



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

**Planning Commission  
MINUTES  
Monday, May 10, 2021**

*Pursuant to [Jackson County Executive Order](#) dated November 18, 2020 and subsequent amendments and Phase 2.5 of the Eastern Jackson County Recovery Plan limiting public gatherings, this meeting will be conducted by taking safe social distancing measures as required by the Order. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Planning Commission participated in the meeting via video-conference and telephone to ensure safe social distancing measures were taken. The public was able to attend via telephone conference.*

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, May 10, 2021 via videoconference and telephone. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and [www.bluespringsgov.com/CityMeetingsLive](http://www.bluespringsgov.com/CityMeetingsLive). The following members, guests and staff were in attendance:

**ATTENDANCE**

Lynn Banks	Ken Billups Jr.
Mitchell Peil	Byron Craddolph
Tom Rohr	Travis Graham
Jacob Honeycutt	Susan Stokenbury
Chad Sanderson, Chairperson	
Mike Mallon, Director, Community Development	
Matt Wright, Assistant Director, Community Development	
Adam Hilgedick, City Engineer	
Jackie Sommer, City Attorney	
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)	
Karen Findora, Planning Commission Liaison	

**ABSENT**

Planning Commissioner Ashley Hose  
Planning Commissioner LaKeisha Veal

**CALL TO ORDER**

Chairperson Chad Sanderson called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

Karen Findora, Planning Commission Liaison called the roll call.

**CONSENT AGENDA  
APPROVAL**

Chairperson Sanderson requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil, a second from Commissioner Ken Billups Jr.,

**AGENDA ITEM 2  
PUBLIC HEARING /  
VACATION / VAC-04-21-  
7742 / “Whataburger” / 905  
NW 7 Hwy. (Related to Item  
3)**

**&**

**AGENDA ITEM 3  
FINAL PLAT / PF-04-21-  
7743 / “Blazer Center 2<sup>nd</sup> Plat,  
a Replat of Lot A, Blazer  
Center” / “Whataburger” /  
905 NW 7 Hwy. (Related to  
Item 2)**

**QUESTIONS**

**APPLICANT**

**WITNESSES  
IN FAVOR**

**WITNESSES  
OPPOSED**

**QUESTIONS /  
DISCUSSION**

**HEARING CLOSED**

**MOTION  
AGENDA ITEM 2  
PUBLIC HEARING /  
VACATION / VAC-04-21-  
7742 / “Whataburger” / 905**

submitted.

The public hearing for Agenda Item 2 was opened at 6:34 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. Application with attachments
3. Affidavit of Publications in The Examiner on April 24, 2021
4. 185 ft. Notification Maps
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)

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant, for a vacation of a 10-ft. utility easement and a final plat for “Whataburger”. The utility easement is located in the south-central portion of Lot A, Blazer Center 1<sup>st</sup> Plat. The easement was platted as part of a previous subdivision, which was replatted in 1987 to accommodate the Winstead’s restaurant site. At that time the building didn’t interfere with the layout for the site, however; Whataburger’s approved site plan does have an encroachment of the proposed building within that utility easement; hence, the requirement for the vacation request. All utilities have consented to the request. The second request is approval of a final plat, a Replat of Lot A, Blazer Center 1<sup>st</sup> Plat. This will retain the same Lot A but, it will now be titled, “Blazer Center 2<sup>nd</sup> Plat”. The primary changes from the original plat are the additional dedication of Right-Of-Way along 7 Hwy. and NW South Outer Road, additional sidewalk, and the water easement.

None.

Kevin Drozin, Engineer, ms consultants, inc.  
300 Corporate Center Dr., Ste. 200  
Moon Township, Pennsylvania 15108

None.

None.

None.

With no further discussion, Chairperson Sanderson closed the public hearing at 6:41 p.m.

Commissioner Mitchell Peil recommended the approval of Vacation / VAC-04-21-7742 / “Whataburger” with two (2) staff conditions.

3)

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Lynn Banks – Aye	Susan Stokenbury – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, May 17, 2021**

**STAFF CONDITIONS**

1. Approval is 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 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 3**

**FINAL PLAT / PF-04-21-7743 / “Blazer Center 2<sup>nd</sup> Plat, Lot A” / “Whataburger” / 905 NW 7 Hwy. (Related to Item 2)**

Commissioner Lynn Banks recommended the approval of Final Plat / PF-04-21-7743 / “Blazer Center 2<sup>nd</sup> Plat, Lot A” / “Whataburger” with three (3) staff conditions.

**SECOND**

Seconded by Commissioner Mitchell Peil.

**VOTE**

Lynn Banks – Aye	Susan Stokenbury – Aye
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose - Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

**RECOMMEND APPROVAL**

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

**To be heard by City Council, Monday, May 17, 2021**

**STAFF CONDITIONS**

1. Approval is 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 unless previously modified under the approved PUD Concept Plan.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
3. Prior to occupancy of the lot, the following must be completed:
  - a. All public improvements as required by Public Works and/or MoDOT; and

site landscaping as approved by the PUD Final Plan/Site Plan Design Review.

