City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, February 26, 2024

Media Link: February 26, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, February 26, 2024, 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	Tom Rohr, Vice Chairperson Robert Morton Susan Stokenbury Chris Henning Richard How Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Adair Bright, Senior Planner Jim Burgess, City Engineer John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Byron Craddolph, Chairperson Chad Sanderson Travis Graham
CALL TO ORDER	Tom Rohr, Vice-Chairperson, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Rohr requested action on the Consent Agenda with a motion by Commissioner Stokenbury and a second from Commissioner How and with a unanimous vote, the minutes of February 12, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING	The public hearing for agenda items 2 and 3 was opened at 6:32pm with agenda item 4 heard concurrently. The hearing exhibits were requested of the City

10-23-8939 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

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AGENDA ITEM 3 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-10-23-8940 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

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AGENDA ITEM 4 / PRELIMINARY PLAT/ PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

behalf of the applicant.

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Kansas City Star on February 11, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Affidavit of Publication in The Examiner on November 25, 2023
8. 185 ft. Notification Map
9. Property owners within 185 ft. of site
10. Copy of letter sent to said property owners
11. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
12. 2014 Comprehensive Plan (by reference)

Adair Bright, Senior Planner, presented the request for a Rezoning, General Development Plan, and Preliminary Plat to the Planning Commission.

QUESTIONS

None

APPLICANT

Jeremy Powell, 3200 S State Rte 291, Independence, MO, spoke on behalf of Justin Larkin, applicant.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

David Knust, 8312 S Litchford Rd, Grain Valley, MO, 64029.

Ali Ajaz, 29910 E Harris Potts Rd, Grain Valley, MO, 64029.

Matin Underwood, 29110 E Wyatt Rd, Grain Valley, MO, 64029.

Tonya Parker, 9008 S Litchford Rd, Grain Valley, MO, 64029.

Troy Leavitt, 28812 E Wyatt Rd, Grain Valley, MO, 64029.

Warren Moult, 8608 S Shrout, Grain Valley, MO, 64029.

Becky Dowell Aholt, 4309 SE Willow Tree Ct, Blue Springs, MO, 64014.

Adam Kriz, 30404 E Litchford Rd, Grain Valley, MO, 64029

Jeff Whitthar, 8209 S Cook Rd, Grain Valley, MO, 64029.

Their opposition was due to road capability, wildlife, flooding, water run-off and wanting the lot sizes in the proposed development to be larger.

DISCUSSION

Mike Mallon summarized his notes of citizen opposition answering a few and directing many to Jeremy Powell, consultant to the developer.

Mr. Powell spoke to the issues of the roads, stating that they will only be able to build 90 homes until a third access road is built by another neighborhood that the developer can connect to. They will also be improving parts of Wyatt Rd and Litchford Rd.

Commissioner Rohr asked about water run-off which the consultant answered.

Commissioner Rohr asked about the traffic study to which the consultant answered.

Jim Burgess, City Engineer, spoke to the traffic study as well.

Commissioner How asked if duplexes or slab homes would be in the development.

Mr. Powell said no, there will only be single-family homes with basements.

Commissioner Henning asked what improvements would be made to the roads.

Mr. Mallon stated that Litchford and Wyatt would both have half road improvements with a portion of Wyatt being a full road improvement.

Commissioner Henning asked to clarify what half road improvements consist of.

Mr. Mallon stated that it includes curb, gutter and sidewalk improvements.

Commissioner Henning asked Mr. Powell about what portion of the roads they will be caring for and for the minimum square footage of the homes.

Mr. Powell stated he was unsure of the minimum square footage.

Adair Bright, Senior Planner, stated that the minimum will be 1800 square feet of livable space.

Mr. Powell confirmed with the applicant that the 1st floor of the homes would be a minimum of 1800 square feet.

Commissioner Rohr asked more questions on the roads and the upgrading of them.

	a Capital Improvement Project to widen Wyatt Rd and should be done by summer of 2025.
PUBLIC HEARING CLOSED	The public hearing closed at 7:28 p.m.
MOTION / PUBLIC HEARING / REZONING / RZ-10-23-8939 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd	Commissioner How motioned to approve the Rezoning / RZ-10-23-8939 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd.
SECOND	Commissioner Smith seconded the motion.
VOTE	Tom Rohr – No Susan Stokenbury-Aye Jennifer Ritschel-Smith-Aye Richard How - Aye Chris Henning – Aye Robert Morton – No **RECOMMENDED APPROVAL** **(4-Aye, 2-No)** **This item will be heard at the March 4, 2024, City Council Meeting.**
STAFF CONDITIONS	None.
MOTION / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-10-23-8940 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd	Commissioner How motioned to approve the General Development Plan / GDP-10-23-8940 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd with one staff condition.
SECOND	Commissioner Smith seconded.
VOTE	Tom Rohr – No Susan Stokenbury-Aye Jennifer Ritschel-Smith-Aye Richard How - Aye Chris Henning – Aye Robert Morton – No

RECOMMENDED APPROVAL
(4-Aye, 2-No)
This item will be heard at the March 4, 2024, City Council Meeting.

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 the Alternative Development Standards.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

MOTION / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

Commissioner How motioned to approve the Preliminary Plat / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd with seven staff conditions.

SECOND

Commissioner Smith seconded.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Jennifer Ritschel-Smith-Aye	Robert Morton – No

APPROVED
(4-Aye, 2-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.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.

Lots 152, 199, 200, and 209.

2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.

OTHER BUSINESS

Mike Mallon reminded Commissioners of the photo that will be taken at the next meeting. He also stated that they were looking into a study session for the commissioners and asked them to email him with topics of interest.

The next scheduled meeting is Monday, March 11, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner How and the meeting adjourned at 7:38 p.m.

Traci Breshears, Recording Secretary

Tom Rohr, Vice Chairperson

3-11-24
Date