City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, June 10, 2024

Media Link: June 10, 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, June 10, 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, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson Richard How, Vice Chairperson Susan Stokenbury Brian Ingersoll Travis Graham Byron Craddolph
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Jim Burgess, City Engineer John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Jennifer Ritschel-Smith Tom Rohr Chad Sanderson
CALL TO ORDER	Chris Henning, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda with a motion by Commissioner How and a second from Commissioner Ingersoll and with a unanimous vote, the minutes of May 28, 2024, were approved.

PUBLIC HEARING / REZONING / RZ-04-24-9115 / "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9116** / "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 6 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9117** / "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 9 / PRELIMINARY PLAT / PP-04-24-9118** / "Scenic Valley RV Resort" / 29607 R D Mize Rd.	Development, Conditional Use Permit and Preliminary Plat for Scenic Valley RV Resort to Planning Commission.
QUESTIONS	Commissioner Craddolph asked if there were any letters of opposition. Mr. Mallon replied that the three that staff received were added to the packet that morning.
APPLICANT	Chad Risinger, Grain Valley, MO gave a presentation of his plans for the parcel.
IN FAVOR	None.
IN OPPOSITION	David Williams, 2512 NE Crestview St, Grain Valley, MO 64029 James Brown, 2513 NE Amanda Ln, Blue Springs, MO 64029 Dave Schwirtz, 2512 NE Amanda Ln, Blue Springs, MO 64029 Kris McGinley, 2500 NE Wheatley, Blue Springs, MO 64029 Thomas Lewis, Sallee Development and ADV HOA President

Opposed due to loss of property value, effects on nature, placement next to neighborhood and golf course, traffic and noise.

Mr. Risinger spoke to the reasons of opposition.

DISCUSSION

Commissioner Craddolph wanted to know if this was his first RV Park development, if someone could get more than 12 extensions and who would have access to the community center and how much it would cost to use.

Mr. Risinger stated that it was his first RV Park and that there would be no extension over the 12. He also stated that the community center would not cost except for the laundry machines and vending machines.

Commissioner Stokenbury asked the applicant if they would put out directing signs and if so, where.

Chairperson Henning asked if and how the city would be able to govern if the RV Park goes downhill. Mr. Mallon stated that through the UDC Codes and the conditions within the Conditional Use Permit, it should help to keep it maintained. Mr. Mallon pointed out that one of the conditions was that the Conditional Use Permit is only good for 5 years, so the city can use this as a test period and with the next Conditional Use Permit, city and staff could determine if they wanted to extend that time or not.

Commissioner Craddolph asked about a traffic study

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 7:34 pm

MOTION / REZONING / RZ-04-24-9115 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve the Rezoning / RZ-04-24-9115 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—No	Chris Henning—Aye
Richard How—No	Brian Ingersoll—Aye

RECOMMEND APPROVAL w/ 2 Staff Conditions (4-Aye, 2-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any

modified under the General Development Plan.
2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-04-24-9117) is not approved.

MOTION / GENERAL DEVELOPMENT PLAN / GDP-04-24-9116 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve General Development Plan / GDP-04-24-9116 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—No	Chris Henning—Aye
Richard How—No	Brian Ingersoll—Aye

RECOMMEND APPROVAL w/ 1 Staff Condition (4-Aye, 2-No)

STAFF CONDITIONS

1. Approval by the City Council 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.

MOTION / CONDITIONAL USE PERMIT / CUP-04-24-9117 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve Conditional Use Permit / CUP-04-24-9117 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How—Aye	Travis Graham-Aye

RECOMMEND APPROVAL w/6 staff conditions (4-Aye, 2-No)

STAFF CONDITIONS

1. Approval by the City Council 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 under the General Development Plan.
2. The Conditional Use Permit Shall only be good for a period of five (5) years, at which time a new application may be submitted for an indefinite or specified period of time.
3. No camper shall be allowed to stay more than 30 consecutive days at the resort. When requested by the City, the resort ownership/management shall provide adequate information to confirm the following:
    a. The name and address of each occupant.
    b. Date of arrival and departure.
    c. Mobile home or recreational vehicle make, model, year of model, serial number of unit and seal demonstrating code compliance.
    d. License number of unit and state issuing such license.
4. There shall be no outside storage of personal items, including underneath a Recreational Vehicle unless properly screened with skirting.
5. There shall be no accessory buildings or structures at campsites.
6. There shall be no more than one (1) additional vehicle allowed at a campsite besides the Recreational Vehicle. All vehicles parked at a site shall be operable and owned by the individual registered with the park.

MOTION / PRELIMINARY PLAT / PP-04-24-9118 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve Preliminary Plat / PP-04-24-9118 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-No	Brian Ingersoll – Aye
Richard How—No	Susan Stokenbury-Aye

APPROVED w/ 6 staff conditions
(4-Aye, 2-No)

STAFF CONDITIONS

1. Approval by the City Council 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 under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117) or General Development Plan (GDP-04-24-9116) is denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.

shall be completed.