**AGENDA ITEM 4  
AMENDED PLANNED  
RESIDENTIAL  
OVERLAY FINAL PLAN /  
PROF-04-21-7732 / “Adams  
Pointe Village” / 2600 NE  
R.D. Mize Road**

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant, to Amend the PRO Final Plan for Adams Pointe Village, which is a single-family subdivision, zoned “SF-7/PRO” and was originally approved in 2005. There was a PRO Final Plan covering the entire 38.17 +/- acre development approved in 2016. This amendment is related to changes in open space and the reduction of a few lots to accommodate the open space. This is because of the natural features and topography along the perimeter of the development in which the applicant is trying to preserve in its existing condition to the extent possible.

**APPLICANT**

Dustin Burton, PE, Renaissance Infrastructure Consulting  
1815 McGee St., 200  
KCMO 64108

**QUESTIONS /  
DISCUSSION**

Commissioner Lynn Banks stated that she appreciates the preservation of additional green space when a developer is looking at a project and making amendments to it.

**MOTION  
AGENDA ITEM 4  
AMENDED PLANNED  
RESIDENTIAL  
OVERLAY FINAL PLAN /  
PROF-04-21-7732 / “Adams  
Pointe Village” / 2600 NE  
R.D. Mize Road**

Commissioner Lynn Banks moved to approve Amended Planned Residential Overlay Final Plan / PROF-04-21-7732 / “Adams Pointe Village” with five (5) staff conditions.

**SECOND**

Seconded by Commissioner Jacob Honeycutt.

**VOTE**

Lynn Banks – Aye  
Ken Billups Jr. – Aye  
Mitchell Peil – Aye  
Travis Graham – Aye  
Ashley Hose - Absent  
Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Aye  
Jacob Honeycutt – Aye  
LaKeisha Veal – Absent  
Byron Craddolph – Aye  
Tom Rohr - Aye

**APPROVED  
(9-Aye, 0-No)**

**STAFF CONDITIONS**

1. Approval is 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 unless previously modified under the approved PR-O Concept Plan.
2. Prior to submittal of the Final Plat application for the 3<sup>rd</sup> and Final Phase, private encroachments into Tract D must be removed or a plat must be approved and recorded that alters the lot lines and resolves the encroachment issue.
3. Prior to Final Plat approval of the 3<sup>rd</sup> and Final Phase, the following must occur:

Classification for Lots 41-42 & 44-53 must remain Class A, but Lot 43 may be reduced to Class B.

- b. All road improvements internal to the subdivision and all required road improvements to R.D. Mize Road must be installed.
  - c. All public sidewalk abutting an Open Space tract and any sidewalk along Pavillion Drive abutting Lots 32-34 must be installed.
  - d. All stormwater improvements must be installed. A certification letter from an Engineer Registered in Missouri is required.
  - e. All water and sewer improvements must be installed.
  - f. All required trails, exercise stations, street trees, and landscaping for each Open Space tract within the 3<sup>rd</sup> Plat and previous plats must be installed or financially guaranteed. If financially guaranteed, all must be installed prior to occupancy of the first house within the 3<sup>rd</sup> Plat.
4. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Jackson County.
  5. Prior to Occupancy of each lot, the required sidewalk, street trees, and landscaping for each lot must be installed.

**AGENDA ITEM 5  
ELECTION OF  
OFFICERS**

**MOTION**

Planning Commission Chair

Commissioner Mitchell Peil nominated Commissioner **Chad Sanderson** as Planning Commissioner Chair for 2021. Seconded by Commissioner Lynn Banks. **(APPROVED 9-Aye, 0-No)**

**MOTION**

Planning Commission Vice  
Chair

Commissioner Mitchell Peil nominated Commissioner **Ashley Hose** as Planning Commissioner Vice Chair for 2021-2022. Seconded by Lynn Banks. **(APPROVED 9-Aye, 0-No)**

**MOTION**

Board of Adjustment Liaison

Commissioner Mitchell Peil nominated Commissioner **LaKeisha Veal** as Board of Adjustment Liaison for 2021-2022. Seconded by Lynn Banks. **(APPROVED 9-Aye, 0-No)**

**MOTION**

Board of Adjustment Alt.  
Liaison

Commissioner Lynn Banks nominated Commissioner **Travis Graham** as Board of Adjustment Alt. Liaison for 2021-2022. **(APPROVED 9-Aye, 0-No)**

**MOTION**

Solid Waste Management  
Comm. Liaison

Commissioner Lynn Banks nominated Commissioner **Byron Craddolph** as Solid Waste Management Comm. Liaison for 2021-2022. **(APPROVED 9-Aye, 0-No)**

**OTHER BUSINESS**

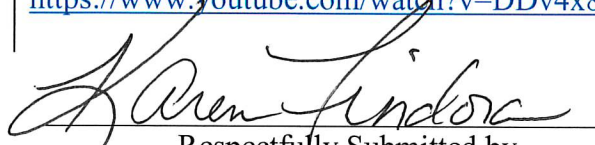
The next scheduled meeting is Monday, May 24, 2021. This meeting will be held In Person. The applicants and the public can still attend through Microsoft TEAMS. The Commission will meet In Person.


Matt Wright, Assistant Director, Community Development, presented the April 2021 Monthly Report along with the March & April 2021 Community Development Activity Report that was designed by Associate Planner, Adair Bright.

to adjourn at 7:08 p.m. Seconded by Commissioner Jacob Honeycutt.

**MEDIA LINK**

<https://www.youtube.com/watch?v=DDv4x8Z1MNU>

  
Respectfully Submitted by  
Karen Findora, Recording Secretary

  
Chad Sanderson, Chairperson

5/24/21  
Date