City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, March 25, 2024

Media Link: March 25, 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, March 25, 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	Byron Craddolph, Chairperson Tom Rohr, Vice Chairperson Robert Morton Susan Stokenbury Travis Graham Chris Henning Richard How Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Jim Burgess, City Engineer Adair Bright, Senior Planner Jamarcus Magee, Associate Planner John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Jennifer Ritschel-Smith
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT GENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Graham and a second from Commissioner Stokenbury and with a unanimous vote, the minutes of March 11, 2024, were approved.

PUBLIC HEARING / REZONING / RZ-02-24-9044 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street	The public hearing for Agenda items 2 and 4 was opened at 6:32 pm. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant. Exhibits: 1. Staff Report with attachments 2. Applicant Plans with attachments 3. Affidavit of Publication in The Examiner on March 9, 2024 4. 185 ft. Notification Map 5. Property owners within 185 ft. of site 6. Copy of letter to property owners 7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference) 8. 2014 Comprehensive Plan (by reference)
AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN W/ALTERNATIVE DESIGN STANDARDS / GDP-02-24-9045 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street	Dave McCumber, Development Review Manager, presented the request for a Rezoning and General Development Plan to the Planning Commission.
QUESTIONS	None
APPLICANT	Ashley Klements, 105 SW 9th St, spoke on behalf of Kanda Korver, the owner.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	Commissioner Henning spoke that he misunderstood the elevations, thinking that the home was being painted 4 different colors.
PUBLIC HEARING CLOSED	The public hearing closed at 6:44 p.m.
MOTION / PUBLIC HEARING / RZ-02-24-9044 / "105 SW 9th Street 4-	Commissioner Sanderson motioned to approve the Rezoning / RZ-02-24-9044 / 105 SW 9th St 4-plex / 105 SW 9th St.

Street	
SECOND	Commissioner Henning seconded the motion.
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Chad Sanderson-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Travis Graham-Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**
STAFF CONDITIONS	None.
MOTION / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN //ALTERNATIVE DESIGN STANDARDS / GDP-02-24-9045 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street	Commissioner Henning motioned to approve the General Development Plan / GDP-02-24-9045 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street with 2 staff conditions.
SECOND	Commissioner Smith seconded.
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Travis Graham-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Chad Sanderson-Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**

CONDITIONS

sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy.

2. 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. Front Yard – Zero (0) to fifteen (15) feet.
      The front setback is 30.18 feet.

   b. Side Yard – Zero (0) to fifteen (15) feet.
      The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-12-23-8998 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

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AGENDA ITEM 6 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8999 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

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AGENDA ITEM 8 / PRELIMINARY PLAT / PP-12-23-9000 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE

The public hearing for Agenda items 3 and 6 was opened at 6:46 pm with agenda item 8 to be heard concurrently. A request for exhibits was request of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 9, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

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

Parkway

QUESTIONS

Commissioner Henning asked if the homes would have basements or if they would be slab homes.

Ms. Bright stated they would be slab homes.

APPLICANT

Dan Foster, 14920 W 107, Lenexa, KS, gave his presentation.

QUESTIONS

Commissioner Morton asked what the alley would be made from and how wide they would be.

Mr. Foster stated that the material would either be concrete or asphalt and that they will be 20 feet wide.

Commissioner Rohr asked about the traffic study.

Amy McCurdy, 420 W 123 Terr, Kansas City, MO, the traffic consultant for the project, stated most of the traffic will filter through Adams Dairy Parkway, making it a level of service "D", giving it a 40 second delay.

Commissioner Rohr stated he was surprised that with the school nearby that a traffic light is not required at that intersection.

Ms. McCurdy stated to warrant a traffic signal that the impact has to be throughout the day and not just peak times, which is when the neighborhood would impact the flow of traffic. Ms. McCurdy also stated that by adding a light when it's not necessary can increase traffic accidents. She stated something being developed in an open space could trigger a light in the future.

