City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, July 28, 2025

Media Link: July 28, 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, July 28, 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	Jared Pumphrey
	Jennifer Ritschel-Smith	Byron Craddolph
	Richard How	Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Nic Hutchison, Assistant Director of City Development	
	Shantele Frie, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	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 How. With 8-0 approval the minutes passed.

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

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:31 pm

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-06-25-9614 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

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PUBLIC HEARING / AGENDA ITEM 3 / GENERAL DEVELOPMENT PLAN / GDP-06-25-9615 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

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

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AGENDA ITEM 4 / PRELIMINARY PLAT / PP-06-25-9616 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

APPLICANT

Dan Foster, 14920 W 107th St, Lenexa, KS
Melissa Vancrum, 5250 W 116th Pl, Suite 400, Leawood, KS

IN FAVOR	None
IN OPPOSITION	Andy Edgar, 2114 SE Hemlock Rd, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:04pm.
MOTION / REZONING / RZ-06-25-9614 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd	Commissioner Graham made the motion to approve Rezoning / RZ-06-25-9614 for Boulder Springs.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Jared Pumphrey—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)**
MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-25-9615 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd	Commissioner Graham made the motion to approve General Development Plan / GDP-06-25-9615 for Boulder Springs with staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye

	Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED APPROVAL w/ 1 staff condition.** **(8-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.
MOTION / PRELIMINARY PLAT/ PP-06-25-9616 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd	Commissioner How made the motion to approve Preliminary Plat / PP-06-25-9616 for Boulder Springs with staff conditions.
SECOND	
VOTE	The motion was seconded by Commissioner Craddolph.
	Chad Sanderson—Aye Brian Ingersoll—Aye Susan Stokenbury—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **APROVED w/ 5 staff conditions** **(8-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 unless modified under the General Development Plan. 2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9614) or General Development Plan (GDP-06-25-9615) is denied by the City Council. 3. A limit of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to SE Adams Dairy Parkway. 4. Prior to Final Plat approval and recording, the following must occur: a. An Administrative Site Plan Design Review must be completed to ensure landscaping and buffering complies with the UDC.

b. All open space Amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located.
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, amenities, and the minimum livable floor area classification.
d. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.

4. Prior to Building Permit Issuance, the following must occur:
5. The approved Final Plat must be recorded at Jackson County.
6. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
7. Prior to the issuance of a Certificate of Occupancy, the following must occur:
a. All required landscaping and buffers shall be installed or financially guaranteed.
b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate Occupancy.
c. The minimum livable floor area classification must be noted on each Final Plat.
d. All public improvements, unless stated otherwise, shall be completed.
e. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Smith motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:06pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

10/21/25

Date