

**CITY OF BLUE SPRINGS, MISSOURI  
MINUTES OF COUNCIL MEETING  
MARCH 7, 2022**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 7, 2022, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street., Blue Springs, Missouri with Mayor Pro Tempore Kent Edmondson presiding.

**COUNCILMEMBERS IN  
ATTENDANCE**

Jerry Kaylor  
Chris Lievsay  
Ron Fowler

Galen Ericson  
Kent Edmondson  
Susan Culpepper

Also present were Acting City Administrator Christine Cates, City Attorney Jacqueline Sommer, and Deputy City Clerk Julia Porter.

**CALL MEETING TO  
ORDER**

Mayor Pro Tem Edmondson called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

**CONSENT AGENDA**

Councilmember Ericson requested Item 3c be pulled from the Consent Agenda for separate consideration. Councilmember Culpepper moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the February 22, 2022** City Council Meeting, Minutes of the **February 24, 2022** City Council Special Meeting, and Minutes of the **February 25, 2022** City Council Special Meeting
- **Resolution No. 11-2022** approving the disposition of Information Technology and Administration department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016, and in accordance with the Missouri Secretary of State's records retention guidelines
- **Change of the Managing Agent for Minit Mart LLC** on the current liquor license for each location; 1501 NW Woods Chapel Rd, Blue Springs, MO 64015, 111 SW AA Highway, Blue Springs, MO 64014, 1202 NW 7 Highway, Blue Springs, MO 64014 and 1900 SW Eastbound US 40 Highway, Blue Springs, MO 64015 from Brenna Hunt to Lorene Williams
- **Resolution No. 13-2022** approving Change Order No. 2 in the amount of \$33,325.00 with Rush Truck Centers of Missouri, Inc., fka Summit Truck Group of Missouri dba Summit Truck Group, for the purchase of one 2021-2022 heavy duty dump truck with integrated salt spreader body
- **Resolution No. 14-2022** approving a contract in the amount of \$6,227,122.10 with Superior Bowen Asphalt Company, L.L.C. for the 2022 Street Program. This project is approved as CIP ST-06 Street Rehabilitation Program

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye  
Lievsey – Aye  
Fowler – Aye

Ericson – Aye  
Culpepper – Aye  
Mayor Pro Tem Edmondson - Aye  
Mayor Ross – ABSENT

**ITEM 3c - RESOLUTION NOS. 12-2022 – PURCHASE OF PATROL VEHICLES**

After Council discussion, Councilmember Ericson moved to adopt **Resolution No. 12-2022** approving a purchase in the amount of \$236,520.00 from Blue Springs Ford Sales, Inc. for six Ford hybrid utility patrol vehicles. Motion seconded by Councilmember Kaylor and carried unanimously.

**PUBLIC HEARING – REZONING FOR LAKEVIEW BUSINESS CENTER PARK (RZ-01-22-8130)**

Mayor Pro Tem Edmondson opened the Public Hearing to consider rezoning property from General Business/Planned Unit Development to Light Industrial/Planned Unit Development at 2309, 2401, & 2505 SW 40 Highway (RZ-01-22-8130) at 6:04 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered one exhibit into the record.

**STAFF REPORT**

Assistant Director of Community Development Matt Wright reviewed the details of the proposed rezoning and addressed questions from the Council.

**APPLICANT**

Nate Anderson, Lakeview Center Holdings, spoke on behalf of the Applicant.

The Mayor Pro Tem hearing no further comments for or against, closed the public hearing at 6:11 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4962 – REZONING FOR LAKEVIEW BUSINESS CENTER PARK (RZ-01-22-8130)**

Councilmember Culpepper introduced Bill No. 4962 rezoning property from General Business/Planned Unit Development to Light Industrial/Planned Unit Development at 2309, 2401, & 2505 SW 40 Highway (RZ-01-22-8130). Deputy City Clerk Julia Porter made the first reading of Bill No. 4962 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4962 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

**2ND READING – BILL NO. 4962**

Ms. Porter made the second reading of Bill No. 4962 by title. Councilmember Fowler moved to adopt Bill No. 4962 upon its second reading and give it **ORDINANCE NO. 5095**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsey – Aye  
Fowler – Aye  
Ericson – Aye

Culpepper – Aye  
Kaylor – Aye  
Mayor Pro Tem Edmondson – Aye  
Mayor Ross – ABSENT

**PUBLIC HEARING – APPEAL PLANNING COMMISSION'S**

Mayor Pro Tem Edmondson opened the Public Hearing to consider an appeal of the Planning Commission's approval of a Site Plan Design Review with Alternative Development Standards per Sec.

