



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

**Planning Commission
MINUTES
Monday, February 28, 2022**

Media Link: [February 28, 2022 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 28, 2022, 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

Lynn Banks
Susan Stokenbury
Chad Sanderson, Chairperson
LaKeisha Veal
Tom Rohr
Ken Billups Jr.
Byron Craddolph

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Adam Hilgedick, Assistant Director, Public Works
Jackie Sommer, City Attorney
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)
Aliyah Kincade, Recording Secretary
Jim Leacock, Public Stenographer

ABSENT

Mitchell Peil
Travis Graham
Jacob Honeycutt

CALL TO ORDER

Chairperson Chad Sanderson 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 Sanderson requested action on the Consent Agenda with a motion by Commissioner Lynn Banks, a second from Commissioner Byron Craddolph and a unanimous vote, the minutes of February 14, 2022 were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-01-22-
8130 / “Lakeview Center
Business Park” / 2309, 2401,
& 2505 SW 40 Hwy.**

The public hearing for Agenda Item 2 was opened at 6:32 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 2 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 February 12, 2022
4. 185 ft. Notification Map
5. Name/addresses of property owners withing 185 ft. of site
6. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
7. 2014 Comprehensive Plan (by reference)

Matt Wright, Assistant Director, Community Development, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Nate Anderson, Lakeview Center Business Park, P.O. Box 6193, Leawood, KS 66206.

Mr. Anderson thanks the Planning Commission for the project consideration. He describes he acquired the project four years ago and at that time the property was dilapidated, due to an absentee owner. Over the last four years improvements have been made and the site is currently fully occupied by tenants with a waiting list. Mr. Anderson states the rezoning request is to allow contractor type tenants to occupy the space legally and keep up with the growing demand at the center.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

HEARING CLOSED

The public hearing was closed at 6:37 p.m.

**MOTION
REZONING / RZ-01-22-
8130 / “Lakeview Center
Business Park” / 2309, 2401,
& 2505 SW 40 Hwy.**

Commissioner Lynn Banks moved to approve the Rezoning / RZ-01-22-8130 / “Lakeview Center Business Park” / 2309, 2401, & 2505 SW 40 Hwy.

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

Lynn Banks – Aye
Ken Billups Jr. – Aye
Tom Rohr – Aye
Susan Stokenbury - Aye

Chad Sanderson, Chair – Aye
LaKeisha Veal – Aye
Byron Craddolph – Aye

RECOMMENDED APPROVAL

(7-Aye, 0-No)

To be heard by City Council, Monday, March 7, 2022.

**AGENDA ITEM 3
REZONING & PD
CONCEPT PLAN / RZ-02-
22-8137 & PDC-02-22-8139**

/ “Woodbine 3rd Plat
(Courtyards at Woodbine)” /
Western terminus of SE
Woodbine Dr. and northern
terminus of SE Willow Creek
Rd.

Chairperson Chad Sanderson stated these items have been requested to be continued to the Monday, March 14, 2022, Planning Commission agenda. Chairperson Sanderson asked for a motion to continue these items.

**MOTION FOR
CONTINUANCE FOR
REZONING & PD
CONCEPT PLAN / RZ-02-
22-8137 & PDC-02-22-8139**

/ “Woodbine 3rd Plat
(Courtyards at Woodbine)” /
Western terminus of SE
Woodbine Dr. and northern
terminus of SE Willow Creek
Rd.

Commissioner Lynn Banks moved to approve the continuance for the Rezoning / PD Concept Plan / RZ-02-22-8137 / PDC-02-22-8139 / Woodbine 3rd Plat (Courtyards at Woodbine) / Western terminus of SE Woodbine Dr. and northern terminus of SE Willow Creek Rd.

SECOND

Seconded by Commissioner Susan Stokenbury.

VOTE

Lynn Banks – Aye
Ken Billups Jr. – Aye
Tom Rohr – Aye
Susan Stokenbury - Aye

Chad Sanderson, Chair – Aye
LaKeisha Veal – Aye
Byron Craddolph – Aye

RECOMMENDED APPROVAL

(7-Aye, 0-No)

To be continued to the Monday, March 14, 2022, Planning Commission agenda.

OTHER BUSINESS

Matt Wright, Assistant Director, Community Developments stated the next meeting will be Monday, March 14, 2022.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Banks a second from Commissioner Veal and a unanimous vote, the meeting adjourned at 6:38 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Chad Sanderson, Chairperson

3/14/2022

Date