



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

**Planning Commission
MINUTES
Monday, February 11, 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, February 11, 2019 with the following members, guests and staff in attendance:

ATTENDANCE

Chad Sanderson	Travis Graham
Scott Casey	Jackie Fairbanks
Joe Haney	Mitchell Peil
Ken Billups Jr.	Byron Craddolph
Lynn Banks, Chairman	Susan Stokenbury

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
Jim Leacock, Public Stenographer
Karen Findora, Planning Commission Liaison

ABSENT

Planning Commissioner LaKeisha Veal
Susan Culpepper, Councilman – District 3 (Mayor Pro-Tem)

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 January 28, 2019, were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
UNIFIED
DEVELOPMENT CODE
TEXT AMENDMENT /
UDCT-01-19-6776 /** "An Ordinance Amending Section 408.020: H-O, Historic Overlay District; Section 411.030: Use Groups and Description of Uses; Section 407.040: Site and Landscape Design; Section 405.020: Residential Building Type Standards; Section 407.010: Parking; Section 402.030: Board of Adjustment; and Chapter 403: Development Review Procedures

The public hearing for Agenda Item 2 was opened at 6:33 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 5 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 January 26, 2019
3. Application with attachments
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

Matt Wright, Senior Planner, stated that before the Planning Commission are several proposed amendments to the UDC, which included amendments to six different code sections. This is the sixth round of amendments since the current UDC became effective in October 2015.

Mr. Wright described each amendment to the Commission.

Planning Commission Jackie Fairbanks questioned the Schedule C Parking amendment. She asked that since Stortropolis was just approved with the request to add more parking can they now come back and ask for that to be amended with the suggested parking amendment that is being discuss this evening. Mike Mallon, Assistant Director, Community & Economic Development stated that there is the ability, the applicant would have to come back in and amend their plans through the development code application process. If their amendment meets the criteria to come back in front of the Planning Commission then staff would take it back through the normal due process, but if it's minor enough that it could be something that can be handled Administratively then that would be handed Administratively. It doesn't retroactively apply to every building throughout the city, a use would have to come back in and request this new parking determination. There are criteria in the code that determine when things need to go back to Planning Commission after it has been approved.

QUESTIONS

Commissioner Fairbanks questioned the bed and breakfast regulations concerning no employees, cleaning personnel, etc. Mr. Wright stated that only the resident can be on-site, no other employees. Staff can take a look at that requirement with the Historic Preservation Commission and the Downtown Review Board.

Currently there are no bed and breakfasts in Blue Springs.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

None.

HEARING CLOSED

With no further discussion, Chairman Banks closed the public hearing at 6:55 p.m.

MOTION AGENDA ITEM 2

Commissioner Mitchell Peil recommended the approval of UDC Text Amendments / UDCT-01-19-6776.

PUBLIC HEARING / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-01-19-6776 / "An Ordinance Amending Section 408.020: H-O, Historic Overlay District; Section 411.030: Use Groups and Description of Uses; Section 407.040: Site and Landscape Design; Section 405.020: Residential Building Type Standards; Section 407.010: Parking; Section 402.030: Board of Adjustment; and Chapter 403: Development Review Procedures

SECOND

Seconded by Commissioner Chad Sanderson.

VOTE

LaKeisha Veal – Absent	Jackie Fairbanks – Aye
Chad Sanderson – Aye	Mitchell Peil - Aye
Susan Stokenbury – Aye	Byron Craddolph – No
Travis Graham – Aye	Scott Casey – Aye
Ken Billups Jr., Vice Chairman - Aye	Joe Haney - Aye
Lynn Banks, Chairman – Aye	
(APPROVED 9-Aye, 1-No)	

**AGENDA ITEM 3
FINAL PLAT / PF-01-19-6771 / "Bills Addition Lot 3" / East of SW 9th Street, +- 250' north of SW Avenue**

Nathan Jurey, Associate Planner, stated that before the Planning Commission is a request to approve a final plat that amends the original plat that was recorded in the 1950's for Bills Addition. The proposed plat name is Bills Addition Lot 3.

Mr. Jurey stated that the reasons behind this plat is that the original plat from the 1950's had a platted build line that had a 35-ft. building setback requirement. Back in 2007 the City Council approved the rezoning for the entire Downtown Zoning District, which created a maximum build line of 25-ft. One of the two requirements has to go, so the build line is being removed on this amended final plat. The second reason was to dedicate the required detention easement, where there's a sizable detention easement the southern portion of the lot.

Mr. Jurey stated that there was a 5-ft. utility easement that ran along the eastern boundary and it cut across the property to the east. Staff is requesting that the utility easement be extended, due to the fact that if Lot 4 to the south ever wanted to connect to the utility easement on the back of these lots then it could do so.

QUESTIONS

None.

APPLICANT

Adam Murry, Engineering Solutions representing Jason Walker, Creative Real Estate Solutions, LLC, owner was present.

MOTION
AGENDA ITEM 3
FINAL PLAT / PF-01-19-6771 / “Bills Addition Lot 3”
/ East of SW 9th Street, +/-
250’ north of SW Avenue

Commissioner Mitchell Peil recommended the approval of the Final Plat / PF-01-19-6771 / “Bills Addition Lot 3” with three (3) staff conditions.

SECOND

Seconded by Commissioner Joe Haney.

VOTE

LaKeisha Veal – Absent	Jackie Fairbanks – Aye
Chad Sanderson – Aye	Mitchell Peil - Aye
Susan Stokenbury – Aye	Byron Craddolph – Aye
Travis Graham – Aye	Scott Casey – Aye
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 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. Prior to building permit issuance, the Final Plat must be approved by City Council and recorded at Jackson County.
3. Prior to occupancy, the required street trees and landscaping must be installed.

AGENDA ITEM 4 /
S2 AREA PLAN
PRESENTATION

Mike Mallon, Assistant Director, Community & Economic Development gave a presentation of the S2 Area Plan report.

OTHER BUSINESS

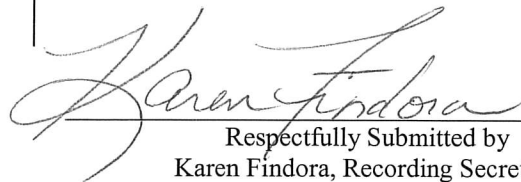
The next scheduled meeting is Monday, February 25, 2019.


MEETING ADJOURN

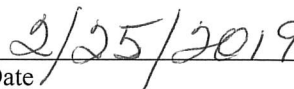
With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:29 p.m. Seconded by Jackie Fairbanks.

MEDIA LINK

<https://youtu.be/d2Y6BnYQ4cQ>


Respectfully Submitted by
Karen Findora, Recording Secretary


Lynn Banks, Chairman


Date