City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, August 11, 2025

Media Link: August 11, 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, August 11, 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 Jennifer Ritschel-Smith Richard How	Brian Ingersoll Susan Stokenbury Byron Craddolph
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 Travis Graham	
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 Craddolph made a motion to approve the minutes that was seconded by Commissioner Smith. With 7-0 approval the minutes passed.

Chris Henning—Aye	Susan Stokenbury—Aye
Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	

AGENDA ITEM 2 / FINAL PLAT / PF-06-25-9622 / "Retreat at Chapman Farms" / Southeast corner of 7 Hwy and SW Chapman Farm Dr

Chairperson Henning requested Logan Day, Associate Planner, present the Final Plat to the Planning Commission.

MOTION / FINAL PLAT/ PF-06-25-9622 / "Retreat at Chapman Farms" / Southeast Corner of 7 Hwy and SW Chapman Farm Dr.

Commissioner Sanderson made the motion to approve Final Plat / PF-06-25-9622 for Retreat at Chapman Farms with 6 staff conditions.

SECOND

The motion was seconded by Commissioner How.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Byron Craddolph—Aye

Recommended Approval w/ 6 staff conditions
(7-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 modified under the PUD Concept Plan.
2. The Final Plat shall not be recorded until financial guarantees for landscaping have been secured and approved by the City.

3. The Final Plat shall not be recorded until as-builts and 2 year maintenance bonds on the street, storm sewers, and sanitary are provided from the applicant.
4. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction and the Homes Association Declaration documents must be provided to the City.
    c. All open space landscaping must be installed.
5. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.
6. All conditions approved under the PUD Concept Plan shall remain valid and enforceable.

COMMUNITY DEVELOPMENT JULY REPORT

Logan Day, Associate Planner, presented the monthly report to the Planning Commission.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:37 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

10/27/25
Date