



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

**Planning Commission  
MINUTES  
Monday, February 13, 2023**

Media Link: [February 13, 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, February 13, 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](http://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  
Adair Bright, Associate Planner  
Jamarcus Magee, Associate Planner  
Chris Lievsay, Councilmember, District 2, Mayor Pro Tempore  
Jim Burgess, City Engineer

**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 Sanderson and a second from Commissioner Stokenbury and a unanimous vote, the minutes of January 23, 2023, were approved.

**AGENDA ITEM 2 /  
PUBLIC HEARING /  
VACATION / VAC-01-23-  
8605/ “Chapman Ridge 3<sup>rd</sup>  
Plat” / North of E Colbern  
Rd. & West of SE Chapman  
Ridge Dr.**

The public hearing for Agenda Item 2 opened at 6:32 p.m. with a request for exhibits from the City Attorney 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 January 28, 2023
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)

Adair Bright, Associate Planner, presented the request to the Planning Commission.

**QUESTIONS**

None.

**APPLICANT**

Jim Long, 14921 W 107<sup>th</sup> Street, Lenexa, KS.

**QUESTIONS**

None.

**WITNESSES  
IN FAVOR**

Tom Metz, 9715 Jacob Lane, Blue Springs, MO.

Mr. Metz asked for clarification on what the vacation intent was.

Ms. Bright clarified the vacation intent.

**WITNESSES  
OPPOSED**

None.

**PUBLIC COMMENT**

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

**PUBLIC HEARING  
CLOSED**

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

**MOTION  
VACATION / VAC-01-23-  
8605/ “Chapman Ridge 3<sup>rd</sup>  
Plat” / North of E Colbern  
Rd. & West of SE Chapman  
Ridge Dr.**

Commissioner Rohr moved to approve Vacation / VAC-01-23-8605 / “Chapman Ridge 3<sup>rd</sup> Plat” / North of E Colbern Rd. & West of SE Chapman Ridge Dr., with two 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

**RECCOMENDED APPROVAL**

**(8-Aye, 0-No)**

**This item will be heard at the March 6, 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.
2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.

**AGENDA ITEM 3**

**PD FINAL PLAN / SITE  
PLAN DESIGN REVIEW /  
PDFS-12-22-8592 /**

“Chapman Ridge 3<sup>rd</sup> Plat” /  
North of E Colbern Rd. &  
West of SE Chapman Ridge  
Dr.

**&**

**AGENDA ITEM 4**

**FINAL PLAT / PF-12-22-  
8593 / “Chapman Ridge 3<sup>rd</sup>  
Plat” / North of E Colbern  
Rd. & West of SE Chapman  
Ridge Dr.**

Adair Bright, Associate Planner, presented the request to the Planning Commission.

Agenda Item 4 was heard concurrently.

**QUESTIONS**

None.

**APPLICANT**

Jim Long, 14921 W 107<sup>th</sup> Street, Lenexa, KS.

**DISCUSSION**

None.

**MOTION**

**PD FINAL PLAN / SITE  
PLAN DESIGN REVIEW /  
PDFS-12-22-8592 /**

“Chapman Ridge 3<sup>rd</sup> Plat” /  
North of E Colbern Rd. &  
West of SE Chapman Ridge  
Dr.

Commissioner Rohr moved to approve PD Final Plan / Site Plan Design Review / PDFS-12-22-8592 / “Chapman Ridge 3<sup>rd</sup> Plat” / North of E Colbern Rd. & West of SE Chapman Ridge Dr., with three staff conditions.

**SECOND**

Commissioner Sanderson 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

**APPROVED**  
**(8-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 previously approved with the PD Concept Plan.
  - a. Per UDC Section 405.020, decrease minimum side setback from 10-ft. and 20-ft. to 3-ft. and decrease minimum rear setback from 20-ft. to 15-ft.
  - b. Per UDC 407.040, eliminate landscape buffers along shared property lines with Chapman Ridge, 1<sup>st</sup> Phase (north of Buildings 22, 23, and 26; east of Buildings 22, 24, and 39; and north of Building 38 and detention area).
  - c. Per UDC 407.040, eliminate and/or reduce landscape buffer for Lot 6 as shown in the PD Concept Plan (now shown as Tract C).
  - d. Per UDC Section 407.020.D.2, increase the maximum lot frontage coverage from 25% to 56% and increase maximum driveway width from 24-ft. to 31.1-ft.
2. Vacation documents (VAC-01-23-8605) and the Final Plat (PF-12-22-8593) must be recorded at Jackson County prior to the issuance of a building permit.
3. All required landscaping and open space amenities must be installed prior to the issuance of a Certificate of Occupancy for any dwelling unit.

**MOTION**

**FINAL PLAT / PF-12-22-8593 / “Chapman Ridge 3<sup>rd</sup> Plat” / North of E Colbern Rd. & West of SE Chapman Ridge Dr.**

Commissioner Rohr moved to approve Final Plat / PF-12-22-8593 / “Chapman Ridge 3<sup>rd</sup> Plat” / North of E Colbern Rd. & West of SE Chapman Ridge Dr., with four staff conditions.