6. Prior to occupancy of the first building, the following must occur:
   a. All common amenities (i.e. splash pad, dog park, trash enclosures, etc.) must be completed.
   b. All required landscaping and buffers shall be installed or financially guaranteed.
   c. All public improvements, unless stated otherwise, shall be completed.
   d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-04-24-9135 / "Southgate Villas" / 700 SW Southgate Dr

&

AGENDA ITEM 6 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-04-24-9136 / "Southgate Villas" / 700 SW Southgate Dr

&

AGENDA ITEM 11 / PRELIMINARY PLAT / PP-04-24-9137 / "Southgate Villas" / 700 SW Southgate Dr

Chairperson Henning opened the Public Hearing at 7:38pm.
Mike Mallon presented the request for Rezoning, Planned Development Concept Plan, and Preliminary to the Planning Commission.

QUESTIONS

None.

APPLICANT

Harvey Sommers, Grain Valley, MO, spoke to the Commission about his project.

IN FAVOR

None.

IN OPPOSITION

Ronald Paul, 4412 SW 8th St Terr, Blue Springs, MO
Mike Pappas, 808 SW Brentwood St, Blue Springs, MO
Opposed due to disturbance of nature, and possible flooding due to eliminating the creek on the parcel.

DISCUSSION

will contain the storm water runoff and that they will have a significant tree buffer.

PUBLIC HEARING CLOSED

Mr. Sommers stated he wants to leave as many trees as possible.

Chairperson Henning closed the Public Hearing at 8:00pm.

MOTION / REZONING / RZ-04-24-9135 / "Southgate Villas" / 700 Southgate Dr.

Commissioner How motioned to approve Rezoning / RZ-04-24-9161 / Southgate Villas / 700 Southgate Dr.

SECOND

Commissioner Graham seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

RECOMMEND APPROVAL
(6-Aye, 0-No)

MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-04-24-9136 / "Southgate Villas" / 700 SW Southgate Dr.

Commissioner How motioned to approve the Planned Development Concept Plan / PDC-04-24-9136 / Southgate Villas / 700 SW Southgate Dr

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

RECOMMEND APPROVAL w/1 staff condition
(6-Aye, 0-No)

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 Planned Development.

as follows:

i. Per UDC 407.080, "Residential Design Standards," request the following modification:
    1. Increase the garage façade coverage from 25% to up to 39.17%.
ii. Per UDC 405.020 "Residential Building Type Standards," request the following modifications:
    1. Decrease the minimum lot area for lots 12 and 13 from 9,000 sq. ft. to 8,134 sq. ft.
    2. Decrease the minimum lot frontage width from 80-ft. to 77-ft.

MOTION / PRELIMINARY PLAT / PP-04-24-9137 / "Southgate Villas" / 700 SW Southgate Dr.

Commissioner Graham motioned to approve Preliminary Plat / PP-04-24-9137 / Southgate Villas / 700 SW Southgate Dr.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

APPROVED w/6 staff conditions
(6-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 rescinded if the Rezoning (RZ-04-24-9135) and PD Concept Plan (PDC-04-24-9136) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan must be approved, finalizing the proposed landscaping, site and building designs.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all landscaping on the lot must be installed or escrowed.
6. Prior to occupancy of the first building, the following must occur:
    a. All common amenities (trails, common mailboxes, etc.) must be completed.
    b. All required landscaping and buffers shall be installed or financially guaranteed.
    c. All public improvements, unless stated otherwise, shall be completed.
    d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

AGENDA ITEM 7 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9126 / "Life Unlimited" / 3500 NW South Outer Rd	Chairperson Henning opened the Public Hearing at 8:03pm. Mike Mallon presented the Conditional Use Permit to the Planning Commission.
QUESTIONS	None.
APPLICANT	Kathleen Warman
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	None.
MOTION / CONDITIONAL USE PERMIT / CUP-04-24-9126 / "Life Unlimited" / 3500 NW South Outer Rd.	Commissioner Stokenbury motioned to approve Conditional Use Permit / CUP-04-24-9126 / Life Unlimited / 3500 NW South Outer Rd
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Travis Graham – Aye Byron Craddolph-Aye Richard How-Aye Chris Henning – Aye Brian Ingersoll – Aye Susan Stokenbury-Aye **RECOMMEND APPROVAL w/3 staff conditions (6-Aye, 0-No)**
STAFF CONDITIONS	1. Approval 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 issuance of a business license, the non-conforming pylon sign shall be removed from the property. 3. The Conditional Use Permit allows the "*Daycare, Commercial*" land use to be allowed in accordance with the Special Use Standards Section 405.050 (8) at the property addressed 3500 NW South Outer Road.

AGENDA ITEM 8 / PUBLIC HEARING / PUD CONCEPT PLAN / PUDC-04-24-9128 / "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr. & **AGENDA ITEM 10 / PRELIMINARY PLAT / PP-04-24-9129 /** "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr.	Chairperson Henning opened the Public Hearing at 8:11pm. Mike Mallon presented the PUD Concept Plan and Preliminary Plat to the Planning Commission.
QUESTIONS	None
APPLICANT	Sally Moore, 14303 Whippoorwill Ln, Lees Summit gave her presentation on the project.
IN FAVOR	None.
IN OPPOSITION	John Easley, 9304 SW Orca Ct, Blue Springs, MO Eric Rhodes, 26003 Mason School Rd, Blue Springs, MO Opposed due to disturbance of nature, sizes of houses and lots, connecting to Estates at Chapman Farms trails.
DISCUSSION	Mr. Mallon spoke to the trail connections within neighborhoods. The applicant spoke Commissioner Craddolph asked about the possibility of legality issues with the trails. Mr. Mallon stated that he will have to look at the plat for easements.

