



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

**Planning Commission  
MINUTES  
Monday, May 9, 2022**

Media Link: [May 9, 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**

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

Mike Mallon, Director, Community Development  
Adair Bright, Associate Planner  
Chris Lievsay, Councilmember – District 2 (Mayor Pro-Tempore)  
Adam Hilgedick, Assistant Director, Public Works  
James Burgess, City Engineer  
Jackie Sommer, City Attorney  
Aliyah Kincade, Recording Secretary

None

**ABSENT**

**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 Jacob Honeycutt, a second from Commissioner Tom Rohr, and a unanimous vote, the minutes of April 25, 2022.

**AGENDA ITEM 2  
SITE PLAN DESIGN  
REVIEW / SPDR-04-22-  
8235 / “Blue Springs Aquatic  
Center” / 305 & 425 NE  
Mock Ave.**

**&**

**AGENDA ITEM 3  
FINAL PLAT / PF-04-22-  
8236 / “Blue Springs Aquatic  
Center” / 305 & 425 NE  
Mock Ave**

**QUESTIONS**

Mike Mallon, Director, Community Development presented the request to the Planning Commission.

Commissioner Byron Craddolph questions if special bus lanes are present to accommodate special events and to avoid dysfunction.

Mr. Mallon states that the site plan drawing appears to have a specific drop off lane in the middle of the property, just south of the existing building entrance. The entrance will be completely reconfigured.

Commissioner Mitchell Peil questions about a photometric plan in reference to light spill over to the adjacent property.

Mr. Mallon shows the photometric plan drawing and states the spill over follows Code, denoted in foot candles.

Mr. Mallon presents building elevations to the Commission.

**APPLICANT**

Present, no comment.

**DISCUSSION**

None.

**MOTION  
SITE PLAN DESIGN  
REVIEW / SPDR-04-22-  
8235 / “Blue Springs Aquatic  
Center” / 305 & 425 NE  
Mock Ave.**

Commissioner Peil moved to approve the Site Plan Design Review / SPDR-04-22-8235 / “Blue Springs Aquatic Center” / 305 & 425 NE Mock Ave. with one staff condition.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

**APPROVED**  
**(9-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, except for the following minor modifications as noted in the General Development Plan:
  - a. Reduce the internal sidewalk widths from 8-ft. to 6-ft. for sidewalks with vehicle overhangs.
  - b. Reduce the south drive aisle from 26-ft. to 24-ft. to preserve existing mature trees adjacent to NE Mock Avenue.

**MOTION**

**FINAL PLAT / PF-04-22-8236 / “Blue Springs Aquatic Center” / 305 & 425 NE Mock Ave**

Commissioner Peil moved to approve the Final Plat / PF-04-22-8236 / “Blue Springs Aquatic Center” / 305 & 425 NE Mock Ave. with three staff conditions.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

**RECOMMENED APPROVAL**  
**(9-Aye, 0-No)**

**To be heard by City Council, Monday, May 16, 2022.**

**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, except for the minor modifications as noted in the General Development Plan.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. Prior to Building Occupancy, the following must occur:
  - a. Roadway improvements shall be completed and accepted by Public Works.

- b. Sidewalk improvements along NE Mock Avenue must be completed.

**AGENDA ITEM 4**  
**ALTERNATIVE /**  
**MASTER SIGN PLAN /**  
**ASP-04-22-8232 / “PepsiCo**  
**Distribution Center” / 1050**  
**NE 27<sup>th</sup> Street**

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

**QUESTIONS**

Commissioner Peil questions about the NE 27<sup>th</sup> Street extension and removal of the “no truck signs”.

Ms. Bright defers to Public Works.

Adam Hilgedick, Assistant Director, Public Works states that NE 27<sup>th</sup> Street is completed.

Ms. Bright explains the “no truck signs” will be removed when NE 27<sup>th</sup> Street is developed further in the future and/or development to the west occurs.

Mr. Mallon states the applicant has asked for these “no truck signs” to help make drivers aware to not go past the southern entrance. Also, he stated that when NE 27<sup>th</sup> Street gets extended, the City envisions it going North to meet Duncan Road, which would be well in the future.

**APPLICANT**

Present, no comment.

**DISCUSSION**

None.

**MOTION**  
**ALTERNATIVE /**  
**MASTER SIGN PLAN /**  
**ASP-04-22-8232 / “PepsiCo**  
**Distribution Center” / 1050**  
**NE 27<sup>th</sup> Street**

Commissioner LaKeisha Veal moved to approve the Alternative / Master Sign Plan / ASP-04-22-8232 / “PepsiCo Distribution Center” / 1050 NE 27<sup>th</sup> Street with two staff conditions.