WITNESSES IN FAVOR

Jeff Siems, 29203 SE Ryan Rd, believes that this is affordable single-family housing and that it is one of the things the city needs and is looking for.

WITNESSES OPPOSED

Jeremy Powell, 905 SE Cypress Ln, and Cindy Mikoychik, 909 SE Cypress Ln, were in opposition due to the lots being small, school over-crowding and fear of the neighborhood lowering the value of their homes.

DISCUSSION

Mike Mallon, Senior Director of City Development, clarified that the future planning area 3 does not have any development standards and will need to go before Planning Commission in the future.

doors and he believes the city would look nicer if they used nicer garage doors as most houses are mainly garage doors.

Ms. Bright stated that front façade for homes using compact lot standards are only allowed 25% garage door coverage as it follows the multi-family design standards, which is why they are asking for the increase in coverage.

Mr. Mallon stated that the multi-family standards are not written for a single-family home.

Henning asked if the minimum floor area would be 1,100-sf.

Mr. Mallon stated that if approved, the commission will set the minimum for 1,100-sf.

Mr. Foster stated in rebuttal to the opposition that Rausch Coleman spoke with the schools and that they had no worries about the neighborhood going in. He also stated that the square footage of the houses are comparable to Keystone Estates, which is the neighborhood they will be connecting to.

PUBLIC HEARING CLOSED

The public hearing was closed at 7:35pm.

MOTION / PUBLIC HEARING RZ-12-23-8998 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of Adams Dairy Parkway

Commissioner Graham motioned to approve Rezoning RZ-12-23-8998 / Adam's Ridge / South of SE Sunnyside School Rd and West of Adams Dairy Parkway.

SECOND

Commissioner How seconded the motion.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-No	Chris Henning – No
Travis Graham-Aye	Robert Morton – No
Byron Craddolph-No	Chad Sanderson-No

NOT RECOMMENDED FOR APPROVAL
(2-Aye, 6-No)
These items will be heard at the April 1, 2024, City Council Meeting.

PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8999 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway	PDC-12-23-8999 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway.
SECOND	Commissioner Graham seconded the motion.
VOTE	Tom Rohr – No Susan Stokenbury-No Travis Graham-Aye Byron Craddolph-No Richard How - Aye Chris Henning – No Robert Morton – No Chad Sanderson-No **NOT RECOMMENDED FOR APPROVAL** **(2-Aye, 6-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**
MOTION / PRELIMINARY PLAT / PP-12-23-9000 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway	Commissioner How motioned to approve the Preliminary Plat / PP-12-23-9000 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway.
SECOND	Commissioner Graham seconded the motion.
VOTE	Tom Rohr – No Susan Stokenbury-No Travis Graham-Aye Byron Craddolph-No Richard How - Aye Chris Henning – No Robert Morton – No Chad Sanderson-No **DENIED** **(2-Aye, 6-No)**

AGENDA ITEM 5 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-24-9040 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School

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AGENDA ITEM 7 / PRELIMINARY PLAT / PP-02-24-9041 / "Hudson Estates" / South of 7 Hwy and South of Cordill-Mason Elementary School

The public hearing for Agenda item 5 was opened at 7:38 pm with agenda item 7 to be heard concurrently. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

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

Dave McCumber, Development Review Manager, presented the request for a General Development Plan and Preliminary Plat to the Planning Commission.

QUESTIONS

None.

APPLICANT

Kyle Miller, 1000 W Nifong Blvd, Columbia, MO, gave a presentation on the development.

Commissioner Sanderson asked how many people were at the neighborhood meeting.

Mr. Miller stated around 10-12 residents.

Commissioner Henning asked about rent prices.

Dan Sanders, 111 N Main Street, Clarkston, MO stated that most units would be around $750 a month. With a few being more and a few being less for those that qualify for financial help.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

Mark Adams, 405 SW Nelson Dr, and Teresa Davidson, 401 SW Nelson Dr, are in opposition due to wanting a larger buffer and fear of the neighborhood lowering the value of their homes.

