



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

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

Media Link: [March 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, March 14, 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](http://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

Lynn Banks	Tom Rohr
Susan Stokenbury	LaKeisha Veal
Chad Sanderson, Chairperson	Ken Billups Jr.
Travis Graham	Byron Craddolph
Mitchell Peil	Jacob Honeycutt

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

**ABSENT**

None.

**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.

Chairperson Sanderson requested action on the Consent Agenda with a motion by Commissioner Lynn Banks, a second from Commissioner Jacob Honeycutt, and a unanimous vote, the minutes of March 14, 2022.

**AGENDA ITEM 2  
PUBLIC HEARING /  
REZONING / RZ-02-22-  
8157 / “Universal Auto” /  
1500 NW South Outer Road  
and 1600 NW South Outer  
Road**

The public hearing for Agenda Item 2 and 3 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 and 3 into the public record on behalf of the applicant.

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**AGENDA ITEM 3  
PUBLIC HEARING /  
CONDITIONAL USE  
PERMIT/ CUP-02-22-8156  
/ “Universal Auto” / 1500  
NW South Outer Road and  
1600 NW South Outer Road**

Exhibits: Agenda Item 2

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 12, 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)

Exhibits: Agenda Item 3

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 12, 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)

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

**QUESTIONS**

None.

**APPLICANT**

Matt Schlicht, Engineering Solutions, 50 SE 30<sup>th</sup> Street, Lee’s Summit, MO.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

Marck Delatour, SBD Housing, 1501 NW Mock Avenue, Blue Springs, MO.

**DISCUSSION**

Mr. Delatour explains his first concern is drainage and asked the applicant to discuss that further. Mr. Delatour then explains his second concern is random cars parking in his businesses parking lot causing him to post a sign on his front drive stating, “any cars will be towed in accordance with the law”. Mr. Delatours’ recommended solution to his concerns is asking the Commission to pass a condition that a privacy fence of six feet be installed between the properties.

**APPLICANT**

Scott Duncan, Universal Auto- Owner, 6203 Brassie Lane, Parkville, MO.

**DISCUSSION**

Mr. Duncan apologizes to Mr. Delatour about the parking issues on his property and explains and the proposal is to address the parking issue. Mr. Duncan has no issues with the privacy fence condition request.

Commissioner Lynn Banks asks about further drainage explanation.

Mr. Schlicht explains the drainage plan will follow all the requirements and the run-off will not route towards Mr. Delatour’s property.

Commissioner Mitchell Peil questions Jamarcus Magee about bay doors not facing the public the right of way still being a UDC requirement.

Matt Wright states bay doors are discouraged by the UDC, but this proposal does include any building modifications, only a parking lot expansion. No architect requirements are needed to be met.

Commissioner Peil then asks for clarification on the paving setback requirement.

Mr. Magee states the applicant is getting closer to compliance but does not fully meet the twenty-five-foot setback.

**MOTION  
REZONING / RZ-02-22-  
8157 / “Universal Auto” /  
1500 NW South Outer Road  
and 1600 NW South Outer  
Road**

Commissioner LaKeisha Veal moved to approve the Rezoning / RZ-02-22-8157 / “Universal Auto” / 1500 NW South Outer Road and 1600 NW South Outer Road.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph – Aye  
Lynn Banks – Aye  
LaKeisha Veal – Aye  
Mitchell Peil – Aye  
Jacob Honeycutt – Aye

Tom Rohr – Aye  
Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**RECOMMEND APPROVAL  
(10-Aye, 0-No)**

**To be heard by City Council, Monday, April 4, 2022.**

**MOTION  
CONDITIONAL USE  
PERMIT/ CUP-02-22-8156  
/ “Universal Auto” / 1500  
NW South Outer Road and  
1600 NW South Outer Road**

Commissioner LaKeisha Veal moved to approve the Conditional Use Permit / CUP-02-22-8156 / “Universal Auto” / 1500 NW South Outer Road and 1600 NW South Outer Road with two staff conditions.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph – Aye  
Lynn Banks – Nay  
LaKeisha Veal – Aye  
Mitchell Peil – Nay  
Jacob Honeycutt – Aye

Tom Rohr – Aye  
Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**RECOMMEND APPROVAL  
(8-Aye, 2-No)**

**To be heard by City Council, Monday, April 4, 2022.**

**STAFF CONDITIONS**

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC.
2. The Conditional Use Permit allows the expansion of an “Outdoor sales and services - equipment” use at, Universal Auto Plaza, which is addressed as 1500 NW South Outer Road, Blue Springs, Missouri. All UDC requirements applicable to said use shall be met at all times.

**AGENDA ITEM 4  
PUBLIC HEARING / UDC  
TEXT AMENDMENT/  
UDCT-03-22-8175 / “UDC  
Text Amendments for  
Boards & Commissions”**

The public hearing for Agenda Item 4 was opened at 6:46 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 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 March 12, 2022
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

## QUESTIONS

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

Commissioner Lynn Banks questions why the language for Vice Chair changed to Secretary.

Mr. Wright stated the changes come from the State statute language.

Commissioner Byron Craddolph questions the duties and powers of the Historic Preservation Commission and Downtown Review Board.

Mr. Wright explains the duties and powers update is a future update that will assist clarifying what board has the power to recommend/change what type of application.

Commissioner Craddolph questions if the City Council will have any changes/updates.

Mr. Wright states the proposed updates include all Boards and Commissions, as well as City Council.

Commissioner Craddolph questions if the Planning Commission can recommend any changes to the UDC Text Amendment.

Mr. Wright states the Planning Commission is a recommending body and if any they have any recommendation or changes it will be presented to the City Council.

Commissioner Craddolph questions term limits.

Mr. Wright states the term limits are in reference to the Chair and Vice Chair serving consecutively.

Commissioner Susan Stokenbury questions when an update like this last took place.

Mr. Wright states a few minor updates occurred in 2019, but not a complete overhaul like this update has ever been done.

## **MOTION UDC TEXT AMENDMENT/ UDCT-03- 22-8175 / “UDC Text Amendments for Boards & Commissions”**

Commissioner Mitchell Peil moved to approve the UDC Text Amendment / UDCT-03-22-8175 / “UDC Text Amendments for Boards & Commissions”.

**SECOND**

Seconded by Commissioner Susan Stokenbury.

**VOTE**

Byron Craddolph – Nay  
Lynn Banks – Aye  
LaKeisha Veal – Aye  
Mitchell Peil – Nay  
Jacob Honeycutt – Aye

Tom Rohr – Aye  
Ken Billups Jr. – Aye  
Susan Stokenbury – Aye  
Travis Graham – Aye  
Chad Sanderson, Chair – Aye

**RECOMMEND APPROVAL**

**(9-Aye, 1-No)**

**To be heard by City Council, Monday, April 4, 2022.**

**OTHER BUSINESS**

Matt Wright, Assistant Director, Community Developments stated the next meeting will be Monday, April 11, 2022.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Jacob Honeycutt and was seconded by Commissioner Lynn Banks to adjourn at 7:03 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Chad Sanderson, Chairperson

4/11/2022

Date