City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Tuesday, November 12, 2024

Media Link: November 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 Tuesday, November 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
Brian Ingersoll
Jared Pumphrey
Chad Sanderson
Byron Craddolph
Jennifer Ritschel-Smith
Travis Graham

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Shantele Frie, Associate Planner
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

Susan Stokenbury
Richard How, Vice-Chairperson

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 Smith made a motion to approve the minutes that was seconded by Commissioner Ingersoll. With 7-0 approval the minutes passed.

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

PUBLIC HEARING

Chairperson Henning opened the public hearing for 209 11th Street at 6:31 pm. He also stated that agenda item number 3, which was for the same address, had been withdrawn by the applicant.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-09-24-9341/ "209 11th St" / 209 NW 11th St

Chairperson Henning requested Chris Willis, Associate Planner, present the request for Rezoning / RZ-09-24-9341 for 209 11th St to Planning Commission.

QUESTIONS

Commissioner Craddolph asked about the difference between light industrial zoning and general business zoning. Mike Mallon, Senior Director of City Development, stated that by rezoning to general business zoning, it will allow for restaurants, shopping and the like to go on the property outright.

Commissioner Craddolph asked how this would affect agriculture, explaining that a meat market had previously been in the area. Mr. Mallon stated the meat market was a couple of properties to the southwest and that they had had a conditional use permit to allow it. He also stated that the applicant is wanting to rezone to bring it more in line with the downtown zoning and that most businesses looking to lease the property are for services or retail. Commissioner Craddolph asks if it would be a problem if the previous meat market business were to reopen. Mr. Mallon stated that it is not the same property and that the butcher and meat processing plant went out of business and is now a retail or service use office.

APPLICANT

Not present.

WITNESS IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:40 pm.
MOTION / REZONING / RZ-09-24-9341/ "209 11th St" / 209 NW 11th St	Commissioner Sanderson made the motion to approve Rezoning / RZ-09-24-9341 for 209 11th St.
SECOND	The motion was seconded by Commissioner Pumphrey.
VOTE	Brian Ingersoll—Aye Byron Craddolph—Aye Travis Graham—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL** **(7-Aye, 0-No)** **This item will be heard at the November 18, 2024, City Council meeting.**
PUBLIC HEARING	Chairperson Henning opened the public hearing for Home Depot at 6:41 pm.
AGENDA ITEM 4 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9383/ "Home Depot" / 905 NE Adams Dairy Parkway	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for Conditional Use Permit / CUP-08-24-9383 and the Site Plan Design Review / SPDR-08-24-9284 for Home Depot to Planning Commission.

& **AGENDA ITEM 5 / SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 /** " Home Depot" / 905 NE Adams Dairy Parkway	
QUESTIONS	Commissioner Craddolph asked for a description of the landscape plan. Ms. Frie stated that she would allow the applicant to speak to the landscape plan.
APPLICANT	Andrew Gribble, 805 Pennsylvania, Kansas City, MO.
WITNESS IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	Mr. Gribble told Commission that the infill portion of the landscaping will be boxwood shrubs that will follow the flow of the shrubs previously planted. Commissioner Craddolph asked if that would be enough to block the view of the equipment from the road. Mr. Gribble stated that he believed it would be enough. Chairperson Henning asked what the height of the shrubs would be upon planting. Mr. Gribble stated they would be three feet when planted.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:48 pm.
MOTION / CONDITIONAL USE PERMIT / CUP-08-24-9283 / "Home Depot" / 905 NE Adams Dairy Parkway	Commissioner Sanderson made the motion to approve the Conditional Use Permit / CUP-08-24-9283 for Home Depot.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 2 conditions
(7-Aye, 0-No)
This item will be heard at the November 18, 2024, City Council Meeting.

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. The conditionally permitted land uses approved with this application shall remain in the areas on the site depicted on the Site Plan and shall not expand in footprint without approval of a revised or new Conditional Use Permit and/or revised Schedule C Parking Study.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 / "Home Depot" / 905 NE Adams Dairy Parkway

Commissioner Sanderson made the motion to approve the Site Plan Design Review / SPDR-08-24-9284 for Home Depot.

SECOND

Commissioner Craddolph seconded the motion.

VOTE

Brian Ingersoll—Aye
Byron Craddolph—Aye
Chris Henning—Aye
Jared Pumphrey—Aye
Chad Sanderson—Aye
Travis Graham—Aye
Jennifeer Ritschel-Smith—Aye

APPROVED with 2 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.

2. The Site Plan and Design Review (SPDR-08-24-9284) shall be rescinded if the City Council denies the Conditional Use Permit (CUP-08-24-9283)

ANNOUNCEMENTS

None.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Graham motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 6:51 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

11/25/2024
Date