



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

**Planning Commission
MINUTES
Monday, April 10, 2023**

Media Link: [April 10, 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, April 10, 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	Jennifer Ritschel Smith
Tom Rohr, Vice Chairperson	Bob Morton
Chris Henning	Susan Stokenbury
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

Chad Sanderson
Richard How

CALL TO ORDER

Chairperson 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 Craddolph requested action on the Consent Agenda with a motion by Commissioner Graham and a second from Commissioner Morton and a unanimous vote, the minutes of March 27, 2023, were approved.

**AGENDA ITEM 2 /
PUBLIC HEARING /
VACATION / VAC-03-23-
8690 / “Edgewater at
Chapman Farms 4th Plat -
Easement Vacation” / 909
SW Green Meadow Drive**

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 March 25, 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

Travis Roof, Clayton Properties Group Inc., 120 SE 30th Street, Lee’s Summit, MO.

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 6:35 p.m.

**MOTION
VACATION / VAC-03-23-
8690 / “Edgewater at
Chapman Farms 4th Plat -
Easement Vacation” / 909
SW Green Meadow Drive**

Commissioner Henning moved to approve Vacation / VAC-03-23-8690 / “Edgewater at Chapman Farms 4th Plat - Easement Vacation” / 909 SW Green Meadow Drive with two staff conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye
Chris Henning – Aye

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

RECOMMENDED APPROVAL
(7-Aye, 0-No)

This item will be heard at the April 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.
2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.
 - a. If Edgewater 4th Plat Final Plat is not recorded within one (1) year, this vacation shall be null and void.

**AGENDA ITEM 3 /
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-02-23-8659
/ “Farrand Farms” / 821 SW
Westbound US 40 Highway**

The public hearing for Agenda Item 3 opened at 6:36 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 March 25, 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)

Commissioner Henning recused himself from the Public Hearing due to a conflict of interest.

Cara Elbert, Assistant Director, Community Development, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Joshua Mitchem, 16001 Saint Andrews Court, Belton, MO.

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 6:42 p.m.

**MOTION
CONDITIONAL USE
PERMIT / CUP-02-23-8659
/ “Farrand Farms” / 821 SW
Westbound US 40 Highway**

Commissioner Stokenburymoved to approve Conditional Use Permit / CUP-02-23-8659 / “Farrand Farms” / 821 SW Westbound US 40 Highway with four staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye

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

Chris Henning – **RECCUSED**
RECOMMENDED APPROVAL
(6-Aye, 0-No)

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

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The Conditional Use Permit allows “Outside Sales and Service” use in GB (General Business) zoning district at 821 SW Westbound US 40 Hwy.
3. All proposed parking spots must be striped.
4. No gravel is allowed to be added to the site, except for where the new outdoor sales and services will be added on the North of the site.

**AGENDA ITEM 3 /
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-02-23-8643**

The public hearing for Agenda Item 3 opened at 6:43 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:

/ “Dreamland Learning Center” / 3509 NW Valley View Place

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 25, 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)

Cara Elbert, Assistant Director, Community Development, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Tiesha Ajiboye, 2600 NW Richard Drive, Blue Springs, MO.

QUESTIONS

None.

**WITNESSES
IN FAVOR**

Deborah Clark, Owner, Dreamland Daycare & Learning Center.

Jabari Mack, 512 SW Palo Drive, Blue Springs, MO.

**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 6:52 p.m.

**MOTION
CONDITIONAL USE
PERMIT / CUP-02-23-8643
/ “Dreamland Learning
Center” / 3509 NW Valley
View Place**

Commissioner Rohr moved to approve Conditional Use Permit / CUP-02-23-86439 / “Dreamland Learning Center” / 3509 NW Valley View Place with five staff conditions.

SECOND

Commissioner Morton seconded.

