



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

**Planning Commission
MINUTES
Monday, August 14, 2023**

Media Link: [August 14, 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, August 14, 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	Bob Morton
Tom Rohr, Secretary (Vice Chairperson)	Susan Stokenbury
Chad Sanderson	Travis Graham
Jennifer Ritschel Smith	Richard How
Chris Henning	

STAFF PRESENT

Mike Mallon, Director, Community Development
Jamarcus Magee, Associate Planner
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
Sarah Carnes, Acting City Attorney
Jim Burgess, City Engineer

ABSENT

None

CALL TO ORDER

Byron 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 How and a second from Commissioner Stokenbury and a unanimous vote, the minutes of July 24, 2023, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
VACATION / VAC-06-
23-8812 / "Shepherd
Road" / East of NW R D
Mize Rd. & North of
Sunny Pointe 3rd Plat**

The public hearing for Agenda Item 2 was opened at 6:33 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 9 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 July 29, 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. Written comment submitted in opposition of the proposed project
8. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
9. 2014 Comprehensive Plan (by reference)

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

QUESTIONS

None

APPLICANT

Vincent Walker on behalf of Ashlar Homes, 2800 NW Hunter Dr., Blue Springs, Missouri

**WITNESSES IN
FAVOR**

None

**WITNESSES
OPPOSED**

Doug Spilker, 23000 NW Shepherd Road, Blue Springs, Missouri

PUBLIC COMMENT

Chairperson Craddolph stated the public commentary of the Public Hearing is now closed.

DISCUSSION

Chairperson Craddolph asked the witness in opposition if they have relayed their issues to anyone previously.

Community Development Director Mallon stated that the City will be reserving the utility easement and access easement while the Right-of-Way will be vacated.

Commissioner Henning asked staff if the vacation and utility issues being brought up were to be looked at together.

Community Development Director Mallon stated they are separate items but are related.

**PUBLIC HEARING
CLOSED**

The Public Hearing was closed at 6:45 pm

**MOTION
VACATION / VAC-06-23-8812 / "Shepherd Road" / East of NW R D Mize Rd. & North of Sunny Pointe 3rd Plat**

Commissioner Henning moved to approve the Vacation / VAC-06-23-8812 / "Shepherd Road" / East of NW R D Mize Rd. & North of Sunny Pointe 3rd Plat with two staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye	Bob Morton– Aye
Chad Sanderson-Aye	Susan Stokenbury – Aye
Bob Morton – Aye	Richard How- Aye
Chris Henning- Aye	Tom Rohr-Aye
Travis Graham-Aye	

RECCOMENDED APPROVAL

(9-Aye, 0-No)

This item will be heard at the August 21, 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.

**AGENDA ITEM 3
PUBLIC HEARING/
REZONING / RZ-06-23-8813 / "Silverline"/ 1050 Cemetary Road (This item has been requested to be continued to the August 28, 2023, Planning Commission meeting)**

Commissioner Stokenbury moved to continue Agenda Items 3, 4, and 7 Rezoning / RZ-06-23-8813, General Development Plan / GDP-06-23-8814, and Preliminary Plat / PP-06-23-8815 / "Silverline" / 1050 Cemetary Road to the Monday, August 28, 2023, Planning Commission Meeting.

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**AGENDA ITEM 4
PUBLIC HEARING /
GENERAL**

**DEVELOPMENT
PLAN / GDP-06-23-
8814/ "Silverline" / 1050
Cemetery Road (This
item has been requested
to be continued to the
August 28, 2023,
Planning Commission
meeting)**

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**AGENDA ITEM 7
PRELIMINARY PLAT
/ PP-06-23-8815 /
"Silverline" / 1050
Cemetery Road (Related
to Agenda Item 3 & 4)
(This item has been
requested to be
continued to the August
28, 2023, Planning
Commission meeting)**

SECOND

Commissioner How seconded.

VOTE

Byron Craddolph, Chair – Aye	Bob Morton– Aye
Chad Sanderson-Aye	Susan Stokenbury – Aye
Bob Morton – Aye	Richard How- Aye
Chris Henning- Aye	Tom Rohr-Aye
Travis Graham-Aye	

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

To be continued to the Monday, August 28, 2023, Planning Commission Meeting.

**AGENDA ITEM 5
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-06-23-
8816 / "Jakubec" / East of
NW 7 Highway and South
of NW Roanoke Drive**

The public hearing for Agenda Item 5 was opened at 6:47 p.m. with a request for exhibits from the City Attorney, who 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 July 29, 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)

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**AGENDA ITEM 8
SITE PLAN DESIGN
REVIEW / SPDR-06-23-**

8817 / "Jakubec" / East of
NW 7 Highway and South
of NW Roanoke Drive

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

Agenda Item 8 was heard concurrently.

QUESTIONS

None

APPLICANT

Bryan Butler, Manning General Contractors, 211 Noel St, Lees Summit, Missouri

WITNESSES IN FAVOR

Bill Muessig, Mr. Electric of Kansas City, 201 S. Commercial Ave, Smithville, Missouri

WITNESSES OPPOSED

None

PUBLIC COMMENT

Chairperson Craddolph stated the public commentary of the Public Hearing is now closed.