**SECOND**

Commissioner Sanderson 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 March 6, 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, unless otherwise approved through the PD Concept Plan.
  - a. Per UDC Section 405.020, decrease minimum side setback from 10-ft. and 20-ft. to 3-ft. and decrease minimum rear setback from 20-ft. to 15-ft.
  - b. Per UDC 407.040, eliminate landscape buffers along shared property lines with Chapman Ridge, 1<sup>st</sup> Phase (north of Buildings 22, 23, and 26; east of Buildings 22, 24, and 39; and north of Building 38 and detention area).
  - c. Per UDC 407.040, eliminate and/or reduce landscape buffer for Lot 6 as shown in the PD Concept Plan (now shown as Tract C).
  - d. Per UDC Section 407.020.D.2, increase the maximum lot frontage coverage from 25% to 56% and increase maximum driveway width from 24-ft. to 31.1-ft.
2. Prior to the recording of the Final Plat, the Vacation documents (VAC-01-23-8605) must be recorded at Jackson County.
3. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
4. Prior to occupancy of each building, the following must occur:
  - a. Any remaining landscaping (i.e., street trees, front yard plantings, seed/sod, etc.) must be installed by the nearest building to the required landscaping.
  - b. Any remaining public sidewalk must be installed by the nearest building to the required sidewalk.

**AGENDA ITEM 5  
PUBLIC HEARING / UDC  
TEXT AMENDMENTS /  
UDCT-01-23-8609/  
“Recreational Marijuana”**

The public hearing for Agenda Item 5 opened at 6:46 p.m. with a request for exhibits from the City Attorney introduced Exhibits 1 through 5 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 January 28, 2023
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Mike Mallon, Director, Community Development, presented the request to the Planning Commission.

**QUESTIONS**

None.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

None.

**PUBLIC COMMENT**

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

**PUBLIC HEARING  
CLOSED**

The Public Hearing closed at 6:51 p.m.

**MOTION  
UDC TEXT  
AMENDMENTS / UDCT-  
01-23-8609/ “Recreational  
Marijuana”**

Commissioner Billups Jr. moved to approve UDC Text Amendments / UDCT-01-23-8609 / “Recreational Marijuana”.

**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 March 6, 2023, City Council Meeting.**

**AGENDA ITEM 6  
SITE PLAN DESIGN  
REVIEW / SPDR-01-23-  
8606 / “Blue Springs  
Medical Office Building” /  
807 NE R.D. Mize Road**

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

**QUESTIONS**

None.

**APPLICANT**

Kirk Brockelman, 12101 W 110<sup>th</sup> Street, Overland Park, KS.

**DISCUSSION**

None.

**MOTION  
SITE PLAN DESIGN  
REVIEW / SPDR-01-23-  
8606 / “Blue Springs  
Medical Office Building” /  
807 NE R.D. Mize Road**

Commissioner Billups Jr, moved to approve Site Plan Design Review / SPDR-01-23-8606 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road with five staff conditions.

**SECOND**

Commissioner Sanderson 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

**APPROVED**  
**(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.
2. All pedestrian access and sidewalk improvements are required to be installed prior to the issuance of a Certificate of Occupancy for the building.
3. All parking improvements, including bike parking, must be installed prior to the issuance of a Certificate of Occupancy for the building.
4. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.
5. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.

**AGENDA ITEM 7**  
**FINAL PLAT/ PF-01-23-**  
**8604 / “Mel-Row Place” /**  
2131 NW 7 Highway

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

**QUESTIONS**

None.

**APPLICANT**

Not present.

**DISCUSSION**

None.

**MOTION**  
**FINAL PLAT/ PF-01-23-**  
**8604 / “Mel-Row Place” /**  
2131 NW 7 Highway

Commissioner Sanderson moved to approve Final Plat / PF-01-23-8604 / “Mel-Row Place” / 2131 NW 7 Highway with two staff conditions.

**SECOND**

Commissioner Stokenbury 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)**

## STAFF CONDITIONS

This item will be heard at the March 6, 2023, City Council Meeting.

1. Approval 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. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

## OTHER BUSINESS

The next scheduled meeting is **Monday, March 13, 2023.**

Cara Elbert presented the January 2023 Monthly Activity Report to the Commission.

Chairperson Craddolph presented a plaque to Commissioner Ken Billups Jr. and thanked him for his 24 years of service to the Planning Commission.



Commissioner Ken Billups Jr. thanked the Commission and stated he will miss all of us.

Mr. Mallon thanked Commissioner Billups for his service and guidance over the last 24 years.



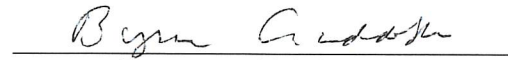


**MEETING ADJOURN**

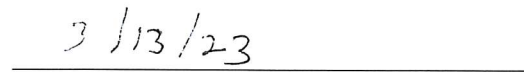
With no further discussion, a motion was made by Commissioner Morton and seconded by Commissioner Stokenbury and the meeting adjourned at 7:05 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date