VOTE

Byron Craddolph, Chair – Aye

Jennifer Ritschel Smith - Aye

Tom Rohr – Aye

Travis Graham – Aye

Bob Morton – Aye

Susan Stokenbury – Aye

Chris Henning – Aye

RECOMMENDED APPROVAL

(7-Aye, 0-No)

This item will be heard at the April 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.
2. The Conditional Use Permit shall be associated with the Business, Dreamland Learning Center, Unit #A,” not the entire property. Any expansion into Unit #B or Unit #C will require the application of an additional Conditional Use Permit.
3. All parking spots must be striped in both the drop off area at the front of the site on NW Valley View Place and the required parking at the rear or North side of the site.
4. Prior to occupancy, the 5-ft. ADA compliant sidewalk along NW Valley View Place shall be installed.
5. The applicant must comply with the following Special Use Standards per the UDC Section 405.050(A)(8)(c):
 - a. **State Licensing.** Commercial day care uses shall be licensed by the State of Missouri and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment, and other features.
 - b. **Occupational License.** An occupational license shall be required prior to the establishment of a commercial day care.
 - c. **Vehicle Drop-Off Area.** A loading zone capable of holding one (1) car per ten (10) licensed occupants shall be provided in addition to the required parking area, in order to provide for easy pickup and discharge of passengers.

**AGENDA ITEM 3 /
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-02-23-8664
/ “Coronado Plaza West” /
Parcel #: 36-500-03-67-00-0-
0-000**

&

**AGENDA ITEM 6
PRELIMINARY PLAT / PP-
02-23-8665 “Coronado Plaza
West” / Parcel #: 36-500-03-
67-00-0-0-000**

&

**AGENDA ITEM 7
FINAL PLAT / PF-02-23-
8664 / “Coronado Plaza**

The public hearing for Agenda Item 3 opened at 6:53 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 March 25, 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)

The Preliminary Plat, Final Plat and Site Plan Design Review were heard concurrently.

West” / Parcel #: 36-500-03-67-00-0-0-000
&

**AGENDA ITEM 10
SITE PLAN DESIGN
REVIEW / PF-02-23-8667 /
“Coronado Plaza West” /
Parcel #: 36-500-03-67-00-0-0-000 (Related to Agenda
Item, 5, 6 & 7**

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

QUESTIONS

None.

APPLICANT

Robert De La Fuente, 244 W Mill Street, Liberty, MO.

QUESTIONS

None.

**WITNESSES
IN FAVOR**

None.

Jabari Mack, 512 SW Palo Drive, Blue Springs, MO. He questions the applicant what type of beverage drive through is this.

The applicant states the business serves “dirty soda” non alcoholic beverages with a cream mixture.

**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 7:00 p.m.

**MOTION
CONDITIONAL USE
PERMIT / CUP-02-23-8664
/ “Coronado Plaza West” /
Parcel #: 36-500-03-67-00-0-0-000**

Commissioner Rohr moved to approve Conditional Use Permit / CUP-02-23-8664 / “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000 with three staff conditions.

SECOND

Commissioner Graham seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye
Chris Henning – Aye

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

RECOMMENDED APPROVAL
(7-Aye, 0-No)

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

STAFF CONDITIONS

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. The Conditional Use Permit is to allow the development and operation of a Drive-Through Restaurant for the proposed located provided within this application, which is generally located at the corner of NE Sunnyside School Road and NE Coronado Drive.
3. All conditions adopted under the Unified Development Code for a Drive-Through Restaurant establishment shall be met at all times.

MOTION

PRELIMINARY PLAT / PP-02-23-8665 “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000

Commissioner Rohr moved to approve Preliminary Plat / PP-03-23-8665 / “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000 with one staff condition.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye
Chris Henning – Aye

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

APPROVED
(7-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.

MOTION

FINAL PLAT / PF-02-23-8666 / “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000

Commissioner Rohr moved to approve Final Plat / PF-03-23-8666 / “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000 with three staff condition.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye
Chris Henning – Aye

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

**RECOMMENDED APPROVAL
(7-Aye, 0-No)**

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

STAFF CONDITIONS

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.
3. Sanitary Sewer Easement, Access Easement, and Right of Ingress and Egress easements on Lot 1A, Coronado Center Amended, shall be recorded prior to the recording of the Final Plat and the Instrument Numbers shall be included on the Final Plat.

