City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, March 10, 2025

Media Link: March 10, 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, March 10, 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	Brian Ingersoll
	Chad Sanderson	Byron Craddolph
	Jared Pumphrey	Travis Graham
	Richard How	Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Susan Stokenbury	

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 Graham made a motion to approve the minutes that was seconded by Commissioner Sanderson. With 8-0 approval the minutes passed.

	Chris Henning—Aye Byron Craddolph—Aye Chad Sanderson—Aye Jared Pumphrey—Aye Travis Graham—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye
AGENDA ITEM 2 / FINAL PLAT / PF-01-25-9464 / "Tommy's Express Car Wash" / 509 NW 7 Hwy **&** **AGENDA ITEM 5 / PLANNED DEVELOPMENT SITE PLAN DESIGN REVIEW / PDFS-01-25-9463 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner present the request for Final Plat and Planned Development Site Plan Design Review to Planning Commission.
APPLICANT	Rob Heisse,
MOTION / FINAL PLAT / PF-01-25-9464 / "Tommy's Express Car Wash" / 509 NW 7 Hwy	Commissioner How made the motion to approve Final Plat / PF-01-25-9464 for Tommy's Express Car Wash with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Byron Craddolph—No Travis Graham—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye **RECOMMENDED FOR APPROVAL with 2 conditions (7-Aye, 1-No)**
STAFF CONDITIONS	

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.

MOTION / PLANNED DEVELOPMENT SITE PLAN DESIGN REVIEW / PDFS-01-25-9463 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner How made the motion to approve Planned Development Site Plan Design Review / PDFS-01-25-9463 for Tommy's Express Car Wash with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

RECOMMENDED FOR APPROVAL w/ 3 staff conditions (7-Aye, 1-No)

STAFF CONDITIONS

1. Approval is 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, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
    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. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements, unless stated otherwise, shall be completed.
    b. All landscaping and buffers must be installed or financially guaranteed.

AGENDA ITEM 3 / FINAL PLAT/ PF-01-25-9466 / "Flex Spaces Phase II" / 3405 NW Jefferson St **&** **AGENDA ITEM 6 / SITE PLAN DESIGN REVIEW / SPDR-01-25-9467 /** "Flex Spaces Phase II" / 3405 NW Jefferson St	Shantele Frie, Associate Planner, presented the Final Plat and Site Plan Design Review for Flex Spaces Phase II.
APPLICANT	Patrick Joyce, Kimley-Horn
MOTION / FINAL PLAT / PF-01-25-9466 / "Flex Spaces Phase II" / 3405 NW Jefferson St	Commissioner How made the motion to approve Final Plat / PF-01-25-9466 for Flex Spaces Phase II with 4 staff conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Byron Craddolph—Aye Travis Graham—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye **APPROVED w/ 4 staff conditions** **(8-Aye, 0-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, except for the modifications approved by the General Development Plan. 2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

3. The required 5-ft ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.
4. Prior to Building Occupancy, the following must occur:
    a. All public improvements as required by Public Works.
    b. Landscaping must be installed per the approved plan or financially guaranteed.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-01-25-9467 / "Flex Spaces Phase II" / 3405 NW Jefferson St

Commissioner How made a motion to approve Site Plan Design Review / SPDR-01-25-9467 for Flex Spaces Phase II with 4 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

APPROVED w/ 4 staff conditions
(8-Aye, 0-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, except for the following modifications approved by the General Development Plan:
    a. Per Section 405.030, Parking and Loading, allow for a reduced rear setback of 8-ft from the required 20-ft for Building E.
2. The parking spaces shall not be used for outside storage of equipment, recreational vehicles, boats, trailers, household goods, or personal property.
    a. If a trailer is occupying a parking space, it must be associated with a business located on the premises and/or be for the purpose of loading and unloading.
3. Outside Storage viewable from Public Right-Of-Way shall be prohibited.
4. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits withing the General Development Area. Approval of the Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

AGENDA ITEM 4 / FINAL PLAT/ PF-01-25-9468 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St **&** **AGENDA ITEM 7 / SITE PLAN DESIGN REVIEW /SPDR-01-25-9469** / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Shantele Frie, Associate Planner, presented the Final Plat and Site Plan Design Review for Blue Springs Business & Technology Park.
APPLICANT	Bryan Rahn
MOTION / FINAL PLAT / PF-01-25-9468 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Commissioner Graham made a motion to approve Final Plat / PF-01-25-9468 for Blue Springs Business & Technology Park with 2 conditions.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Chad Sanderson—Aye Byron Craddolph—Aye Travis Graham—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye **APPROVED w/ 2 staff conditions** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC. 2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-01-25-9469 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Commissioner Graham made a motion to approve Site Plan Design Review / SPDR-01-25-9469 for Blue Springs Business & Technology Park with 3 conditions.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Chad Sanderson—Aye Byron Craddolph—Aye Travis Graham—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye **APPROVED w/ 3 staff conditions** **(8-Aye, 0-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. 2. A building permit is required to be approved prior to construction of the new building addition. 3. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.
COMMUNITY DEVELOPMENT ANNUAL REPORT	Chris Willis, Associate Planner, presented the Annual Report to Planning Commission.
COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS	Chris Willis, Associate Planner, presented the monthly reports for both January and February.
STRATEGIC PLANNING BOARDS AND	Mike Mallon, Senior Director of City Development, discussed the Strategic Planning Boards and Commissions Night to the commissioners encouraging participation.

COMMISSIONS NIGHT

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Graham motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:12 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

4/14/2025
Date