



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

**Planning Commission
MINUTES
Monday, September 11, 2023**

Media Link: [September 11, 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, September 11, 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
Tom Rohr, Secretary (Vice Chairperson)
Chad Sanderson
Jennifer Ritschel Smith
Chris Henning
Bob Morton

STAFF PRESENT

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director of Community Development/Recording Secretary
Dave McCumber, Development Review Manager
Jamarcus Magee, Associate Planner
Sarah Carnes, City Attorney
Jim Burgess, City Engineer

ABSENT

Susan Stokenbury
Travis Graham
Richard How
Galen Ericson, Councilmember, District 1, Mayor Pro Tempore

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 and observe a moment of silence in remembrance of those who perished on 9/11.

**CONSENT AGENDA
APPROVAL**

Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Sanderson and a second from Commissioner Smith and a unanimous vote, the minutes of August 14, 2023, were approved.

**AGENDA ITEM 2
PUBLIC HEARING /
PUD CONCEPT PLAN
AMENDMENT /
PUDC-08-23-8846 / "The
Vineyards at the Springs
Clubhouse" / 700 NW
Valley Brook Road**

The public hearing for Agenda Item 2 was opened at 6:32 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 August 26, 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

Sage Steinbach on behalf of The Vineyards at the Springs HOA, 670 NW Valley Brook Road, Blue Springs, 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 6:36 pm

MOTION
PUBLIC HEARING /
PUD CONCEPT PLAN
AMENDMENT /
PUDC-08-23-8846 / “The
Vineyards at the Springs
Clubhouse” / 700 NW
Valley Brook Road

Commissioner Rohr moved to approve the PUD Concept Plan Amendment / PUDC-08-23-8846 / “The Vineyards at the Springs Clubhouse” / 700 NW Valley Brook Road with two staff conditions.

SECOND

Commissioner Morton seconded.

VOTE

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

RECCOMENDED APPROVAL

(6-Aye, 0-No)

This item will be heard at the September 18, 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 Amended PUD Concept Plan removes the “accessory dwelling unit” as an allowed use at 700 NW Valley Brook Road.
 - a. The property may only be used as a “pocket park” with the community clubhouse.

AGENDA ITEM 3
PUBLIC HEARING/
CONDITONAL USE
PERMIT / CUP-07-23-
8840 / “Dreamland
Learning Center”/ 3509
NW Valley View Place
#B

The public hearing for Agenda Item 3 was opened at 6:37 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 August 26, 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

Commissioner Henning asked for clarification on the proposed parking. Staff explained a shared parking agreement between with the property owner, who also uses Unit #C to help accommodate the required parking for Unit #B. Commissioner Morton asked how to access the rear of the site and Staff explained that there is a drive along the West side of the site.

APPLICANT

Deborah Clark, 3700 NW Peachwood Ct, Blue Springs, 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 6:48 pm

**MOTION
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-07-23-
8840 / "Dreamland
Learning Center"/ 3509
NW Valley View Place
#B**

Commissioner Henning moved to approve the Conditional Use Permit / CUP-07-23-8840 / "Dreamland Learning Center"/ 3509 NW Valley View Place #B with five staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye Bob Morton– Aye
Chad Sanderson-Aye Tom Rohr-Aye
Bob Morton – Aye

RECCOMENDED APPROVAL

(6-Aye, 0-No)

This item will be heard at the September 18, 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 #B,” not the entire property. Any expansion into 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 4
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-07-23-
8841/ “The Learning
Experience”
/ 2750 SW US 7 Highway**

&

**AGENDA ITEM 5
SITE PLAN
DESIGN
REVIEW /
SPDR-07-23-8843
/ “The Learning**

The public hearing for Agenda Item 4 was opened at 6:49 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 August 26, 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)

Experience" / 2750
SW US 7 Highway

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

&

Agenda Items 5 and 6 were heard concurrently.

AGENDA ITEM 6
FINAL PLAT / PF-07-
23-8842 / "The Learning
Experience" / 2750 SW
US 7 Highway

QUESTIONS

None

APPLICANT

Sam Malinowsky, SM Engineering on behalf of The Learning Experience, 1310 Westloop Pl, Suite A #345, Manhattan, KS

WITNESSES IN FAVOR

None

WITNESSES OPPOSED

None

PUBLIC COMMENT

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

DISCUSSION

Commissioner Henning commented favorably on the proposed development and what it brings to South Blue Springs.

PUBLIC HEARING CLOSED

The Public Hearing was closed at 6:53 pm

MOTION
CONDITIONAL USE
PERMIT / CUP-07-23-
8841/ "The Learning
Experience"
/ 2750 SW US 7 Highway

Commissioner Sanderson moved to approve the Conditional Use Permit / CUP-06-23-8816 / "The Learning Experience" / 2750 SW US 7 Highway with five staff conditions.

SECOND

Commissioner Henning seconded.

VOTE

| | |
|------------------------------|-----------------|
| Byron Craddolph, Chair – Aye | Bob Morton– Aye |
| Chad Sanderson-Aye | Tom Rohr-Aye |
| Bob Morton – Aye | |
| Chris Henning- Aye | |

RECCOMENDED APPROVAL

(6-Aye, 0-No)

This item will be heard at the September 18, 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 at the east of SW 7 Highway and south of SW Parkwood 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-07-23-8843 / “The Learning

Commissioner Sanderson moved to approve the Site Plan Design Review / SPDR-07-23-8843 / “The Learning Experience” / 2750 SW US 7 Highway with three staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

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

**APPROVED
(6-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. A building permit is required to be approved prior to construction of the new building addition.
3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.

MOTION

**AGENDA ITEM 6
FINAL PLAT / PF-07-
23-8842 / “The Learning
Experience” / 2750 SW
US 7 Highway**

Commissioner Sanderson moved to approve the Final Plat / PF-07-23-8842 / “The Learning Experience” / 2750 SW US 7 Highway with two staff conditions.

SECOND

Commissioner Henning seconded.

VOTE

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

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

This item will be heard at the September 18, 2023, City Council Meeting.

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.

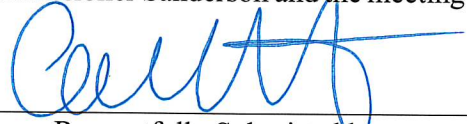
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County and returned to the city.

OTHER BUSINESS

The next scheduled meeting is Monday, September 25, 2023. Mike Mallon, Director of Community Development, presented the August 2023 Community Development Department Activity. Mr. Mallon also introduced Dave McCumber, Development Review Manager to the Planning Commission. He also reminded the Planning Commissioners of the Bi-State APA Conference that has registration open currently and is in Kansas City on October 11-13.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Morton and seconded by Commissioner Sanderson and the meeting adjourned at 7:02 p.m.



Respectfully Submitted by
Cara Elbert, Recording Secretary



Byron Craddolph, Chairperson



Date