



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

**Planning Commission  
MINUTES  
Monday, April 11, 2022**

Media Link: [April 11, 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, April 11, 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
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	
Adair Bright, Associate Planner	
Jamarcus Magee, Associate Planner	
Shana Kelly, Associate Planner	
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)	
Adam Hilgedick, Assistant Director, Public Works	
James Burgess, City Engineer	
Jackie Sommer, City Attorney	
Aliyah Kincade, Recording Secretary	

**ABSENT**

Susan Stokenbury  
LaKeisha Veal

**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 Jacob Honeycutt, a second from Commissioner Byron Craddolph, and a unanimous vote, the minutes of March 28, 2022.

**AGENDA ITEM 2  
PUBLIC HEARING /  
GENERAL  
DEVELOPMENT PLAN /  
GDP-03-22-8191 / “All  
About the Outdoors” / 2901  
NW 7 Highway**

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.

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Exhibits: Agenda Item 2

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 26, 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)

**AGENDA ITEM 3  
PRELIMINARY PLAT /  
PP-03-22-8192 / “All About  
the Outdoors” / 2901 NW 7  
Highway**

Agenda Item 3 was presented concurrently.

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

**QUESTIONS**

None.

**APPLICANT**

No comment.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

John Sheehy, 25101 E Strode Road, Blue Springs, MO

**DISCUSSION**

Mr. Sheehy can accept the project but has two major concerns. First, Mr. Sheehy expresses his concerns with the traffic turning off 7 Highway and Strode Road, as there have been many traffic issues. In the past Mr. Sheehy owned both residences at the corner of 7 Highway and Strode Road and encountered many accidents where people would walk to the residents for help. Mr. Sheehy thinks

an access point off Argo Road instead of 7 Highway would decrease the confusion and traffic issues he has witnessed. Secondly, Mr. Sheehy is concerned with the landscaping at the site, but that concern is minimal as the presentation addressed those concerns. In conclusion, Mr. Sheehy states this area is the northern gateway into Blue Springs and just wants to represent the community as aesthetically pleasing.

**QUESTIONS**

None.

**DISCUSSION**

Commissioner Craddolph questions staff about a traffic study being done.

Mrs. Kelly defers the questions to Public Works.

Adam Hilgedick, Assistant Director, Public Works states due to the projected vehicle and trip generation a traffic study was not warranted. Public Works and MoDOT did not see any need for intersection improvements.

**APPLICANT**

Donnie Soard, 16114 West 165<sup>th</sup> Street, Olathe, KS.

**DISCUSSION**

Mr. Soard states he did speak with MoDOT and no traffic study nor additional turn lane will be needed due to site development. Mr. Soard states once the site is fully developed the trees will be set forty feet back to allow better visibility. Also, the Argo Road entrance does not seem feasible due to the hilly nature of the land.

Commissioner Mitchell Peil questions what the turn arc is to get a vehicle to the storage buildings.

Mr. Soard asks for clarification about the entrance to the site or between the buildings. He then states the space between the buildings will be 50 feet.

**PUBLIC HEARING  
CLOSED**

The public hearing closed at 6:43 p.m.

**MOTION  
GENERAL  
DEVELOPMENT PLAN /  
GDP-03-22-8191 / “All  
About the Outdoors” / 2901  
NW 7 Highway**

Commissioner Lynn Banks moved to approve the General Development Plan / GDP-03-22-8191/ “All About the Outdoors” / 2901 NW 7 Highway with four staff conditions.

**SECOND**

Seconded by Commissioner Byron Craddolph.

**VOTE**

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

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, April 18, 2022.**

**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. A Site Plan Design Review is required to review final building and site design and landscaping.
3. All Vehicle and equipment storage areas and parking areas shall be surfaced with:
  - a. Five (5) inches of concrete;
  - b. Six (6) inches of asphalt; or,
  - c. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.
  - d. Any other pavement or surface material must be structurally equivalent to the above as determined by a licensed engineer in the State of Missouri to the satisfaction of the Director of Public Works, but all such areas shall be dust free.
4. The exterior facades of all buildings facing NW 7 Hwy must be wrapped in wainscoting or other architectural enhancement material made of, or having the appearance of, stone or masonry.

