



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

**Planning Commission
MINUTES
Monday, January 14, 2019**

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, January 14, 2019 with the following members, guests and staff in attendance:

ATTENDANCE

LaKeisha Veal	Travis Graham
Chad Sanderson	Susan Stokenbury
Byron Craddolph	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
Nathan Jurey, Associate Planner
Tom Degenhardt, City Engineer
Jackie Sommer, City Attorney
Susan Culpepper, Councilman – District 3 (Mayor Pro-Tem)
Brittany Murray, Public Stenographer
Karen Findora, Planning Commission Liaison

ABSENT

Scott Casey, Planning Commissioner

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.

**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 December 10, 2018, were approved as submitted as well as the Final Plat / PF-12-18-6712 / “The Estates at Chapman Farms – 3rd Plat Lots 78 thru 112 & Tract G. Replat of part of Lot 35 of Chapman Farms – 1st Plat with five (5) staff conditions.

**STAFF
RECOMMENDATIONS**

1. Approval by the Planning Commission 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 Declaration of Restrictions shall address the maintenance of all tracts and the minimum housing classification for the subdivision and be recorded with the Final Plat.
3. Prior to building permit issuance, the Final Plat must be approved by City Council and recorded at Jackson County.
4. Prior to building permit issuance for Lot 112, the remaining portion of unplatted property located between Lots 14 and 112 must be platted, the easements required by Public Works on the unplatted property must be dedicated, and the public sidewalk abutting the unplatted property must be installed as required by Public Works.
5. Prior to occupancy of Lots 42 or 43, the required trail between those two lots must be installed.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-12-18-
6710 / "Wind Shift Brewery"
/ 3421 NW Jefferson Street**

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. Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner on December 29, 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 "LI" (Light Industrial) to "GB" (General Business) for property located at 3421 NW Jefferson Street. The existing 6,225-sf. building is largely comprised of a vehicle repair, limited business (Jefferson Service Center), which includes 8 service bays. Approximately 1,000-sf. In the front right (southeast) corner of the building has been used for office space in the past. The applicant is requesting the zoning change for the tenant space from office to a bar/tavern land use. The "GB" (General Business) zoning district would allow both the vehicle repair limited use that is existing, and the new proposed bar/ tavern use to both be in compliance with the UDC in this zoning district. The Comprehensive Plan designates the subject properties to be in the Corridor Reinvestment and Neighborhood Retail. It is fitting with the other commercial zoning districts within the corridor.

The property has enough existing parking to accommodate the new use and still maintain the parking for the existing vehicle repair use.

QUESTIONS

Commissioner Ken Billups Jr. asked what the zoning would be if there was just a brewery and not the bar space. Mr. Wright stated that there is another land use

category for food production limited, but that is if it was just a brewery and some small sampling on site. That's mostly if you're going to be brewing the beer, bottling it and shipping it off site for retail sales. Mr. Wright stated that if you're going to have a full bar on the inside with customer interaction then it's treated more as a commercial use and not a food production use. Staff looked at the two definitions and felt that this use seemed to be more in line with the bar tavern use. Commissioner Billups Jr. asked if there would be retail sales. Mr. Wright stated that he would let the applicant answer that question.

APPLICANT

Tony DiPlacito, Applicant
706 NE Hunters Road
Blue Springs, MO

Mr. DiPlacito stated that he has been a resident of Blue Springs for 25 years and he currently works at the location in question. He has worked for the owner of the building for over 20 years. Mr. DiPlacito stated that he is currently the head brewer for Apex Ale Works out of Independence, MO. He stated that he is hoping to use this location as a kind of artisanal microbrewery that would allow for weekend sales, small batches similar to what's on in Brookside and St. Louis.

Mr. DiPlacito stated that he does have plans for retail growlers to go. People won't necessarily have to stay there. They can purchase and take local beer with them.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

HEARING CLOSED

With no further discussion, Chairman Banks closed the public hearing at 6:38 p.m.

**MOTION
AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-12-18-
6710 / "Wind Shift Brewery"
/ 3421 NW Jefferson Street**

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-12-18-6710 / "Wind Shift Brewery."

SECOND

Seconded by Commissioner Jackie Fairbanks.

VOTE

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

**AGENDA ITEM 3
PUBLIC HEARING /
VACATION / VAC-12-18-**

The public hearing for Agenda Item 3 was opened at 6:40 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 3 into the public record on behalf of the applicant.

