



**City of Blue Springs
903 Main
Blue Springs, Missouri 64015**

**Planning Commission
MINUTES
Monday, January 9, 2023**

Media Link: [January 9, 2023, 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, January 9, 2023, 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, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Byron Craddolph, Chairperson	Bob Morton
Tom Rohr	Ken Billups Jr.
Chad Sanderson	Susan Stokenbury
Jennifer Ritschel Smith	Travis Graham

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Aliyah Kincade, Recording Secretary
Jamarcus Magee, Associate Planner
Shana Kelly, Associate Planner
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore
Jim Burgess, City Engineer
Sarah Carnes, City Attorney

ABSENT

None

CALL TO ORDER

Chairperson Byron Craddolph 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 Byron Craddolph requested action on the Consent Agenda with a motion by Commissioner Billups Jr. a second from Commissioner Stokenbury and a unanimous vote, the minutes of December 27, 2022, were approved.

**AGENDA ITEM 2 /
PUBLIC HEARING /
REZONING / RZ-12-22-
8579 / “Blue Springs
Medical Office Building” /
807 NE R.D. Mize Road**

&

**AGENDA ITEM 3
PUBLIC HEARING /
GENERAL
DEVELOPMENT PLAN /
GDP-12-22-8580 / “Blue
Springs Medical Office
Building” / 807 NE R.D.
Mize Road**

&

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-12-22-8581 / “Blue
Springs Medical Office
Building” / 807 NE R.D.
Mize Road**

QUESTIONS

APPLICANT

QUESTIONS

**WITNESSES
IN FAVOR**

**WITNESSES
OPPOSED**

PUBLIC COMMENT

**PUBLIC HEARING
CLOSED**

The public hearing for Agenda Items 2 and 3 was opened at 6:31 p.m. with a request for exhibits from the City Attorney, Sarah Carnes introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 27, 2022
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Agenda Item 4 was heard concurrently.

Jamarcus Magee, Associate Planner, presented the request to the Planning Commission.

None.

Kirk Brockelmann, 12101 W 110th Street, Overland Park, KS.

None.

None.

None.

Chairperson Craddolph states the public commentary portion of the Public Hearing is now closed.

The Public Hearing closed at 6:38 p.m.

MOTION
REZONING / RZ-12-22-8579 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road

SECOND

VOTE

Commissioner Sanderson moved to approve Rezoning / RZ-12-22-8579 / “Blue Springs Medical Office Building / 807 NE R.D. Mize Road as recommended by Staff.

Commissioner Rohr seconded.

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Ken Billups, Jr. – Aye
Bob Morton – Aye

Jennifer Ritschel Smith - Aye
Chad Sanderson – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENED APPROVAL

(8-Aye, 0-No)

This item will be heard at the January 17, 2023, City Council Meeting.

MOTION
GENERAL DEVELOPMENT PLAN / GDP-12-22-8580 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road

SECOND

VOTE

Commissioner Sanderson moved to approve General Development Plan / GDP-12-22-8580 / “Blue Springs Medical Office Building / 807 NE R.D. Mize Road with two staff conditions.

Commissioner Rohr seconded.

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Ken Billups, Jr. – Aye
Bob Morton – Aye

Jennifer Ritschel Smith - Aye
Chad Sanderson – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENED APPROVAL

(8-Aye, 0-No)

This item will be heard at the January 17, 2023, City Council Meeting.

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. A Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.

MOTION
PRELIMINARY PLAT /
PP-12-22-8581 / “Blue
Springs Medical Office
Building” / 807 NE R.D.
Mize Road

SECOND

VOTE

STAFF CONDITIONS

AGENDA ITEM 5
FINAL PLAT / PF-12-22-
8582 / “Palo Park
Commercial 6th Plat Lot 7” /
2750 SW 7 Highway

QUESTIONS

APPLICANT

DISCUSSION

Commissioner Sanderson moved to approve Preliminary Plat / PP-12-22-8581 / “Blue Springs Medical Office Building / 807 NE R.D. Mize Road with six staff conditions.

Commissioner Rohr seconded.

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Ken Billups, Jr. – Aye
Bob Morton – Aye

Jennifer Ritschel Smith - Aye
Chad Sanderson – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

APPROVED
(8-Aye, 0-No)

1. Approval is 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, except as modified by the General Development Plan.
2. The Preliminary Plat is not in effect until the City Council has approved the General Development Plan (GDP-12-22-8580) for the subject property. If the City Council denies the General Development Plan request, the Planning Commission’s approval of the Preliminary Plat is rescinded.
3. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.
4. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.
5. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
6. Prior to occupancy, the following must occur:
 - a. All parking and access improvements, landscaping, and public sidewalks nearest to the building must be completed.
 - b. All public improvements, unless stated otherwise, shall be completed.

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

None.

Not present.

None.

MOTION
FINAL PLAT / PF-12-22-8582 / “Palo Park Commercial 6th Plat” / 2750 SW 7 Highway

Commissioner Sanderson moved to approve Final Plat / PF-12-22-8582 / “Palo Park Commercial 6th Plat” / 2750 SW 7 Highway with five staff conditions.

SECOND

Commissioner Graham seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Ken Billups, Jr. – Aye
Bob Morton – Aye

Jennifer Ritschel Smith - Aye
Chad Sanderson – Aye
Susan Stokenbury – Aye
Travis Graham – Aye

RECOMMENDED APPROVAL
(8-Aye, 0-No)

This item will be heard at the January 17, 2023, City Council Meeting.

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.
2. A Traffic Impact Study must be submitted prior to development.
3. A Stormwater Management Plan must be completed and approved prior to development and any necessary easements shall be dedicated to the City prior to the issuance of Building Permits.
4. Prior to building permit issuance, the Final Plat must be recorded with Jackson County and returned to the City.
5. Prior to Occupancy, a five-foot (5’) ADA-compliant sidewalk must be installed along the frontage adjacent to SW 7 Hwy.

The next scheduled meeting is **Monday, January 23, 2023.**

OTHER BUSINESS

Cara Elbert presented the December 2022 Monthly Activity Report to the Commission.

Mike Mallon, Director, Community Development, confirmed starting with the March 14, 2023, meeting that Planning Commission meetings will be moved to Tuesdays.

Mr. Mallon states at the next meeting the Commission will need to review the newly adopted Rules of Procedure.


Mr. Mallon introduces the new Planning Commissioner Jennifer Ritschel Smith.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:51 p.m.

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Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson

1/23/23

Date