City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, October 13, 2025

Media Link: October 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, October 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	Brian Ingersoll
	Richard How	Susan Stokenbury
	Jennifer Ritschel-Smith	Byron Craddolph
	Travis Graham	
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Nic Hutchison, Assistant Director of City Development	
	Shantele Frie, Associate Planner	
	Logan Day, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Chad Sanderson	
	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. Commissioner How made a motion to approve the minutes that was seconded by Commissioner Craddolph. With 7-0 approval the minutes passed.

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

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Chairperson Henning opened the public hearing at 6:32pm. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 27, 2025 Planning Commission.

Commissioner How made the motion to continue the Sullivan Ranch project to October 27, 2025 Planning Commission.

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AGENDA ITEM 6 / GENERAL DEVELOPMENT PLAN / GDP-07-25-647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

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AGENDA ITEM 8 / PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

SECOND

The motion was seconded by Commissioner Graham.

VOTE

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

Recommended Approval

	(7-Aye, 0-No)
PUBLIC HEARING / AGENDA ITEM 3 / REZONING / RZ-08-25-9668 / "Colbern Farms" / 26100 E Colbern Rd **&** **PUBLIC HEARING / AGENDA ITEM 7 / GENERAL DEVELOPMENT PLAN / GDP-09-25-9690** / "Colbern Farms" / 26100 E Colbern Rd **&** **AGENDA ITEM 9 / PRELIMINARY PLAT / PP-08-25-9670** / "Colbern Farms" / 26100 E Colbern Rd	Chairperson Henning opened the public hearing at 6:33pm. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 27, 2025 Planning Commission. Commissioner Stokenbury made the motion to continue the Sullivan Ranch project to October 27, 2025 Planning Commission.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval** **(7-Aye, 0-No)**
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:34pm.

PUBLIC HEARING / AGENDA ITEM 4 / CONDITIONAL USE PERMIT / CUP-08-25-9677 / "Kansas City Cannabis" / 1117 N 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner, to present the conditional use permit for Kansas City Cannabis
APPLICANT	Dan Nelson, 1117 NW 7 Hwy, Blue Springs, MO
IN FAVOR	
IN OPPOSITION	
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:43pm.
MOTION / CONDITIONAL USE PERMIT / CUP-08-25-9677 / "Kansas City Cannabis" / 11117 N 7 Hwy	Commissioner How made the motion to approve the Conditional Use Permit CUP-08-25-9677 for Kansas City Cannabis with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—No Richard How—Aye Travis Graham—No **Recommended Approval w/ 2 conditions (5-Aye, 2-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 Alternative Development Standards.

2. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:45pm.

PUBLIC HEARING / AGENDA ITEM 5 / CONDITIONAL USE PERMIT / CUP-08-25-9678 / "Tier 1 Tattoo" / 1338 N 7 Hwy

Chairperson Henning requested Logan Day, Associate Planner, to present the conditional use permit for Tier 1 Tattoo.

APPLICANT

Logan Johnson, 1338 NW 7 Hwy, Blue Springs, MO

IN FAVOR

Martha Hodges, 30605 Easy Street, Grain Valley, MO

N OPPOSITION

None.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:52pm.

MOTION / CONDITIONAL USE PERMIT / CUP-08-25-9678 / "Tier 1 Tattoo" / 1338 NW 7 Hwy

Commissioner Smith made the motion to approve conditional use permit CUP-08-25-9678 for Tier 1 Tattoo with 2 conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Byron Craddolph—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—No
	Travis Graham—No

Recommended Approval w/ 2 staff conditions (5-Aye, 2-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 1338 NW 7 Hwy. 2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.
AGENDA ITEM 10 / FINAL PLAT / PF-08-25-9671 / "The Woodlands at Chapman Farms, 2nd Plat" / East of S 7 Hwy and South of SW Wyatt Rd	Chairperson Henning requested Logan Day, Associate Planner, present the final plat for The Woodlands at Chapman Farms.
APPLICANT	Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO
MOTION / FINAL PLAT / PF-08-25-9671 / "The Woodlands at Chapman Farms" / East of S 7 Hwy and South of SW Wyatt Rd	Commissioner How made the motion to approve final plat PF-08-25-9671 for The Woodlands at Chapman Farms with 3 conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval w/ 3 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. 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 documents must be provided to the City.
   c. All open space landscaping must be installed.
3. 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.

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 6:59 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

10/27/25
Date