MOTION

**SITE PLAN DESIGN
REVIEW / SPDR-02-23-
8667 / “Coronado Plaza
West” / Parcel #: 36-500-03-
67-00-0-0-000 (Related to
Agenda Item, 5, 6 & 7**

Commissioner Graham moved to approve Site Plan Design Review / SPDR-02-23-8667 / “Coronado Plaza West” / Parcel #: 36-500-03-67-00-0-0-000 with five staff conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye
Tom Rohr – Aye
Bob Morton – Aye
Chris Henning – Aye

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

**APPROVED
(7-Aye, 0-No)**

STAFF CONDITIONS

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, a revised photometric plan must be required to meet what is required by code.
3. A building permit is required to be approved prior to construction of the new building addition.
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 8
FINAL PLAT / PF-08-22-8408 / “Edgewater at Chapman Farms 4th Plat” / 909 SW Green Meadow Drive *(Related to Agenda Item 2)*

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

QUESTIONS

None.

APPLICANT

Travis Roof, Clayton Properties Group Inc., 120 SE 30th Street, Lee’s Summit, MO.

QUESTIONS

None.

MOTION
FINAL PLAT / PF-08-22-8408 / “Edgewater at Chapman Farms 4th Plat” / 909 SW Green Meadow Drive *(Related to Agenda Item 2)*

Commissioner Stokenbury moved to approve Final Plat / PF-08-22-8404 / “Edgewater at Chapman Farms 4th Plat” / 909 SW Green Meadow Drive *(Related to Agenda Item 2)* with four staff conditions.

SECOND

Commissioner Graham seconded.

VOTE

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Travis Graham – Aye
Bob Morton – Aye	Susan Stokenbury – Aye
Chris Henning – Aye	

RECOMMENDED APPROVAL
(7-Aye, 0-No)

This item will be heard at the April 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 unless modified under the PUD Concept Plan.
2. Prior to building permit issuance, the following must occur:
 - a. The Final Plat must be recorded with Jackson County.
 - b. The recorded Declaration of Restriction documents must be provided to the City.
 - c. All open space landscaping must be installed.

3. Prior to occupancy of each lot, the following must occur:
 - a. The required landscaping for each lot shall be installed.
 - b. The required public sidewalk for each lot shall be installed.
4. All conditions approved under the PUD Concept Plan shall remain valid and enforceable.

AGENDA ITEM 9
FINAL PLAT / PF-02-23-8660 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road

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

QUESTIONS

None.

APPLICANT

Angela Sharp, Bartlett & West Engineers, 1200 Executive Drive, Topeka, KS

QUESTIONS

None.

MOTION
FINAL PLAT / PF-02-23-8660 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road

Commissioner Morton moved to approve Final Plat / PF-02-23-8660 / “Blue Springs Medical Office Building” / 807 NE R.D. Mize Road with three staff conditions.

SECOND

Commissioner Henning seconded.

VOTE

Byron Craddolph, Chair – Aye	Jennifer Ritschel Smith - Aye
Tom Rohr – Aye	Travis Graham – Aye
Bob Morton – Aye	Susan Stokenbury – Aye
Chris Henning – Aye	

RECOMMENDED APPROVAL

(7-Aye, 0-No)

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

STAFF CONDITIONS

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.
3. Prior to occupancy the following must occur:
 - a. The 5-ft. ADA compliant sidewalk along NE R D Mize Road must be completed and pass final inspection.
 - b. All landscaping must be installed or financially guaranteed.
 - c. The bike parking must be installed.
 - d. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed.


OTHER BUSINESS

The next scheduled meeting is **Monday, May 8, 2023.**

Cara Elbert, Assistant Director of Community Development, presented the March 2023 Monthly Activity Report to the Commission.

MEETING ADJOURN

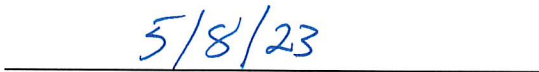
With no further discussion, a motion was made by Commissioner Morton and seconded by Commissioner Graham and the meeting adjourned at 7:10 p.m.



Respectfully Submitted by
Aliyah Kincade, Recording Secretary



Byron Craddolph, Chairperson



Date