024

Media Link: September 9, 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, September 9, 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 Travis Graham Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Adam Hilgedick, John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Jennifer Ritschel-Smith
CALL TO ORDER	Chairperson Chris Henning, 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. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner How. With 7-1 approval the minutes passed.

	Susan Stokenbury—Aye Byron Craddolph—No Richard How—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Chris Henning—Aye Travis Graham—Aye
AGENDA ITEM 2 / PUD FINAL SITE PLAN DESIGN REVIEW / PUDS-09-24-9293 / "McAlister's Deli" / 1221 NE Coronado Drive	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for PUD Final Site Plan Design Review / PUDS-09-24-9293 for McAlister's Deli to Planning Commission.
QUESTIONS	None.
APPLICANT	Richard Michael,
ISCUSSION	None.
MOTION / PUD FINAL SITE PLAN DESIGN REVIEW / PUDS-09-24-9293 / "McAlister's Deli" / 1221 NE Coronado Dr	Commissioner How made the motion to approve PUD Final Site Plan Design Review / PUDS-09-24-9293 for McAlister's Deli
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 Chris Henning—Aye Travis Graham—Aye **RECOMMEND APPROVAL (8-Aye, 0-No)**

CONDITIONS

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 PUD Concept Plan.

2. Landscape buffers and amenities shall be installed prior to the issuance of a Certificate of Occupancy.
3. A building permit is required to be approved prior to construction of the new building addition.

COMMUNITY DEVELOPMENT AUGUST MONTHLY REPORT

Dave McCumber, Development Review Manager, presented the Planning Commission with the Community Development Report from August.

FUTURE TRAINING & DISCUSSION TOPICS

Mike Mallon, Senior Director of City Development, began the discussion with the Commission stating that the topic of training has been brought up on occasion, to refresh everyone on the code, code criteria, development application types, and the general development process. Mr. Mallon stated he wanted everyone's opinion on how and what to bring forward for training and discussion. Mr. Mallon also brought up that this year the City will be creating a new Comprehensive Plan.

Chairperson Henning asked what the previous training looked like and when it happened.

Mr. Mallon stated that it was on a night nothing was scheduled and that it was still open to the public, but that it wasn't televised. He stated staff presented a PowerPoint and then took questions.

Chairperson Henning asked about new Planning Commissioner training and if the Commission would benefit from it as an overall refresher.

Mr. Mallon stated there is no formal training, but they do a handout packet of a general introduction to the Planning Commission.

Commissioner Graham stated that the City Attorney used to go through the legality of the Commission annually or if there was an influx of new Commissioners. He also stated that the Commission used to do joint training sessions with Lees Summit and Independence.

Mr. Mallon stated that was something staff can look into doing again. He also stated that within the last 5 years there was a Public Officials Liability Training for all boards and commissions, and that that training would be a good one to do again.

Chairperson Henning asked if Commissioner Pumphrey or Commissioner Ingersoll had any questions or ideas as the newest Commissioners.

providing information for them to feel prepared. Commissioner Pumphrey also stated that the project types summaries and the motion cheat sheet have helped him the most.

Commissioner Stokenbury asked if updated sheets of project type summaries and motion cheat sheet could be handed out to the rest of the board.

Chairperson Henning stated that topics can be submitted to staff so that they can be discussed in the future.

Mike discussed some planning trends that are new to this area and that staff can go over Comp Plans that have been implemented around the metro area.

Commissioner Craddolph asked about having a closed session to talk about items of concern that we don't want do discuss with the public.

Mr. Mallon stated that there are only certain case where a closed session can happen, and he doesn't believe any of those would be applicable to Planning Commission.

John Mullane, City Attorney, stated that if there is a specific legal question, that Commissioners can come to him. Mr. Mullane also stated that a Land Use Legal Presentation that his firm uses would likely answer all or most of the Commissioners' questions as far as legal questions are concerned. Mr. Mullane also stated that a closed session would not likely happen due to the Sunshine Law.

Mr. Mallon stated that the meeting could be done at City Hall in a less formal manner, but it is open to the public. He also stated if there is a specific item that commissioners can come to him about it.

Commissioner Craddolph asked if the specific question should be discussed among the Commissioners, or if that would be at Mr. Mallon's discretion.

Mr. Mallon stated that it would be up to the discretion of himself, the Chair, and Attorney if needed.

Commissioner Stokenbury stated that according to the Sunshine Law, if a quorum of the Commission meets it must be public and that there are very few circumstances where it does not have to be public.

Mr. Mullane stated that he is hard pressed to find an example where the Planning Commission could have a closed session as the Sunshine Law is very specific over what can cause a closed session.

Commissioner Henning stated that what Commissioner Craddolph was asking for does not fall under the Sunshine Law's qualifications for a closed session. However, this would be the perfect opportunity to bring up what the issue is, or that Commissioner Craddolph could reach out to Commissioner Henning personally, and that he would make himself available.

Commissioner Craddolph stated that he had been bringing up the issue that he has for the past year, but he doesn't know what the sentiments are of the other Commissioners. He stated that he can reach out to Mr. Mallon and Mr. Mullane with his issues and that due to the Sunshine Law, these are the options available

and he doesn't know how to go about talking about it, but that it should be discussed amongst each other.

Mr. Mallon stated that he is happy to take any questions or ideas and the possibility of having a meeting or work session between City Council and Planning Commission.

Chairperson Henning asked that Mr. Mallon inquire about the possibility of meeting with City Council once a year.

Councilmember Culpepper stated that open communication is key and the council would be open to a meeting open to public. Councilmember Culpepper stated that the only three reasons they have a closed session are for legal matters, real estate matters, and personnel matters.

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 7:17 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

9/23/2024
Date