BLUE SPRINGS
MISSOURI

MINUTES OF PLANNING COMMISSION March 9, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, March 9, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel-Smith

Travis Graham

Jared Pumphrey

Byron Craddolph

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

Jennifer Baird, City Attorney

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Shantele Frie, Planner III, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson Henning requested action on the approval of the minutes from February 23, 2026. Commissioner Stokenbury made a motion to approve the minutes. Commissioner Graham seconded the motion. With 9-0 approval the minutes passed.

3. PUBLIC HEARING—AGENDA ITEM 4: UDC Text Amendment/UDCT-01-26-9774/Short Term Rentals/ 903 W Main St

Chairperson Henning opened the public hearing at 6:31p.m. and requested Nic Hutchison, Director of City Development, present the UDC Text Amendment for Short Term Rentals to Planning Commission.

For: None

Against: Laura Wade, 2278 SW Park Avenue, Blue Springs, MO

With no further discussion, Chairperson Henning, closed the public hearing at 6:41 p.m.

Commissioner How made the motion to approve UDC Text Amendment/UDCT-01-26-9774. Commissioner Graham seconded the motion. With a 8-1 approval the UDC Text Amendment was recommended for approval at the March 16, 2026 City Council Meeting.

Chris Henning—Aye

Richard How—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Byron Craddolph—Aye

Susan Stokenbury—Aye

Jennifer Ritschel-Smith—Aye

Travis Graham—Aye

Jared Pumphrey—No

4. PUBLIC HEARING—AGENDA ITEMS 5 & 7: General Development Plan & Preliminary Plat/GDP-12-25-9749; PP-12-25-9750/McAtee Village/412 SW 9th St

Chairperson Henning opened the public hearing at 6:43 p.m. and requested a motion for a continuance on both the General Development Plan and the Preliminary Plat for McAtee Village

Commissioner Stokenbury made the motion to approve the continuance. Commissioner Sanderson seconded the motion. With a 9-0 approval the continuance was approved and will be heard at the March 23, 2026 Planning Commission Meeting.

Chris Henning—Aye

Richard How—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Travis Graham—Aye

Jennifer Ritschel-Smith—Aye

Jared Pumphrey—Aye

Byron Craddolph—Aye

5. PUBLIC HEARING—AGENDA ITEMS 6: Conditional Use Permit/CUPC-01-26-97/Moni's Daycare/9305 SW Orca Ct

Chairperson Henning opened the public hearing at 6:45 p.m. and requested Logan Day, Planner I, present the Conditional Use Permit for Moni's Daycare to Planning Commission.

Applicant: Monireh Ghorbanpour, 9305 SW Orca Ct, Blue Springs

For: None

Against: Mike Amberson, 9309 SW Orca Ct, Blue Springs, MO

With no further discussion, Chairperson Henning closed the public hearing at 7:15 p.m.

Commissioner Pumphrey made a motion to limit the CUP to 90 days. Chairperson Henning amended the motion to amend the Conditional Use Permit to 1 year. The motion was seconded by Commissioner How. With a 6-3 approval the Conditional Use Permit was amended to only be affective for 1 year.

Chris Henning—Aye

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel—No

Brian Ingersoll—No

Travis Graham—Aye

Chad Sanderson—Aye

Byron Craddolph—Aye

Jared Pumphrey—No

Chairperson Pumphrey made the motion to approve Conditional Use Permit/CUPC-01-26-9786 with 3 staff conditions. Commissioner How seconded the motion. With a 7-2 approval the Conditional Use Permit was recommended for approval at the March 23, 2026, City Council Meeting.

Chris Henning—Aye

Jennifer Ritschel-Smith—Aye

Richard How—Aye

Travis Graham—Aye

Brian Ingersoll—No

Byron Craddolph—Aye

Chad Sanderson—Aye

Jared Pumphrey—No

Susan Stokenbury—Aye

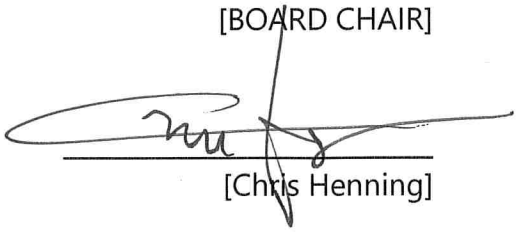
Staff Conditions:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC
2. The Conditional Use Permit is granted for the operation of a day care-general use at 9305 SW Orca Ct. All standards in UDC Section 405.050.A.8.b shall be met at all times.
3. In addition to the continued maintenance and renewal of a City occupational (Business) license, the day care provider must remain in compliance with all other applicable City, County, and State requirements for the operation of the day care-general use.

6. ADJOURN

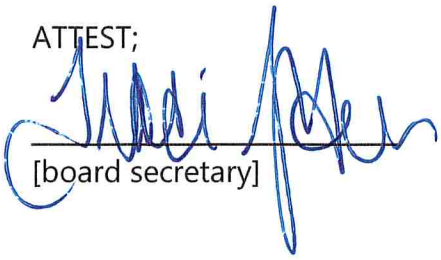
Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:28 p.m.

[BOARD CHAIR]



[Chris Henning]

ATTEST;



[board secretary]