**MOTION**

**PRELIMINARY PLAT /  
PP-03-22-8192 / “All About  
the Outdoors” / 2901 NW 7  
Highway**

Commissioner Lynn Banks moved to approve the Preliminary Plat / PP-03-22-8192 / “All About the Outdoors” / 2901 NW 7 Highway with six staff conditions.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

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

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

**RECOMMEND APPROVAL**

**(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.
2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-03-22-8191) request is denied by City Council.
3. The required 5-ft. sidewalks along NW 7 Hwy and Argo Rd. shall be installed prior to the issuance of a Certificate of Occupancy.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.
6. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

## AGENDA ITEM 4 PUBLIC HEARING / SITE PLAN DESIGN REVIEW WITH ALTERNATIVE DEVELOPMENT STANDARDS / SPDR- 02-22-8159 / “Swim Things” / 3010 SW 40 Highway”

The public hearing for Agenda Item 4 was opened at 6:45 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 4 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 26, 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

Commissioner Banks questions the placement of the new building in reference to the proposed sidewalk.

Mr. Magee defers the question to Public Works.

Mr. Hilgedick confirms the new building will be behind the current building and with redevelopment of the site, the five-foot sidewalk is required.

Commissioner Banks questions if the five-foot sidewalk requirement be waived.

Mr. Hilgedick states the sidewalk goal is to allow for additional transportation options.

Commissioner Banks comments on the safety concern due to nearby ditches.

Mr. Hilgedick states the sidewalk will not be as close to the ditches but more near the right-of-way.

Commissioner Banks questions how many more years until additional sidewalks are built to connect to the proposed one.

Mr. Hilgedick states it is hard to say and any new/redevelopment would be held to the same standards.

**APPLICANT**

Charles Baldwin, Swim Things, 1303 SW Winport Drive, Blue Springs, MO.

Mr. Baldwin states when they expanded two years ago the sidewalk requirement was waived and due to the terrain of the land does not see who want to even use the proposed sidewalk.

Mr. Baldwin further explains they are just wanting to build a storage warehouse to store pool equipment for their business.

Commissioner Banks questions if Mr. Baldwin has received sidewalk bids.

Mr. Baldwin states no.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

Jeremy Pych, 1205 SW Winport Drive, Blue Springs, MO.

Mr. Pych does not oppose the project as he understands the needs because he has his own business. Mr. Pych states his concern is with the sightline because improvements to the pond recently have made the once rural view now a view of buildings, light and traffic.

Commissioner Banks feels Mr. Pych's pain and calls it growth. She too can see highway and unpleasant sights.

**DISCUSSION**

Commissioner Honeycutt agrees with Commissioner Banks and feels the sidewalk is not needed. Commissioner Honeycutt questions how to vote to remove the sidewalk requirement.

Mike Mallon, Director, Community Development, defers to Public Works to question the requirement being one of MoDOT's or the City.

Mr. Hilgedick confirms the sidewalk requirement is required by the City.

Mr. Mallon states the sidewalk is required due the redevelopment of the site and required by the Code. Mr. Mallon does state the applicant has requested

other alternatives and the Commissioners can vote to remove the sidewalk condition.

Commissioner Craddolph questions what staff's visions are in reference to sidewalks.

Mr. Mallon states it is a joint goal with Planning and Public Works to have sidewalk along our roadways. Mr. Mallon further states when redevelopment occurs, street frontage should be brought up to code and that does include sidewalks. New construction has not been the trend of this area and does not render sidewalk installation requirements.

Commissioner Honeycutt states he understands Mr. Mallon's statement but has concerns with the safety of the sidewalk and essentially sees it as a sidewalk to nowhere.

Commissioner Billups states he recalls approving sidewalks to nowhere in the past and is in favor of this process. Commissioner Billups further questions if the applicant can escrow for the sidewalk installation and have it installed once there is something for it connect to.