6713 / "Blue Springs High School" / 2000 NW Ashton Drive (Related to Agenda Item 5)

&

AGENDA ITEM 5
SITE PLAN/DESIGN REVIEW / SPDR-12-18-6714 / "Blue Springs High School" / 2000 NW Ashton Drive (Related to Agenda Item 3)

Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner on December 29, 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 Site Plan/Design Review as well as a request to vacate a portion of a 10-foot utility easement on the Blue Springs High School campus located at 2000 NW Ashton Drive.

The 10-foot utility easement is generally located at the southwest corner of the existing building. Currently, only underground electric is located within the portion of the easement proposed to be vacated. The applicant has plans to relocate the electrical line around the new addition.

Mr. Wright stated that all of the utility companies have been contacted and have acknowledged and responded to the request that they do not have any utilities within the easement. The school district will work with KCP&L on the electric lines located at this site.

Mr. Wright stated that the second request is for a Site Plan/Design Review for the new addition and site improvements to the high school. There is a total of 73,532-sf. of building additions proposed to the school. This will bring the total building size to a little over 391,226-ft. The largest building addition will be located at the southwest corner of the site. This will include a little over 55,000-sf. two-story addition, which will accommodate a new gym and band rooms. A second addition will connect the two east wings of the school for a new two-story addition a little over 18,000-sf. for a new media center.

Mr. Wright stated that since the proposed building additions will not increase the total square footage by more than 25% over the entire building, any legal non-conformities on site may remain, however all new building additions and site improvements must meet current UDC requirements.

Access to the site will be provided through three (3) potentially four (4) access drives. Three exist and there is potential for a fourth access drive to the far west of the new parking area. Currently there is a bus drop-off lane that will be removed.

Mr. Wright stated that a Schedule C parking memo has been provided to confirm the proposed parking will adequately serve students, faculty, and staff. The current campus has 588 spaces that 720 parking spaces are proposed which is a net increase of 132 spaces from what currently exists. There is a new parking lot located at the northwest corner of the site that was recently installed in this area, which has 155 parking spaces within it and was intended to accommodate the loss of parking with the new building addition. A building permit will need to be applied for and approved for the new parking lot. The setback doesn't

currently meet code from NW Ashton Drive and will either need to be brought into compliance or a variance may also be requested to reduce the setback.

QUESTIONS

Commissioner Jackie Fairbanks asked if the exterior of the addition is comparable to what Truman High School has just installed on their building. Mr. Wright wasn't aware of what Truman High School did, but that the applicant may know.

APPLICANT

Dan Anderson, Blue Springs R-IV School District
1311 SE East Ridge Circle
Blue Springs, MO

Mr. Anderson stated that this addition will help complete the bond.

Matthew Keys, Hollis+Miller Architects
5075 W 194th Street

Mr. Keys stated that the addition materials will have a glass system so the louvers that are a part of that system are on the inside not the outside. He stated that you would see a clean glass surface there as well as a visual of the logo that's an outboard that is demarking the main entrance. Mr. Keys stated that he knew what Commissioner Fairbanks was referencing and stated that this design is less aggressive than Truman High School's.

QUESTIONS

Commissioner Billups Jr. asked with these additions will this prepare for the freshmen to move over to the high school. Mr. Anderson stated that the freshmen will remain at the freshmen center until they have the bonding capacity. He stated they are looking at three to five years and then they will start the master planning as soon as they finish this addition to locate where the freshmen annex will go, likely in the northeast quadrant of that civic center area.

Commissioner Peil asked if there were any 185-ft. letters returned or if there were any letters of opposition. Ms. Karen Findora, Commission Liaison stated that one letter was returned, Robert Gilmore marked as return to sender.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

HEARING CLOSED

With no further discussion, Chairman Banks closed the public hearing at 6:54 p.m.

**MOTION
AGENDA ITEM 3
PUBLIC HEARING /
VACATION / VAC-12-18-
6713 / "Blue Springs High
School" / 2000 NW Ashton
Drive (Related to Agenda
Item 5)**

Commissioner Ken Billups Jr. recommended the approval of Vacation / VAC-12-18-6713 / "Blue Springs High School" with two (2) staff conditions.

SECOND

Seconded by Commissioner LaKeisha Veal.