**SECOND**

Seconded by Commissioner Susan Stokenbury.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

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

**STAFF CONDITIONS**

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.
2. All vehicle entrance signs containing the phrase “No Trucks Allowed” can remain until the extension of NE 27<sup>th</sup> Street and/or further development to the west occurs.

**AGENDA ITEM 5  
ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-22-8234 / “Tacos 4  
Life” / 1105 NW 7 Highway**

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

**QUESTIONS**

Commissioner Peil questions if the sign is double sided.

Ms. Bright said yes, the sign will have two sides.

**APPLICANT**

Present, no comment.

**DISCUSSION**

None.

**MOTION  
ALTERNATIVE /  
MASTER SIGN PLAN /  
ASP-04-22-8234 / “Tacos 4  
Life” / 1105 NW 7 Highway**

Commissioner LaKeisha Veal moved to approve the Alternative / Master Sign Plan / ASP-04-22-8234 / “Tacos 4 Life” / 1105 NW 7 Highway with two staff conditions.

**SECOND**

Seconded by Commissioner Tom Rohr.

**VOTE**

Byron Craddolph – Aye  
Mitchell Peil – Nay  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

**APPROVED  
(8-Aye, 1-No)**

**STAFF CONDITIONS**

1. Prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the sign.
  - a. A sign permit will not be issued until the existing pole is removed.
2. Any landscaping removed for the installation of the pole base must be relocated elsewhere on the site.

**AGENDA ITEM 5  
ELECTION OF  
OFFICERS**

Planning Commission Chair  
Planning Commission  
Secretary (Vice Chair)

**NOMINATION  
FOR PLANNING  
COMMISSIONER CHAIR  
2022.**

**VOTE  
TO ELECT  
COMMISSIONER  
CRADDOLPH AS  
PLANNING  
COMMISSION CHAIR  
2022**

**NOMINATION  
FOR PLANNING  
COMMISSIONER  
SECRETARY (VICE  
CHAIR) 2022.**

**VOTE  
TO ELECT  
COMMISSIONER ROHR  
AS PLANNING  
COMMISSION VICE  
CHAIR 2022**

Mr. Mallon reminds the Commission of the new rules and procedures as well as attendance policy.

Chairperson Chad Sanderson asks for a nomination for Planning Commission Chair for 2022.

Commissioner Peil nominates Commissioner Chad Sanderson, but he is limited to two consecutive terms per City Attorney, Jackie Somers.

Commissioner Peil nominates Commissioner Byron Craddolph.

Commissioner Honeycutt nominates Commissioner Travis Graham.

Commissioner Travis Graham defers to Commissioner Craddolph.

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

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

Commissioner Craddolph elected as Planning Commissioner Chair for 2022.

Commissioner Peil nominates Commissioner Tom Rohr.

Byron Craddolph – Aye  
Mitchell Peil – Aye  
LaKeisha Veal - Aye  
Jacob Honeycutt – Aye  
Tom Rohr – Aye

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

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

Commissioner Rohr elected as Planning Commissioner Secretary (Vice Chair) for 2022.

**OTHER BUSINESS**

April 2022 Community Development Report presented by Mike Mallon, Director, Community Development.

The next scheduled meeting is **Monday, May 23, 2022.**

**DISCUSSION**

Commissioner Peil thanks Mr. Mallon for the different mouse cursor.

Commissioner Byron Craddolph questions about the potential for mapping code complaints to look for areas of concentrated concern.

Mr. Mallon states we can plot the location of code violations although we are not doing it at this time. He said it is a good idea for educational purposes down the road. Currently the Codes department is driven by complaints since staffing does not allow for proactive code enforcement.

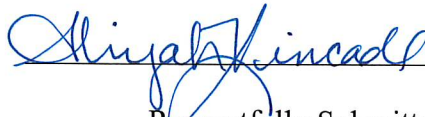
Commissioner Craddolph then questions about the CIP in reference to ST-60 and ST-61, the Walnut Street improvements.

Councilperson Lievsay states the Walnut Street improvements project was added to new projects this year per the request of Councilperson Lievsay and Edmundson. No plans are designated but the improvements have an estimate and project number.

Mr. Mallon states putting the project in the budget allows for the project to be on the radar.

**MEETING ADJOURN**

With no further discussion, a motion was made by Commissioner Honeycutt and seconded by Commissioner Veal and the meeting adjourned at 7:11 p.m.



Respectfully Submitted by  
Aliyah Kincade, Recording Secretary



Chad Sanderson, Chairperson

5/23/22

Date