Mr. Mallon states we have done that in the past, but the money sits in an account for an extended amount time and is not used.

Commissioner Billups sees the escrow as a viable option instead of striking the sidewalk condition.

Commissioner Banks questions Commissioner Billups on the escrow amount.

Commissioner Billups states we would go off current market values.

Commissioner Banks comments on the lack of sidewalks on 40 Highway and no place to walk to except towards 19<sup>th</sup> Street, where businesses and residents are.

The public hearing closed at 7:07 p.m.

**PUBLIC HEARING  
CLOSE**

**MOTION  
SITE PLAN DESIGN  
REVIEW WITH  
ALTERNATIVE  
DEVELOPMENT  
STANDARDS / SPDR-02-  
22-8159 / "Swim Things" /  
3010 SW 40 Highway"**

Commissioner Lynn Banks moved to approve the Site Plan Design Review with Alternative Development Standard / SPDR-02-22-8159 / ""Swim Things" / 3010 SW 40 Highway with two staff conditions and striking condition two.

**SECOND**

Seconded by Commissioner Travis Graham

**VOTE**

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

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

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

**STAFF CONDITIONS**

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the approval of the following Alternative Development Standards:
  - a. Waive the requirement for any deficiencies in landscaping, buffering, and screening to be brought into compliance.
  - b. Waive the requirement for any deficiencies in paving to be brought into compliance, allowing any existing gravel or unimproved surfaces that are being utilized for parking, unloading/loading, access drives, and exterior storage to remain as is.
  - c. A building permit is required to be approved prior to construction of the new building addition
2. ~~A 5-foot wide sidewalk meeting Americans with Disability Act regulations is required along 40 Highway.~~

**AGENDA ITEM 5  
FINAL PLAT / PF-03-22-  
8181 / “Edgewater at  
Chapman Farms 2<sup>nd</sup> Plat” /  
8800 SW 7 Hwy**

Shana Kelly, Associate Planner, presented the request to the Planning Commission.

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**AGENDA ITEM 5  
FINAL PLAT / PF-03-22-  
8180 / “Edgewater at  
Chapman Farms 3rd Plat” /  
8800 SW 7 Hwy**

**QUESTIONS**

None.

**APPLICANT**

No comment.

**DISCUSSION**

None.



**MOTION**  
**FINAL PLAT / PF-03-22-8181** / “Edgewater at Chapman Farms 2<sup>nd</sup> Plat” / 8800 SW 7 Hwy

**SECOND**

**VOTE**

Commissioner Banks moved to approve the Final Plat / PF-03-22-8181 / “Edgewater at Chapman Farms 2<sup>nd</sup> Plat” / 8800 SW 7 Hwy. with seven staff conditions.

Seconded by Commissioner Craddolph.

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

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, April 18, 2022.**

**MOTION**  
**FINAL PLAT / PF-03-22-8180** / “Edgewater at Chapman Farms 3rd Plat” / 8800 SW 7 Hwy

**SECOND**

**VOTE**

Commissioner Banks moved to approve the Final Plat / PF-03-22-8180 / “Edgewater at Chapman Farms 3rd Plat” / 8800 SW 7 Hwy. with seven staff conditions.

Seconded by Commissioner Craddolph.

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

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

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, April 18, 2022.**

**OTHER BUSINESS**

2021 Annual Report presented by Adair Bright, Associate Planner.

March 2022 Community Development Report presented by Matt Wright, Assistant Director, Community Development.

Presentation to Lynn Banks by Mike Mall and Matt Wright thanking her for her voluntary service to the Planning Commissions.

Chairperson Sanderson presented Planning Commissioner Lynn Banks with a plaque for her leadership and commitment to the City of Blue Springs Planning Commission from May 2008 to April 2022.



**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Honeycutt and seconded by Commissioner Rohr and the meeting adjourned at 7:26 p.m.



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Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



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Chad Sanderson, Chairperson



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Date