VOTE

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

(APPROVED 10-Aye, 0-No)

**STAFF
RECOMMENDATIONS**

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. Prior to building permit issuance for the proposed building addition, the Vacation must be recorded with Jackson County Recorder of Deeds and a recorded copy must be returned to the City of Blue Springs.

**MOTION
AGENDA ITEM 5
SITE PLAN/DESIGN
REVIEW / SPDR-12-18-
6714 / “Blue Springs High
School” / 2000 NW Ashton
Drive (Related to Agenda
Item 3)**

Commissioner Ken Billups Jr. moved to approve the Site Plan/Design Review / SPDR-12-18-6714 / “Blue Springs High School” with nine (9) staff conditions.

SECOND

Seconded by Commissioner Jackie Fairbanks.

VOTE

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

(APPROVED 10-Aye, 0-No)

**STAFF
RECOMMENDATIONS**

1. Approval by the Planning Commission is based on the representations of any drawings presented as part of this application and does not waive any requirement or development standard contained in the UDC nor any condition required by the Planning Commission as part of this approval.
2. Improvements to the northwest parking lot must be permitted with the new building additions and associated site improvements.
3. All sidewalk and pedestrian improvements, including required crossing striping, must be completed on conjunction with parking lot and building improvements.
4. A photometric plan that meets UDC Section 407.060 must be submitted for review and approval with the building permit.

5. All landscaping in the north parking lot and open space landscaping (adjacent to the new southwest building addition) shall be installed prior to the issuance of a Certificate of Occupancy for the new building additions.
6. All landscaping in the northwest parking lot shall be installed prior to the issuance of a Certificate of Occupancy for the new building additions. If any changes to the parking configuration of the northwest parking lot is required to meet code compliance, landscaping shall meet or exceed the number of plant units and approximate location of landscaping as approved under the Alternative Compliance Landscape Plan.
7. Signage as shown is not being approved with this application and will be reviewed for Sign Code compliance through the sign permit review and approval process. A Master/Alternative Sign Plan will be required for all signage requested that does not meet the Sign Code.
8. Stormwater revisions have been requested and must be submitted, reviewed, and approved by Engineering prior to the issuance of a building permit.
9. All screening shall be shown on building permit plans and is subject to administrative approval by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.

**AGENDA ITEM 3
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-12-18-6720
/ "KC Bobcat" / 1450 SE US
40 Highway**

Chairman Banks informed the Commission that the applicant has requested to be continued to the Monday, January 28, 2019, Planning Commission meeting.

**MOTION
AGENDA ITEM 3
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-12-18-6720
/ "KC Bobcat" / 1450 SE US
40 Highway**

Commissioner Travis Graham moved to continue Conditional Use Permit / CUP-12-18-6720 / "KC Bobcat" to the Monday, January 28, 2019, Planning Commission meeting.

SECOND

Seconded by Commissioner Mitchell Peil.

VOTE

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

**AGENDA ITEM 6
MASTER/ALTERNATIVE
SIGN PLAN / ASP-12-18-
6706 / "2014, LLC Pole Sign"
/ 2410 NW South Outer Road**

Nathan Jurey, Associate Planner, stated that before the Planning Commission is a request to approve a Master/Alternative Sign Plan to allow a pole sign to be located at 2410 NW South Outer Road. The applicant is proposing one new pole sign for a future on premise and business, so the applicant didn't show a graphic on the sign at this point. Mr. Jurey stated that the applicant stated that the future tenant will most likely wish to cover the façade with the generic 10% of wall signage. Staff calculated based on the proposed pole sign plus 10% of the wall signage and they are more than what is allowed by code. Staff recommends only allowing the pole sign without increasing the allowed sign area as allowed by sign code. The allowed signage is based on the linear feet of frontage; in this case they are allowed 401-sf. since they have 178 linear feet of frontage along South Outer and it is along the I70 Corridor. Staff feels that the pole sign and the balance of any other signage should remain under the allowed signage area.

Mr. Jurey stated that there are signs that were not removed by the prior tenant and that those signs would need to be removed by January 31st or prior to sign permit issuance for any new signage, whichever occurs first.

Mr. Jurey stated that the pole sign is almost 14 feet across and the sign area is a little over 10 feet tall, and the total pole sign is an overall height of 30 feet tall. The sign meets all setback requirements.

Commissioner Billups Jr. asked why the Commission was looking at this sign now and not when a tenant occupies the building. He is concerned that there will be a large pole sign there with a white face and no tenant to occupy the building.