**APPROVAL OF SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS FOR RANCHO'S MEXICAN RESTAURANT (SPDR-12-21-8101)**

403.010.A.3.f. of the Code of Ordinances. Planning Commission approved the Site Plan Design Review with Alternative Development Standards for Rancho's Mexican Restaurant at 803 NW 7 Highway to operate a fast-food restaurant with drive-thru only on January 24, 2022 (SPDR-12-21-8101) at 6:13 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Julia Porter entered four exhibits into the record.

**STAFF REPORT**

Associate Planner Shana Kelly reviewed the details of the proposed appeal and addressed questions from the Council.

**APPLICANT**

Jose Angel Martinez, architect, spoke on behalf of the applicant and addressed questions from the Council.

**IN OPPOSITION TO**

Janelle Clayton, Joy Copes, and John Roe representing Copes Investment Properties, LLC spoke in opposition to the Site Plan Design Review with Alternative Development Standards and addressed questions from the Council.

**APPLICANT**

Jose Angel Martinez, architect on behalf of the applicant, responded to the comments from those in opposition to the project.

The Mayor Pro Tem hearing no further comments for or against, closed the public hearing at 7:50 p.m.

**INTRODUCTION AND 1ST READING – BILL NO. 4963 – SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS FOR RANCHO'S MEXICAN RESTAURANT (SPDR-12-21-8101)**

Councilmember Culpepper introduced Bill No. 4963 approving the Site Plan Design Review with Alternative Development Standards for Rancho's Mexican Restaurant at 803 NW 7 Highway to operate a fast-food restaurant with drive-thru only (SPDR-12-21-8101). Deputy City Clerk Julia Porter made the first reading of Bill No. 4963 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 4963 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried with Councilmember Ericson voting no.

**COUNCIL DISCUSSION**

The Council discussed the Site Plan Design Review with Alternative Development Standards for Rancho's Mexican Restaurant.

**2ND READING – BILL NO. 4963**

Ms. Porter made the second reading of Bill No. 4963 by title. Councilmember Fowler moved to adopt Bill No. 4963 upon its second reading and give it **ORDINANCE NO. 5096**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsay – Aye  
Fowler – Aye  
Ericson – No

Culpepper – Aye  
Kaylor – Aye  
Mayor Pro Tem – Edmondson – Aye  
Mayor Ross – ABSENT

**PUBLIC HEARING –  
REZONING (RZ-) AND  
PLANNED DEVELOPMENT  
CONCEPT PLAN FOR  
WOODBINE 3<sup>RD</sup> PLAT –  
MOTION TO CONTINUE**

Mayor Pro Tem Edmondson advised the Council the applicant, Art Marquez, Solid Builders LLC, on behalf of the property owner, Dan McClanahan, has requested a continuance of the public hearing to the March 21, 2022 Council Meeting. Councilmember Culpepper moved to continue the public hearing on the consideration of a rezoning from Large Lot Single Family/Planned Residential Overlay to Planned Development and approval of a Planned Development Concept Plan to develop a 69-lot single-family subdivision on 31 +/- acres generally located at the northern terminus of SE Willow Creek Road and the western terminus of SE Woodbine Drive (RZ-02-22-8137 & PDC-02-22-8138) to the March 21, 2022 Council meeting. Motion seconded by Councilmember Lievsay and carried unanimously.

**PRESENTATION – 2021  
CITIZEN SURVEY**

Robert Heacock of ETC Institute presented the findings of the 2021 Citizen Survey. A copy of the presentation is attached hereto and made a part of the minutes.


**MAYORAL  
ANNOUNCEMENTS**

Thoughts to Ponder:  
“You miss 100% of the shots you don’t take.”  
(Wayne Gretzky)

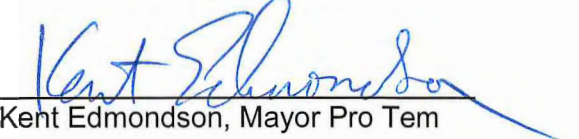
**ADJOURNMENT**

At 8:25 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Lievsay and carried unanimously.

ATTEST

  
Julia Porter, Deputy City Clerk

CITY OF BLUE SPRINGS

  
Kent Edmondson, Mayor Pro Tem