City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, November 25, 2024

Media Link: November 25, 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, November 25, 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-Chair Jared Pumphrey Susan Stokenbury Chad Sanderson Byron Craddolph Jennifer Ritschel-Smith Travis Graham
STAFF PRESENT	Dave McCumber, Development Review Manager Shantele Frie, Associate Planner James Newell, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Brian Ingersoll
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.
ONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda. Commissioner Smith made a motion to approve the minutes of the November 12, 2024, regular meeting. The motion was seconded by Commissioner Stokenbury. With 8-0 approval the minutes passed.

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

AGENDA ITEM 2 / PRELIMINARY PLAT / PP-08-24-9289 / "The Links at Adams Pointe" / 29607 E R. D. Mize Road

Chairperson Henning requested Shantele Frie, Associate Planner, present the request for the revised Preliminary Plat / PP-08-24-9289 for The Links at Adams Pointe to Planning Commission.

QUESTIONS

None.

APPLICANT

None.

DISCUSSION

None.

MOTION / PRELIMINARY PLAT/ PP-08-24-9289 / "The Links at Adams Pointe" / 29607 E R. D. Mize Road

Commissioner How made the motion to approve revised Preliminary Plat / PP-08-24-9289 for The Links at Adams Pointe.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

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

APPROVED with 5 staff 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 PD Concept Plan.
2. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
    c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
3. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) plus two evergreen trees for lots along the golf course and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
5. The minimum livable floor area classification must be noted on the Final Plat.

SOLID WASTE MANAGEMENT COMMISSION LIAISON APPOINTMENT

Chairperson Henning explained what the Solid Waste Management Commission consists of, and then asked for nominations.

NOMINATION

Commissioner Sanderson nominated Commissioner Craddolph to be the Solid Waste Management Commission Liaison.

SECONDED

The motion was seconded by Commissioner Smith.

VOTE

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

APPROVED

(8-Aye, 0-No)

MEETING ADJOURN

Chairperson Henning 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 6:42 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

12.9.24
Date