



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

**Planning Commission
MINUTES
Monday, June 14, 2021**

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, June 14, 2021 in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive The following members, guests and staff were in attendance:

ATTENDANCE

Lynn Banks	Ken Billups Jr.
Tom Rohr	Byron Craddolph
Travis Graham	Jacob Honeycutt
Ashley Hose, Vice 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)	
Jim Leacock, Public Stenographer	
Karen Findora, Planning Commission Liaison	

ABSENT

Planning Commissioner Mitchell Peil
Planning Commissioner Susan Stokenbury
Planning Commissioner LaKeisha Veal
Planning Commissioner Chad Sanderson

CALL TO ORDER

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

**CONSENT AGENDA
APPROVAL**

Vice Chairperson Hose informed the Commissioners that the May 24, 2021 Planning Commission meeting minutes will be added to the Monday, June 28, 2021 agenda for a vote.

**AGENDA ITEM 2
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-05-21-7771**

/"Evergy Blue Springs
Service Center" / 1105 SE
US 40 Hwy. (Related to
Items 3, 4, & 5)

&

**AGENDA ITEM 3
SITE PLAN/DESIGN
REVIEW / SPDR-05-21-**

7772 / "Evergy Blue Springs
Service Center" / 1105 SE
US 40 Hwy. (Related to
Items 2, 4, & 5)

&

**AGENDA ITEM 4
PRELIMINARY PLAT /
PP-05-21-7773** / "Evergy
Blue Springs Service Center"

/ 1105 SE US 40 Hwy.
(Related to Items 2, 3, & 4)

&

**AGENDA ITEM 5
FINAL PLAT / PF-05-21-**

7774 / "Evergy Blue Springs
Service Center" / 1105 SE
US 40 Hwy. (Related to
Items 2, 3, & 4)

QUESTIONS

APPLICANT

QUESTIONS

The public hearing for Agenda Item 2 was opened at 6:31 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 May 29, 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 canopy expansion to the Evergy Service Station. The property is zoned "LI/ADP-O" (Light Industrial / Adams Dairy Parkway Overlay). The property consists of 13.478 +/- acres. The proposed 7,430 sq. ft. canopy addition will be located on the north side of the existing 18,000 sq. ft. building. This will take several approval processes due to the expansion of the existing site and use. This will consist of a submittal of a Conditional Use Permit and a Site Plan/Design Review. The canopy addition will be at the rear of the building and will be a metal canopy that complements the existing metal building. The canopy meets all the development standards.

No sidewalk is required for this site, nor is there additional landscaping warranted. An alternative development standard has been requested to waive the privacy fence requirement, as the privacy fence will not have any impact on the screening of the storage from off-site.

The Appearance Review Committee met on June 4th and recommended approval of the Site Plan / Design Review for the expansion.

A Final Plat has been provided to staff. Drainage easements are being dedicated along the west property line where there's a natural drainage area and stream buffer, as well as the south half of the right-of-way for NE Walnut St. on the north property line. This will provide potential future expansion of Walnut St. east of Adams Dairy Parkway. There is an electric easement that is not being dedicated on the plat.

None.

Chris Crowder, PE, Kaw Valley Engineering
1502 Birch Dr.
Greenwood, MO 64034

Mr. Crowder thanked staff for their assistance with the project.

None.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

None.

**QUESTIONS /
DISCUSSION**

None.

HEARING CLOSED

With no further discussion, Chairperson Sanderson closed the public hearing at 6:39 p.m.

**MOTION
AGENDA ITEM 2
PUBLIC HEARING /
CONDITIONAL USE
PERMIT / CUP-05-21-7771
/ “Evergy Blue Springs
Service Center” / 1105 SE
US 40 Hwy. (Related to
Items 3, 4, & 5)**

Commissioner Ken Billups Jr. recommended the approval of the Conditional Use Permit / CUP-05-21-7771 / “Evergy Blue Springs Service Center” with two (2) staff conditions.

SECOND

Seconded by Commissioner Byron Craddolph.

VOTE

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

RECOMMEND APPROVAL

(7-Aye, 0-No)

To be heard by City Council, Monday, June 21, 2021

STAFF CONDITIONS

1. Approval 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 modified by Alternative Development Standards. The Alternative Development Standards approved for the development are as follows:
 - a. Waiver of privacy fencing requirement for the rear outdoor storage area that is setback 157-ft. from adjacent “RE” (Residential Estate) zoning district to the north.
2. The Conditional Use Permit is to allow a “building or construction contractor” use addressed at 1105 SE 40 Highway and covering 13.47 +/- acres as provided in attached exhibits.

**MOTION
AGENDA ITEM 3
SITE PLAN/DESIGN
REVIEW / SPDR-05-21-
7772 / “Evergy Blue Springs
Service Center” / 1105 SE**

Commissioner Ken Billups Jr. moved to approve the Site Plan/Design Review / SPDR-05-21-7772 / “Evergy Blue Springs Service Center” with two (2) staff conditions.

US 40 Hwy. (Related to
Items 2, 4, & 5)

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

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

APPROVED
(7-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 modified by Alternative Development Standards in conjunction with approval of the Conditional Use Permit.
2. Approval of this Site Plan Design Review (SPDR-05-21-7772) is not in effect until the Conditional Use Permit (CUP-05-21-7771) is approved by City Council. Approval of the Site Plan Design Review is rescinded if the Conditional Use Permit is denied by City Council.

