City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, January 13, 2025

Media Link: January 13, 2025, 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, January 13, 2025, 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 Chad Sanderson Jared Pumphrey Susan Stokenbury	Brian Ingersoll Byron Craddolph Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner James Newell, City Attorney Traci Breshears, Recording Secretary	
ABSENT	Richard How 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.	
ONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Craddolph. With 7-0 approval the minutes passed.	

Chris Henning—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Chad Sanderson—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	

PUBLIC HEARING

Chairperson Henning opened the public hearing for the Rezone, Planned Development Concept Plan and Preliminary Plat for Tommy's Express Car Wash at 6:32pm.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-11-24-9418 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-11-24-9419 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

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AGENDA ITEM 5 / PRELIMINARY PLAT / PP-11-24-9420 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Chairperson Henning requested Shantele Frie, Associate Planner present the request for Rezoning, Planned Development Concept Plan and Preliminary Plat to Planning Commission.

APPLICANT

Rob Heisey, 800 E 101st Terr, Kansas City, MO presented on the project.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:38pm.

MOTION / REZONING / RZ-11-

Commissioner Stokenbury made the motion to approve Rezoning / RZ-11-24-9418 for Tommy's Express Car Wash.

24-9418 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Susan Stokenbury—Aye
Jared Pumphrey—No	

RECOMMENDED FOR APPROVAL
(6-Aye, 2-No)

MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-11-24-9419 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Stokenbury made the motion to approve Planned Development Concept Plan / PDC-11-24-9419 for Tommy's Express Car Wash with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Susan Stokenbury—Aye
Jared Pumphrey—No	

RECOMMENDED FOR APPROVAL w/ 3 staff conditions
(6-Aye, 2-No)

STAFF CONDITIONS

1. Approval 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 Planned Development.
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.

2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

MOTION / PRELIMINARY PLAT / PP-11-24-9420 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Stokenbury made the motion to approve Preliminary Plat / PP-11-24-9420 for Tommy's Express Car Wash with53 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Susan Stokenbury—Aye
Jared Pumphrey—No	

APPROVED w/ 5 staff conditions
(6-Aye, 2-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.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-03-24-9093) and PD Concept Plan (PDC-03-24-9095) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan/Site Plan Design Review must be approved.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy, the following must occur:
    a. All required landscaping and buffers shall be installed or financially guaranteed.
    b. All public improvements, unless stated otherwise, shall be completed.

AGENDA ITEM 6 / MASTER/ALTERNATIVE SIGN / ASP-12-24-9431 / "Target" / 940 NE Coronado Dr

Shantele Frie, Associate Planner, presented the Alternative / Master Sign Plan for Target.

Commissioner Graham made the motion to approve Master / Alternative Sign ASP-12-24-9431 for Target with 1 staff condition.

MOTION / MASTER/ALTERNATIVE SIGN/ ASP-12-24-9431 / "Target" / 40 NE Coronado Dr

The motion was seconded by Commissioner Craddolph.

SECOND

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	

APPROVED w/ 1 staff conditions
(7-Aye, 0-No)

STAFF CONDITIONS

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

Chris Willis, Associate Planner, presented the report for the month of December.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 6:52 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

3/10/2025
Date