City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, May 12, 2025

Media Link: May 12, 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, May 12, 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	Susan Stokenbury
	Jennifer Ritschel-Smith	Byron Craddolph
	Richard How	Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	Chris Willis, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Jared Pumphrey	

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 with the amendment of a name change.

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

	Chris Henning—Aye Chad Sanderson—Aye Byron Craddolph—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:31 pm
PUBLIC HEARING / AGENDA ITEM 2 / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment" / 903 W Main St	Chairperson Henning requested Mike Mallon, Senior Director of City Development, present for a Unified Development Code Text Amendment to Planning Commission.
IN FAVOR	None
IN OPPOSITION	None
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 6:53.
MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment Section 404.240.E.2" / 903 W Main St	Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to add "l.Body Art Services" to 404.240.E.2(Downtown Development Code).
SECOND	The motion was seconded by Commissioner Sanderson.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye

	(8-Aye, 0-No)
MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment Section 405.050.33.b" / 903 W Main St	Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to 405.050.33.b changing the body art facility ratio to 1 per 5,000.
SECOND	The motion was seconded by Commissioner Sanderson.
VOTE	Chad Sanderson—Aye Susan Stokenbury—No Jennifer Ritschel-Smith—Aye Travis Graham—Aye Brian Ingersoll—No Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **RECOMMENDED APPROVAL** **(6-Aye, 2-No)**
MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment 405.050.33.c" / 903 W Main St	Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to 405.050.33.c adding that state licensure must be provided to receive a business license.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)**
PUBLIC HEARING OPENED	Chairperson Henning opened the Public Hearing at 6:58pm

PUBLIC HEARING / AGENDA ITEM 3 / CONDITIONAL USE PERMIT/ CUP-04-25-9533 / "B Lashed Ink" / 103 SW 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner, present the Conditional Use Permit to Planning Commission.
APPLICANT	Brittney Manney, 103 SW 7 Hwy, Blue Springs, MO
IN FAVOR	Kimberly Compton, 7800 S Cook Rd, Blue Springs, MO
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:08p.
MOTION / CONDITIONAL USE PERMIT / CUP-04-25-9533 / "B Lashed Ink" / 103 SW 7 Hwy	Commissioner Sanderson made the motion to approve Conditional Use Permit / CUP-04-25-9533 for B Lashed Ink with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Travis Graham—Aye Byron Craddolph—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED APPROVAL w/ 2 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 requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards: a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 103 SW MO-7 HWY. 2. Approval of this Conditional Use Permit is contingent upon the adoption of Unified Development Code Text Amendment UDCT-04-25-9554, which must be approved to permit Body Art Services as a conditional use within Downtown Commercial Building types under the Downtown Development Code.

GENDA ITEM 3 / MASTER / ALTERNATIVE SIGN / ASP-03-25-9530 / "McAlister's Deli" /	Chairperson Henning requested Shantele Frie, Associate Planner, present the Master/Alternative Sign to the Planning Commission.
APPLICANT	Not in attendance.
MOTION / MASTER / ALTERNATIVE SIGN / ASP-03-25-9530 / "McAlister's Deli" /	Commissioner How made the motion to approve Master/Alternative Sign / ASP-03-25-9530 for McAlister's Deli with 1 staff condition.
ECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Byron Craddolph—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **RECOMMENDED APPROVAL w/ 1 staff condition (8-Aye, 0-No)**
STAFF CONDITIONS	1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
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 7:16 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

6/23/25
Date