Commissioner Ingersoll said he would like to see a traffic survey as the traffic in that area has grown exponentially.

Chairperson Henning spoke of concerns about setbacks, lot sizes, and minimum square footage. Mr. Mallon went over the classes of homes as to the minimum square footage.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 8:49 pm.

MOTION / PUD CONCEPT PLAN / PUDC-04-24-9128 / "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr.

Commissioner How motion to approve PUD Concept Plan / PUDC-04-24-9128 / Brookside Estates at Chapman Farms / West of SW 7 Hwy, both north and south of Brookside Dr.

SECOND

Commissioner Graham seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – No
Byron Craddolph-Aye	Brian Ingersoll – No
Richard How-Aye	Susan Stokenbury-No

RECOMMEND DENIAL w/6 staff conditions (3-Aye, 3-No)

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 Amended Planned Unit Development.
   a. Establish a minimum lot width of 60-ft. for each non-cul-de-sac lot.
   b. Establish a minimum lot size of 6,600-sf. fir each lot.
   c. Establish a minimum side yard setback of 5-ft. for each lot.
   d. Establish a minimum corner side yard setback of 15-ft. for each lot.
   e. Establish a minimum livable floor area classification of 1,100-sf. (Class "I"), more than one step below the adjacent subdivision.
2. The following items shall be included and approved with the PUD Final Plan:
   a. A. Final building designs for single-family houses meeting the architectural design requirements included in the PUD Concept Plan, including additional front porch details as noted in the staff report.
   b. Final landscape plan addressing landscaping on all tracts and street trees.
   c. Final illustrative plan for amenities.
3. The following items shall be included on the Final Plat:
   a. A Limits of No Access is required to be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.
   b. The minimum livable floor area classification of 1,100-sf. must be noted.
4. The following items shall be completed prior to approval of the Final Plat:
   a. All sidewalk improvements adjacent to tracts are required to be installed.
   b. All public improvements are required to be construct and accepted.
   c. All landscape buffers and amenities shall be installed or financially guaranteed. If financially guaranteed, all landscape buffer and amenities shall

first and second phases. All landscape buffers and amenities for the entire subdivision must be completed prior to Final Plat approval of the third phase.

5. The following items shall be provided prior to the issuance of any building permits within the development:
    a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
    b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot.
    b. A minimum of 45 plant units and street tree(s) shall be installed.

MOTION / PRELIMINARY PLAT/ PP-04-24-9129 / "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr.

Commissioner How motioned to approve Preliminary Plat / PP-04-24-9129 / Brookside Estates at Chapman Farms / West of SW 7 Hwy, both north and south of SW Brookside Dr.

SECOND

Commissioner Graham seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – No
Byron Craddolph-Aye	Brian Ingersoll – No
Richard How-Aye	Susan Stokenbury-No

DENIED w/6 staff conditions (3-Aye, 3-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as 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 Amended Planned Unit Development.
    a. Establish a minimum lot width of 60-ft. for each non-cul-de-sac lot.
    b. Establish a minimum lot size of 6,600-sf. fir each lot.
    c. Establish a minimum side yard setback of 5-ft. for each lot.
    d. Establish a minimum corner side yard setback of 15-ft. for each lot.
    e. Establish a minimum livable floor area classification of 1,100-sf. (Class "I"), more than one step below the adjacent subdivision.
2. Approval of this Preliminary Plat is rescinded if the PUD Concept Plan (PUDC-04-24-9128) request is denied by City Council.
3. The following items shall be included on the Final Plat for each development phase:
    a. A Limits of No Access shall be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.
    b. The minimum livable floor area classification of 1,100-sf. must be noted on the Final Plat.
    c. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.
4. The following items shall be completed prior to approval of the Final Plat for each development phase:
    a. A PUD Final Plan shall be submitted and approved by the Planning Commission.

c. All sidewalk improvements adjacent to tracts are required to be installed.
d. All public infrastructure, unless stated otherwise, shall be completed prior to approval of the Final Plat.
e. Landscape buffers and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscape buffers and amenities shall be installed prior to Final Plat approval of the subsequent Final Plat for the first and second phases. All landscape buffers and amenities for the entire subdivision must be completed prior to Final Plat approval of the third phase.
f. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.
g. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.

5. The following items shall be provided prior to the issuance of any building permits within the development for each Final Plat:
   a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
   b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
   a. Sidewalk improvements adjacent to each lot.
   b. A minimum of 45 plant units and street tree shall be installed.

OTHER BUSINESS

The next scheduled meeting is Monday June 24, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 8:54 p.m.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

7/8/2024
Date