



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

**Planning Commission
MINUTES
Monday, November 26, 2018**

A regular meeting of the Planning Commission of the City of Blue Springs was held in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street on Monday, November 26, 2018 with the following members, guests and staff in attendance:

ATTENDANCE

LaKeisha Veal	Travis Graham
Chad Sanderson	Susan Stokenbury
Scott Casey	Jackie Fairbanks
Ken Billups Jr., Vice-Chairman	Mitchell Peil
Lynn Banks, Chairman	Joe Haney

Thomas Cole, Director, Community & Economic Development
Mike Mallon, Assistant Director, Community & Economic Development
Matt Wright, Senior Planner
Tom Degenhardt, City Engineer
Jackie Sommer, City Attorney
Susan Culpepper, Councilman – District 3 (Mayor Pro-Tem)
Jim Leacock, Public Stenographer

ABSENT

Planning Commissioner Byron Craddolph
Karen Findora, Planning Commission Liaison

CALL TO ORDER

Chairman Lynn Banks called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

Chairman Banks welcomed Susan Stokenbury as its newest Planning Commissioner.

**CONSENT AGENDA
APPROVAL**

Chairman Banks requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil, a second from Commissioner Jackie Fairbanks, and a unanimous vote, the Minutes of November 13, 2018, were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-11-18-
6656 / "3305 SW Westbound
U.S. 40 Highway"**

The public hearing for Agenda Item 2 was opened at 6:03 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. Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner on November 10, 2018
3. Application with attachments
4. 185ft. Notification Map
5. Names/addresses of property owners within 185ft. 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)

Matt Wright, Senior Planner, stated that before the Planning Commission is a request to approve a rezoning from "GB" (General Business) to "MF-14" (Moderate Density Multi-Family) for property located at 3305 SW Westbound U.S. 40 Highway.

The existing single-family house was constructed in 1965 in unincorporated Jackson County and was zoned "AG" (County Agriculture). In 2007 the property was rezoned to "GB" (General Business) to serve as a future office and/or retail use that would support the proposed fourplex development to the north and west of the property. The remaining 8.90 +/- acres of property owned by the applicants is zoned "MF-14." The request is to match the existing "MF-14" to bring the existing single-family use in compliance with the zoning code.

Mr. Wright stated that the future land use map designates the property as Corridor Reinvestment as well as Mixed-Use General.

Mr. Wright stated that staff finds that the proposed rezoning meets all the review criteria and therefore recommends approval.

APPLICANT

Jason Kniffen Jr., Owner
3305 SW Westbound U.S. 40 Highway
Blue Springs, MO

Mr. Kniffen stated that this property is a second residence for him, he also has an apartment in St. Louis. Mr. Kniffen stated that the reason he is requesting the rezoning is because he would like to refinance the property. Mr. Kniffen stated that in the commercial verbiage for this small piece of property says, that if a structure on the property is to burn down, and it were to burn more than 50% then the commercial verbiage as Mr. Kniffen understands it can't be rebuilt as a residential property. Mr. Kniffen stated that in refinancing the bankers are saying that they will approve the loan, but they won't go along with the verbiage. The only alternate is to change the zoning.

Planning Commissioner Jackie Fairbanks asked the applicant if he plans on continuing to live in the home. Mr. Kniffen stated that he does. He did state that the ground is for sale but not the house.

**MOTION
AGENDA ITEM 2**

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-11-18-6656 / "3305 SW Westbound U.S. 40 Highway."

**PUBLIC HEARING /
REZONING / RZ-11-18-
6656 / "3305 SW Westbound
U.S. 40 Highway**

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

LaKeisha Veal – Aye	Jackie Fairbanks – Aye
Chad Sanderson – Aye	Mitchell Peil - Aye
Susan Stokenbury – Aye	Byron Craddolph – Absent
Travis Graham – Aye	Scott Casey – Aye
Ken Billups Jr., Vice Chairman - Aye	Joe Haney - Aye
Lynn Banks, Chairman – Aye	
(APPROVED 10-Aye, 0-No)	

OTHER BUSINESS


The next scheduled meeting is Monday, December 10, 2018.


MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 6:43 p.m. Seconded by Commissioner Jackie Fairbanks.

MEDIA LINK

<https://youtu.be/b6DbCZseeLg>


Respectfully Submitted by
Karen Findora, Recording Secretary


Lynn Banks, Chairman

12/10/2018
Date