QUESTIONS

Commissioner Chad Sanderson asked if there is a recent precedent as far as approving new pole signs. Mr. Jurey stated that there were a couple approved: the northeast corner of Wood Chapel and I70, Sports Luxury Auto, and a few years back we approved a repurposed Andy's Frozen Custard.

Commissioner Fairbanks asked for clarification on the sign overall square footage.

APPLICANT

Tony Russell, Midwest Sign Company, LLC
6914 West 101st Street
Overland Park, KS

Mr. Russell stated that the pole is generally made from reinforced steel with a concrete base underneath to hold it up. Mr. Russell stated that he plans to build the sign as a rectangular shape and the face can be removed and replaced with different tenants depending on the next one. Mr. Russell stated that he could speak to the owner to see if they would want to add words to the sign as a placeholder.

QUESTIONS

Chairman Banks asked if the owner had a potential tenant, Mr. Russell stated that he didn't know for sure. Chairman Banks asked when the sign would be put up. Mr. Russell stated that he agreed with staff that the Target Time signs need to go down, and Midwest Sign has a purchase order to do it. Mr. Russell stated that he hoped to do it all at once, take down the old and put up the pole sign by the end of the month.

There is concern that the pole sign will just sit there, empty blank and with no tenant.

Ms. Jackie Sommer, City Attorney wanted to make sure that the Commission isn't basing the decision on the content of the sign. Commission Billups Jr. stated that its more the lack of content on the sign. Commissioner Billups Jr. stated that he's not trying to censor content, but in general we are trying to minimize pole signs and not have blank signs.

MOTION
AGENDA ITEM 6
MASTER/ALTERNATIVE
SIGN PLAN / ASP-12-18-
6706 / "2014, LLC Pole Sign"
/ 2410 NW South Outer Road

Commissioner Ken Billups Jr. moved to approve the Master/Alternative Sign Plan / ASP-12-18-6706 / "2014, LLC Pole Sign" with three (3) staff conditions and add a fourth (4) condition that the building permit for the pole sign will not be issued until there is a business license issued at that address.

SECOND

Seconded by Commissioner LaKeisha.

VOTE

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

(APPROVED 6-Aye, 4-No)

STAFF
RECOMMENDATIONS

1. Upon approval of this Master/Alternative Sign Plan, the proposed signage must obtain approval of all the necessary sign permits and building permits.
2. All signage from the previous tenant (Target Time) must be removed by January 31, 2019 or prior to sign permit issuance for any new signage, whichever occurs first.
3. The total sign area allowed is limited to the amount allowed by the Sign Code.
4. **(Added by Motion) The building permit the pole sign will not be issued until there is a business license issued at that address.**

OTHER BUSINESS

The next scheduled meeting is Monday, January 28, 2019.

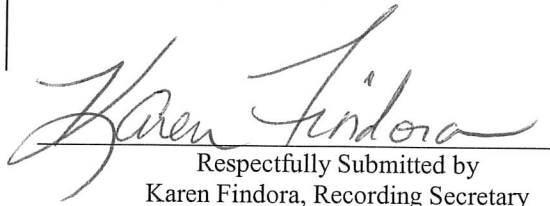
Mike Mallon, Associate Director, stated that the APA State Conference this year will be a Quad State Conference with Missouri, Kansas, Oklahoma and Arkansas, which will be held in Tulsa. He stated that typically they budget for two planners and two Planning Commissioners to attend the State Conference. Typically, they budget for two planners and one Planning Commissioner to attend the National Conference. However, the cost of San Francisco may be a challenge for the budget. If a Planning Commissioner would decide not to go to San Francisco, then there would be additional funds to send more to the Quad State Conference in Tulsa. Mr. Mallon provided a brief description of the types of activities and sessions that take place at the APA Conference.

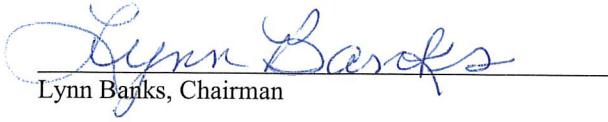
MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Jackie Fairbanks to adjourn at 7:38 p.m. Seconded by Commissioner Travis Graham.

MEDIA LINK

<https://youtu.be/RtjBp1fxSIA>


Respectfully Submitted by
Karen Findora, Recording Secretary


Lynn Banks, Chairman

Date 1/28/2019