Mr. Miller stated that the 15-foot buffer is more than what the city requires and that there is also a utility easement that wraps around the property that is not included in the buffer.

Rohr asked if there was any way to accommodate for an increase in the buffer.

Mr. Miller stated that to do so would cut into the yards of the units they are building.

Commissioner Sanderson asked for clarification on the code requirements for buffers.

Mr. McCumber stated that the developers had 3 options: 7ft wide dense new plantings, 15 ft less dense new planting, or tree preservation.

Chairperson Craddolph asked if there were any letters of opposition and if a traffic study was done.

Mr. McCumber stated that no letters of opposition were submitted and that a traffic study was done. He directed the Commissioners to ask traffic study questions to Mr. Burgess.

PUBLIC HEARING CLOSED

The public hearing closed at 8:02pm

MOTION / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-24-9040 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School

Commissioner Sanderson motioned to approve the General Development Plan / GDP-02-24-9040 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.

SECOND

Commissioner How seconded.

VOTE

Tom Rohr – Aye	Richard How - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Travis Graham-Aye	Robert Morton – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

RECOMMENDED APPROVAL
(8-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 General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.

MOTION / PRELIMINARY PLAT / PP-02-24-9041 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School

Commissioner Sanderson motioned to approve the Preliminary Plat / PP-02-24-9041 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.

SECOND

Commissioner How seconded the motion.

VOTE

Tom Rohr – Aye	Richard How - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Travis Graham-Aye	Robert Morton – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

APPROVED
(8-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 this Preliminary Plat is rescinded if the General Development Plan (GDP-02-24-9040) request is denied by City Council.

3. A Limits of No Access is required to be delineated and dedicated on the Final Plat that are adjacent to SW Hudson Drive where access drives, except those that serve the parking lots of Hudson Estates, will not be located.

Preservation Areas, storm detention and storm water quality best management practices on the Final Plat.

5. As-builts and 2-year maintenance bonds on the street, storm sewers, water main, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

6. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

7. Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

8. Tract A and Tract B shall replatted into buildable lots through the preliminary and final plat process in accordance with UDC requirements prior to any development or any building permits being issued.

AGENDA ITEM 9 / PUBLIC HEARING / SITE PLAN DESIGN REVIEW W/ALTERNATIVE DESIGN STANDARDS / SPDR-01-24-9034 / "Timothy Lutheran" / 301 E Wyatt Rd

The public hearing for Agenda item 9 opened at 8:04 pm. A request for exhibits was asked of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 9, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Jamarcus Magee, Associate Planner, presented the request for a Site Plan Design Review with Alternative Development Standards to the Planning Commission.

QUESTIONS

Commissioner Henning asked if there were drawings of the building and what it would look like.

Mr. Magee stated that the building elevations are in the packet, and that they turned in the rendering with the application for a building permit.

Commissioner Stokenbury asked why the building would be in front of the original structure.

	must be behind, however, due to the large setback of the church, staff is in favor.
APPLICANT	Lewis Wilburs, 1116 SE Skyview Dr, spoke to the Commission.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
MOTION / SITE PLAN DEIGN REVIEW W/ ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-01-24-9034 / "Timothy Lutheran Church" / 301 E Wyatt Rd	Commissioner Henning motioned to approve Site Plan Design Review with Alternative Development Standards / SPDR-01-24-9034 / timothy Lutheran Church / 301 E Wyatt Rd
SECOND	Commissioner Rohr seconded
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Travis Graham-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Chad Sanderson-Aye **APPROVED** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the approval of the following Alternative Development Standards:

within a required front yard or street-side yard setback.

2. A building permit is required to be approved prior to construction of the new building addition.
3. The renderings submitted with the building permit shall be reviewed by staff to ensure they meet the standards of UDC Section 407.090 Non-Residential Design before approval.

OTHER BUSINESS

Ms. Bright gave the presentation of the Community Development Annual Report to the Planning Commission

The next scheduled meeting is Monday, April 8, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Morton and the meeting adjourned at 8:20 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Byron Craddolph, Chairperson

4-22-2024
Date