



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

**Development Advisory Commission  
MINUTES  
Thursday, May 28, 2020**

*A State of Emergency for Jackson County, Missouri was declared on March 12, 2020 and subsequent amendments by Jackson County Executive Order requiring residents to stay at home and limiting public gatherings to reduce the spread of the COVID-19 virus. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Development Advisory Commission participated in this meeting via video-conference and telephone to ensure safe social distancing measures were taken. The public was able to attend via telephone conference.*

A meeting of the Development Advisory Commission of the City of Blue Springs was held at 9:00 a.m. on Thursday, May 28, 2020 via video-conference and telephone. The following members, guests and staff were in attendance:

**MEMBERS  
PRESENT**

Orion Berridge  
Bob Frost  
Mitchell Peil, Chairman  
Bruce Reynolds  
Chris White

**STAFF / OTHERS**

Mike Mallon, Acting Director, Community Development  
Matt Wright, Acting Assistant Director, Community Development  
Chris Sandie, Director, Public Works  
Jackie Sommer, City Attorney  
Galen Ericson, Councilmember Liaison Dist. 1  
Jerry Kaylor, Councilmember Dist. 1  
Karen Findora, DAC Liaison

**CALL TO ORDER /**

Chairperson Mitchell Peil called the meeting to order at 9:05 a.m.

**ROLL CALL**

Karen Findora, DAC Liaison, called the roll.

**APPROVAL OF  
MINUTES**

Chairperson Peil requested action on the Consent Agenda. Commissioner Chris White moved to approve the May 15, 2020 meeting minutes. Seconded by Commissioner Bruce Reynolds. Ms. Findora conducted a roll call vote and motion of approval was carried unanimously.

**AGENDA ITEM 2A /  
UNIFIED**

Mike Mallon, Acting Director, Community Development, informed the Commission that staff is proposing an Ordinance amending Section 403, Development Review Procedures,

**DEVELOPMENT**  
**CODE**            **TEXT**  
**AMENDMENT** /  
**UDCT-05-20-7327** /  
Amend Section 403,  
Development Review  
Procedures, to add a  
new development  
review application for  
a General  
Development Plan

to add a new development review application for a “General Development Plan.” The proposed UDC amendment is scheduled to be presented to the Planning Commission on Monday, June 8, 2020 @ 6:30 p.m. for their recommendation to the City Council on Monday June 15, 2020 @ 6:00 p.m.

The current UDC regulations do not require a plan or conceptual drawing to be submitted in conjunction with a rezoning application, unless it is for a Planned Development which requires a PD Concept Plan to be submitted for City Council review. Additionally, if a property is already zoned appropriately for the proposed use, potentially, only a Preliminary Plat application is required, which is reviewed and approved by the Planning Commission.

Recently, the City Council has expressed a desire to have more review plans as part of a zoning application, as well as the desire to review Preliminary Plat applications. Under Missouri State Statutes, a Plat is deemed to be a “ministerial” matter, in which if the plat application meets all of the UDC regulations, then it must be approved.

As such, this new General Development Plan application, will be required anytime there is a rezoning, unless a Planned Development is involved, or prior to/in conjunction with a Preliminary Plat application. The General Development Plan will provide City Council the opportunity to review development plans prior to the platting process, and thus, will afford City Council more discretion in their decision-making authority when it comes to new developments throughout the City.

The General Development Plan would go through the following procedures:

- Pre-Application
- Public Notice Published in the Examiner
- Public Notification Sign Posted on said property
- 185ft. Letters Mailed
- Review by the Planning Commission as a recommendation
- Final Review by the City Council

Mr. Mallon went through the General Development Plan procedures that were made part of the agenda packet.

## **DISCUSSION**

Commissioner Chris White questioned if this “GDP” would be strictly for Commercial or Residential lots or both. Mr. Mallon stated that the intent is for both Commercial and Residential lots and intended for Preliminary Plats for more than 4 Lots.

Commissioner White questioned if there was a way to review the water run off during the “GDP” review. Mr. Mallon stated that the “GDP” is more of a conceptual review and a more detailed review would be with the submittal of a Preliminary Plat.

Commissioner Bob Frost questioned why the City is requesting to add this extra step for developers if they already have city staff reviewing the projects to make sure they meet City code. He has concerns that the Council would not like something about a plan and then deny it even if it meets the code. He questioned if it meets the regulations then why would it not be permissible to be worked on. Mr. Mallon stated that staff was directed to come up with a way that the Council could review plans before the Final Plat stage.

Commissioner Orion Berridge questioned the impact on the developer or businesses and what caused this topic to come up.

Councilmember Galen Ericson stated that the Council approval of the Final Plat is a cursory. The Council would like to see some of the development plans, not necessarily as a specific historical example as to where it has gone wrong, but so when it comes to the Council they want to know ahead of time what they are voting on instead of just going off the State Statutes stating that they have to approve the Final Plat. The Council would like to see the actual plan before Final Plat approval.

Commissioner Frost stated that if a plan meets all requirements and it has met all the rules then it should be passed on. He stated that if the Council wants more information on a project then maybe something can be sent out to the Council informing them what has been submitted prior to approval.

Commissioner Berridge stated that if this creates some type of new loophole where the City Council can arbitrarily decide what does and doesn't happen despite the fact that the City has a very well qualified city staff, that works hard at abiding by the code and works with Commissions like this one to establish that code.

Mr. Mallon stated that it wouldn't be for every project but, it would be for projects requesting a change in zoning or, if they are requesting a Preliminary Plat. It would give Council a greater deal of discretion in reviewing, approving, or denying what gets built in the City. It is an extra step that isn't currently in the code for those type of developments.

Commissioner White stated that he feels that Council should have that discretion.

Councilmember Ericson stated that he felt it was an overreach to get seven people to arbitrarily decide to deny a project because they don't care for it. Councilmember Ericson stated that he would like to have information ahead of time before the approval of the Final Plat so that he knows what he is voting on.

**MOTION**  
**AGENDA ITEM 2A /**  
**UNIFIED**  
**DEVELOPMENT**  
**CODE           TEXT**  
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**UDCT-05-20-7327 /**  
Amend Section 403,  
Development Review  
Procedures, to add a  
new development  
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a               General  
Development Plan

Commissioner Chris White made a motion to approve UDC Text Amendment / UDCT-05-20-7327 / Amend Section 403, Development Review Procedures, to add a new development review application for a General Development Plan as written.

**SECOND**

Commissioner Bruce Reynolds.

**VOTE**

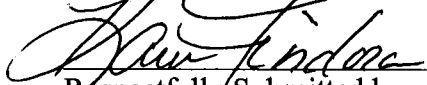
Bob Frost – Abstain  
Bruce Reynolds – Aye  
Mitchell Peil, Chairperson – Aye  
**(APPROVED 3-Aye, 1-No, 1-Abstain)**

Orion Berridge – No  
Chris White – Aye

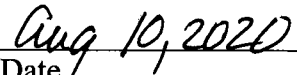
**OTHER BUSINESS** None.

**ADJOURN**

With no further items to come before the Commission, a motion was made by Commissioner Chris White, and seconded by Commissioner Bruce White, to adjourn at 9:43 a.m. Motion carried unanimously.

  
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Respectfully Submitted by,  
Karen Findora, Recording Secretary

  
\_\_\_\_\_  
Mitchell Peil, Chairperson

  
\_\_\_\_\_  
Date