City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, October 14, 2024

Media Link: October 14, 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, October 14, 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	Brian Ingersoll Byron Craddolph Jennifer Ritschel-Smith Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Chris Willis, Associate Planner Adam Hilgedick, Assistant Director of Public Works James Newell, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary	
ABSENT	Chris Henning, Chairperson Chad Sanderson	
CALL TO ORDER	Vice Chair, Richard How, 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.	

seconded by Commissioner Smith. With 7-0 approval the minutes passed.

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

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-08-24-9287/ "The Links" / 29607 E R.D. Mize Rd

&

AGENDA ITEM 4 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd

&

AGENDA ITEM 9 / PRELIMINARY PLAT / PP-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd

Vice Chair How stated the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning / RZ-08-24-9287; Planned Development Concept Plan / PDC-08-24-9288; and Preliminary Plat / PP-08-24-9289 to the Monday October 28, 2024, Planning Commission meeting.

MOTION FOR CONTINUANCE

Commissioner Graham motioned to approve the continuance of Rezoning / RZ-08-24-9287, Planned Development Concept Plan / PDC-08-24-9288, and Preliminary Plat / PP-08-24-9289 of the Links Project to the requested date of October 28, 2024.

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

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

RECOMMEND APPROVAL (7-Aye, 0-No)

meeting.

PUBLIC HEARING OPENING

Vice Chair How opened the public hearing for BPOE Elks Lodge at 6:32 pm.

AGENDA ITEM 3 / PUBLIC HEARING / REZONING/ RZ-08-24-9290 / "BPOE Elks Lodge" / 100 & 200 NE Brizendine Rd

&

AGENDA ITEM 5 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9291 / "BPOE Elks Lodge" / 100 & 200 NE Brizendine Rd

Commissioner Stokenbury stated that she is a current member of the Elks Lodge and recused herself from the project.

Vice Chair Henning requested Chris Willis, Associate Planner, present the request for Rezoning / RZ-08-24-9290 and Planned Development Concept Plan / PDC-08-24-9291 for BPOE Elks Lodge to Planning Commission.

QUESTIONS

Commissioner Craddolph asked about the current ordinances for RV parking. Mike Mallon, Senior City Director of Community Development, stated that current city code would allow for any RV parking as RV parks are a designated land use that is not allowed in "SO" zoning. The proposed spots are accessory only to the club and are only available to club members.

Commissioner Craddolph asked if there were any letters of opposition, to which Mr. Mallon stated there were not.

Commissioner Pumphrey asked for confirmation of whether the milling/ asphalt on site will be loose or compacted. Mr. Mallon stated that he believes the intent is to be compacted, but that the applicant could speak to the plan.

APPLICANT

Ken Billups, 100 & 200 NE Brizendine Rd. Mr. Billups stated that the intention is to have the millings and gravel compacted.

DISCUSSION

None.

PUBLIC HEARING CLOSED	Vice Chair How closed the public hearing at 6:44 pm.
MOTION / PUBLIC HEARING / REZONING / RZ-08-24-9290 / "BPOE Elks Lodge" / 100 & 200 NE Brizendine Rd	Commissioner Graham made a motion to approve Rezoning / RZ-08-24-9290 for BPOE Elks Lodge
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Brian Ingersoll—Aye Jennifeer Ritschel-Smith—Aye **RECOMMEND APPROVAL** **(6-Aye, 0-No)** **This item will be heard at the October 21, 2024, City Council Meeting.**
MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9291 / "BPOE Elks Lodge" / 100 & 200 NE Brizendine Rd	Commissioner Graham, made a motion to approve Planned Development Concept Plan / PDC-08-24-9291 for BPOE Elks Lodge.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Travis Graham—Aye Jennifeer Ritschel-Smith—Aye **RECOMMEND APPROVAL with 3 conditions** **(6-Aye, 0-No)** **This item will be heard at the October 21, 2024, City Council meeting.**

CONDITIONS	part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development. a) Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. b) Per UDC Section 505.210, Surfaces, waive requirements for all commercial and private driveways to be permanently surfaced with dust free material. 2. The PD Standards shall only permit "SO" Service Office land uses outlined in the UDC with the addition of "Club, Private", "Accessory Residential Dwelling", and "Accessory Recreational Vehicle Parking" land uses. 3. If further site development is proposed in the future, compliance with the UDC will be required.
AGENDA ITEM 6 / PUBLIC HEARING / REZONING / RZ-08-24-9261 / "Home Depot" / 905 NE Adams Dairy Parkway **&** **AGENDA ITEM 7 / SITE PLAN DESIGN REVIEW / SPDR-08-24-9284** / "Home Depot" / 905 NE Adams Dairy Parkway	Vice Chair How stated the applicant has requested a continuance of the public hearing for both agenda items: Rezoning / RZ-08-24-9261 and Site Plan Design Review / SPDR-08-24-9284 to the Monday November 12, 2024, Planning Commission meeting.
MOTION FOR CONTINUANCE	Commissioner Smith motioned to approve the continuance of Conditional Use Permit / CUP-08-24-9283 and Site Plan Design Review / SPDR-08-24-9284 of the Home Depot project to the November 12, 2024 Planning Commission meeting.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Brian Ingersoll—Aye Travis Graham—Aye Jennifeer Ritschel-Smith—Aye

	APPROVED **(7-Aye, 0-No)** **These items are continued to the November 12, 2024, Planning Commission meeting.**
AGENDA ITEM 8 / MASTER/ALTERNATIVE SIGN / ASP-08-24-9285 / "Life Unlimited" / 3500 NW South Outer Rd	Dave McCumber, Development Review Manager, presented the Master / Alternative Sign / ASP-08-24-9285 for Life Unlimited to the Planning Commissioners.
QUESTIONS	None.
APPLICANT	Mark_____, 3500 NW South Outer Rd, presented.
DISCUSSION	Commissioner Craddolph asked if they were a 501 c3. The applicant stated that they were.
MOTION / MASTER / ALTERNATIVE SIGN / ASP-08-24-9285 / "Life Unlimited" / 3500 NW South Outer Rd	Commissioner Stokenbury motioned to approve the Master / Alternative Sign / ASP-08-24-9285 for Life Unlimited.
SECOND	Commissioner Pumphrey seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Brian Ingersoll—Aye Jennifeer Ritschel-Smith—Aye **APPROVED with 1 condition** **(7-Aye, 0-No)**
STAFF CONDITIONS	1. Prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the sign.

COMMUNITY DEVELOPMENT MONTHLY REPORT

Mr. McCumber presented the September Community Development Monthly Report to the Commissioners.

MEETING ADJOURN

Vice Chair How asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Smith, and with unanimous consent the meeting was adjourned at 6:54 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Richard How, Vice Chairperson

11/25/2024
Date