DISCUSSION

None

PUBLIC HEARING CLOSED

The Public Hearing was closed at 6:52 pm

**MOTION
CONDITIONAL USE
PERMIT / CUP-06-23-
8816 / "Jakubec" / East of
NW 7 Highway and South
of NW Roanoke Drive**

Commissioner How moved to approve the Conditional Use Permit / CUP-06-23-8816 / "Jakubec" / East of NW 7 Highway and South of NW Roanoke Drive with five staff conditions.

SECOND

Commissioner Graham seconded.

VOTE

Byron Craddolph, Chair – Aye	Bob Morton– Aye
Chad Sanderson-Aye	Susan Stokenbury – Aye
Bob Morton – Aye	Richard How- Aye
Chris Henning- Aye	Tom Rohr-Aye
Travis Graham-Aye	

RECCOMENDED APPROVAL

(9-Aye, 0-No)

This item will be heard at the August 21, 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 Day Care, Commercial for the proposed located provided within this application, which is generally located east of NW 7 Highway and south of NW Roanoke Drive.
3. All conditions adopted under the Unified Development Code for a Day Care, Commercial establishment shall be met at all times.
4. The Conditional Use Permit shall be valid for twelve (12) months. During this time, all public and private improvements to accommodate the use shall be completed. Improvements include, but are not limited to, a 5-ft. ADA-compliant sidewalk along NW 7 Hwy., parking improvements, and landscaping improvements. If all required property improvements are completed the Conditional Use Permit will automatically be renewed indefinitely. If required improvements are not complete within twelve (12) months of approval, the Conditional Use Permit must be renewed for another period of time to guarantee improvements will be made or the Conditional Use Permit may be revoked or expire.
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.

MOTION
SITE PLAN DESIGN
REVIEW/ SPDR-06-23-
8817/ “Jakubec” / East of
NW 7 Highway and South
of NW Roanoke Drive

Commissioner How moved to approve the Site Plan Design Review / SPDR-06-23-8817 / “Jakubec” / East of NW 7 Highway and South of NW Roanoke Drive with five staff conditions.

SECOND

Commissioner Graham seconded.

VOTE

Byron Craddolph, Chair – Aye	Bob Morton– Aye
Chad Sanderson-Aye	Susan Stokenbury – Aye
Bob Morton – Aye	Richard How- Aye
Chris Henning- Aye	Tom Rohr-Aye
Travis Graham-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.
2. Prior to Building Permit issuance, a photometric plan and landscape 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 site improvements, including landscaping and screening, are required to be installed prior the issuance of a Certificate of Occupancy for the building.
5. Prior to occupancy, the 5-ft. ADA compliant sidewalk along NW 7 Highway shall be installed.

**AGENDA ITEM 6
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-06-23-
8818 / “Maximum
Security” / 917 NW
Jefferson St.**

The public hearing for Agenda Item 6 was opened at 6:55 pm with a request for the exhibits from the City Attorney, who 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 July 29, 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)

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

QUESTIONS

None

APPLICANT

Mark Simmons, Maximum Security, 1030 G West 23rd Street, Independence, Missouri

WITNESSES IN FAVOR

None

WITNESSES OPPOSED

None

PUBLIC COMMENT

Chairperson Craddolph stated the public commentary of the Public Hearing is now closed.

DISCUSSION

None

PUBLIC HEARING CLOSED

The Public Hearing was closed at 7:00 pm

**MOTION
CONDITIONAL USE PERMIT / CUP-06-23-8818 / "Maximum Security" / 917 NW Jefferson St.**

Commissioner Morton moved to approve the Conditional Use Permit / CUP-06-23-8818 / "Maximum Security" / 917 NW Jefferson St. with three staff conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Byron Craddolph, Chair – Aye	Bob Morton– Aye
Chad Sanderson-Aye	Susan Stokenbury – Aye
Bob Morton – Aye	Richard How- Aye
Chris Henning- Aye	Tom Rohr-Aye
Travis Graham-Aye	

RECCOMENDED APPROVAL

(9-Aye, 0-No)

This item will be heard at the August 21, 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.
2. The Conditional Use Permit allows the "Building or Construction Contractor – with Machinery, Equipment, or Storage" use at, Maximum Security which is addressed as 917 NW Jefferson St., Blue Springs, Missouri. All UDC requirements applicable to said use shall

be met at all times.

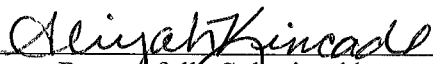
3. The applicant must comply with the following Special Use Standards per the UDC Section 450.050(A)(31)
 - a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.
 - b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.
 - c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:
 - (1) Unless otherwise approved as part of the conditional use permit process;
 - a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on side or rear facades of a building.
 - b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.
 - c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

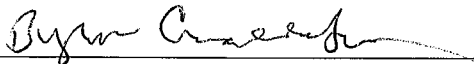
OTHER BUSINESS

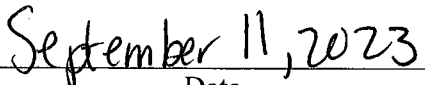
The next scheduled meeting is Monday, August 28, 2023. Mike Mallon, Director of Community Development, presented the July 2023 Community Development Department Activity.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner How and the meeting adjourned at 7:09 p.m.


Respectfully Submitted by
Aliyah Kincade, Recording Secretary


Byron Craddolph, Chairperson


Date