MOTION

AGENDA ITEM 4

PRELIMINARY PLAT /

**PP-05-21-7773 / “Evergy
Blue Springs Service Center”
/ 1105 SE US 40 Hwy.**

(Related to Items 2, 3, & 4)

Commissioner Ken Billups Jr. moved to approve the Preliminary Plat / PP-05-21-7773 / “Evergy Blue Springs Service Center” with three (3) staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

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

APPROVED
(7-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission 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. Approval of the Preliminary Plat is not in effect until the City Council has approved the Conditional Use Permit (CUP-05-21-7771). Approval of the Preliminary Plat is rescinded if the Conditional Use Permit is denied by the City Council.

3. As the property owner is currently an electric utility company, an electric utility easement cannot be dedicated on the plat. If the electric utility company sells or transfers the property in the future, an electric utility easement shall be dedicated and recorded at Jackson County.

Commissioner Ken Billups Jr. recommended the approval of Final Plat / PF-05-21-7774 / “Evergy Blue Springs Service Center” with three (3) staff conditions.

MOTION
AGENDA ITEM 5
FINAL PLAT / PF-05-21-7774 / “Evergy Blue Springs Service Center” / 1105 SE US 40 Hwy. (Related to Items 2, 3, & 4)

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

RECOMMEND APPROVAL
(7-Aye, 0-No)

To be heard by City Council, Monday, June 21, 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.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
3. As the property owner is currently an electric utility company, an electric utility easement cannot be dedicated on the plat. If the electric utility company sells or transfers the property in the future, an electric utility easement shall be dedicated and recorded at Jackson County.

AGENDA ITEM 6
FINAL PLAT / PF-05-21-7765 / “The Woodlands at Chapman Farms 1st Plat” / South of SW Wyatt Rd., approx., 700-ft. east of SW 7 Hwy.

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant for approval of a Final Plat for The Woodlands at Chapman Farms 1st Plat. The plat consists of 12.69 +/- acres and includes 39 single family lots and four common open space tracts, the property is zoned “SF-7” (Single-Family).

One item that will be accommodated in a future phase is related to a condition from 2016 that did require that once the traffic study was completed, if there were any changes in right-of-way that would require an amended Preliminary Plat. There is a future phase that SW 6th Street is now being upgraded to a minor collector street which is located further to the west of the property.

QUESTIONS

None.

APPLICANT

Bob Frost, Owner

QUESTIONS / DISCUSSION

None.

MOTION
AGENDA ITEM 6
FINAL PLAT / PF-05-21-7765 / “The Woodlands at Chapman Farms 1st Plat” / South of SW Wyatt Rd., approx., 700-ft. east of SW 7 Hwy.

SECOND

VOTE

Commissioner Lynn Banks recommended the approval of Final Plat / PF-05-21-7765 / “The Woodlands at Chapman Farms 1st Plat” with four (4) staff conditions.

Seconded by Commissioner Jacob Honeycutt.

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

RECOMMEND APPROVAL
(7-Aye, 0-No)

To be heard by City Council, Monday, June 21, 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.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
3. Prior to occupancy of each lot, the following must be completed:
 - a. All sidewalk sections adjacent to the lot frontage; and
 - b. All street trees and a minimum of 45 plant units.
4. Right-of-way for SW 6th Street will need to be adjusted based on the Traffic Study. An Amended Preliminary Plat shall be approved prior to the approval of construction plans for the development phase incorporating SW 6th Street.

OTHER BUSINESS

The next scheduled meeting is Monday, June 28, 2021.

Matt Wright presented the May 2021 Monthly Community Development Activity Report. Commissioner Tom Rohr asked if staff could add to the report when construction would start for projects. Mr. Wright stated that is difficult for staff to determine because ultimately that is up to the developer and the applicant. Commissioner Rohr questioned how high weeds are handled in the city. Mike Mallon, Director, Community Development, stated that reports are called in by residents and the Code Enforcement Officer looks at the site. If indeed there is a violation then a letter is mailed to the property owner. The owner will have a date to cut the grass, if it's not cut then an abatement letter will be mailed out to the owner. Commissioner Banks questioned if there is somewhere that tells residents where to place their trash containers. Mr. Wright stated that it is on the City's website and the BS Magazine has code tips that addresses trash containers. Note the trash companies don't have to place the trash containers back near the home, that is the resident's responsibility.

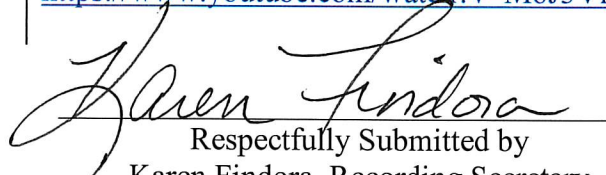
Commissioner Byron Craddolph had concerns that he was not allowed to speak at the June 7th City Council meeting on the CIP addressing an armored vehicle. He asked if an Appearance Speaker form is required to speak at the Council meeting. Jackie Sommer, City Attorney, stated that the forms are not required but, highly recommend it so that staff can prepare for the meeting. She apologized for the confusion and the fact that Commissioner Craddolph couldn't speak at the meeting.

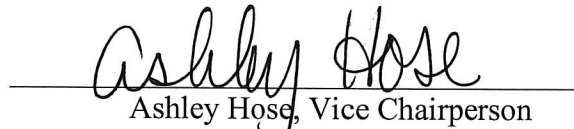
MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Lynn Banks to adjourn at 7:02 p.m. Seconded by Commissioner Jacob Honeycutt.

MEDIA LINK

<https://www.youtube.com/watch?v=MoJ3VljYk-w>


Respectfully Submitted by
Karen Findora, Recording Secretary


Ashley Hose, Vice Chairperson
7/26/21
Date