City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, September 23, 2024

Media Link: September 23, 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, September 23, 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 Jared Pumphrey Brian Ingersoll Byron Craddolph Jennifer Ritschel-Smith Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Adam Hilgedick, Assistant Director of Public Works James Newell, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Travis Graham
CALL TO ORDER	Chairperson Chris Henning, 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 Henning requested action on the Consent Agenda. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 8-0 approval the minutes passed.

Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye

PUBLIC HEARING

Chairperson Henning opened the public hearing for Ironwood at 6:32p.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-09-24-9256 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-09-24-9257 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

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AGENDA ITEM 5 / PRELIMINARY PLAT / PP-09-24-9258 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Chairperson Henning requested Dave McCumber, Development Review Manager, present the request for Rezoning / RZ-09-24-9256, Planned Development Concept Plan / PDC-09-24-9257 and Preliminary Plat / PP-09-24-9258 for Ironwood to Planning Commission.

QUESTIONS

Commissioner Craddolph asked about the C2 area plan. Mr. McCumber explained that the plan for the space in the Comprehensive Plan is for small-scale multi-family (duplexes, triplexes and four-plexes).

Commissioner Ingersoll asked which phase of the project they were going to add the turn lanes into the neighborhood. Adam Hilgedick, Assistant Director of Public Works, stated that the infrastructure needed will be placed with the proper

headed east-bound on 40 Hwy.

Commissioner Sanderson asked what the housing classes in Adams Pointe are versus the Ironwood development. Mr. McCumber stated the Adams Pointe neighborhood homes are class A and class, and the Ironwood development will have class C and D abutting the Adams Pointe development.

APPLICANT

Shawn Woods, Ashlar Homes, 2800 NW Hunter Dr, Blue Springs, presented on his project.

DISCUSSION

Commissioner Craddolph asked where the gathering place will be in the development. Mr. Woods should the commission that it would be centrally located off Pavilion Drive. Commissioner Craddolph asked who would have access to the space. Mr. Woods stated that anyone within the community would have access. Commissioner Craddolph asked for elaboration on not being able to rent within the neighborhood. Mr. Woods stated that no one will be able to purchase more than one unit, and that there will be provisions to restrict renting for 5-6 years. Mike Mallon, Senior Director of City Development, added that the duplexes will be a different product from those in the city as each duplex unit will be broken up into individual lots.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 7:10p.

MOTION / PUBLIC HEARING / REZONING / RZ-09-24-9256 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Commissioner Sanderson made the motion to approve Rezoning / RZ-09-24-9256 for Ironwood

SECOND

The motion was seconded by Commissioner Pumphrey

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL (8-Aye, 0-No)

MOTION / PUBLIC HEARING /

DEVELOPMENT CONCEPT PLAN / PDC-09-24-9257 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Concept Plan / PDC-09-24-9257 for Ironwood.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL with 4 conditions (8-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.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A 5-ft. wide ADA compliant sidewalk must be denoted on both sides of all streets in the PD Final Plan.
4. A PD Final Plan and a Final Plat of each phase will be required prior to the issuance of building permits.

MOTION / PRELIMINARY PLAT / PP-09-24-9258 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Commissioner Sanderson made a motion to approve Preliminary Plat / PP-09-24-9258 for Ironwood.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Byron Craddolph—Aye
Richard How—Aye
Jared Pumphrey—Aye
Brian Ingersoll—Aye
Chris Henning—Aye
Jennifeer Ritschel-Smith—Aye

APPROVED with 6 conditions
(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, unless modified by the Planned Development.
2. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed 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 each Final Plat.
        i. If financially guaranteed, all open space amenities, landscaping, and buffers must be installed prior to the first Certificate of Occupancy for Phase Three (3).
    c. 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.
3. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. 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.
5. Tree Preservation Easements shall be shown and dedicated on the Final Plats for each Phase.
6. The minimum livable floor area classification must be noted on each Final Plat.

PUBLIC HEARING OPENING

Chairperson Henning opened the public hearing at 7:11p.

AGENDA ITEM 4 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9259 / "PS Property

NW 10th St	request for Conditional Use Permit / CUP-08-24-9259 for PS Property Services to Planning Commission.
QUESTIONS	
APPLICANT	None.
DISCUSSION	Stacey Heath, 309-311 NW 10th St, Blue Springs, stated she was there to answer any questions.
PUBLIC HEARING CLOSED	None.
MOTION / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9259 / "PS Property Services" / 309-315 NW 10th St	Chairperson Henning closed the public hearing at 7:15p.
SECOND	Commissioner Stokenbury made a motion to approve Conditional Use Permit / CUP-08-24-9259 for PS Property Services
VOTE	Commissioner Ingersoll seconded the motion.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

STAFF CONDITIONS

RECOMMEND APPROVAL with 4 conditions (8-Aye, 0-No)

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 unless otherwise specified by the Alternative Development Standards.

Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 309-315 NW 10th Street.

3. Staff recommends that the requested deviation from Section 405.050 be approved to allow the existing overhead doors on the building, which do front an arterial or collector street.
4. Staff recommends that the requested deviation from Section 405.050 be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property. Given the property is already developed, the only feasible parking area is provided along the street frontage, an exception should be made for this request to accommodate the contractor business.

AGENDA ITEM 6 / PRELIMINARY PLAT / PP-08-24-9261 / "Bump City" / 1001 NW Jefferson St

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AGENDA ITEM 7 / FINAL PLAT / PF-08-24-9262 / "Bump City" / 1001 NW Jefferson St

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AGENDA ITEM 8 / SITE PLAN DESIGN REVIEW / SPDR-08-24-9260 / "Bump City" / 1001 NW Jefferson St

Chairperson Henning requested Mr. McCumber, present the request for Preliminary Plat / PP-08-24-9261, Final Plat / PF-08-24-9262 and Site Plan Design Review / SPDR-08-24-9261 for Bump City to Planning Commission.

QUESTIONS

APPLICANT

DISCUSSION

None.

MOTION / PRELIMINARY PLAT / PP-08-24-9261 / "Bump City" / 1001 NW Jefferson St

Shawn Caton, 6320 Marion Ave, Kansas City presented his application to the commissioners.

None.

SECOND

Commissioner How motioned to approve Preliminary Plat / PP-08-24-9261 for Bump City

VOTE

Commissioner Ingersoll seconded the motion.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

STAFF CONDITIONS

APPROVED with 1 condition
(8-Aye, 0-No)

MOTION / FINAL PLAT / PF-08-24-9262 / "Bump City" / 1001 NW Jefferson St

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.

SECOND

Commissioner How motioned to approve the Final Plat / PF-08-24-9262 for Bump City.

VOTE

Commissioner Ingersoll seconded the motion.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL with 3 conditions
(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.

NW Jefferson Street and span across the drive aisle, which runs from the west to east side of the property. The easement will allow for adequate traffic circulation for the future if the lots are split and sold to separate owners.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-08-24-9260 / "Bump City" / 1001 NW Jefferson St

3. The Final Plat must be approved and recorded with Jackson County prior to the issuance of any building permits within the development.

SECOND

Commissioner How motioned to approve Site Plan Design Review / SPDR-08-24-9260 for Bump City.

VOTE

Commissioner Ingersoll seconded the motion.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

STAFF CONDITIONS

APPROVED with 1 condition (8-Aye, 0-No)

ANNOUNCEMENTS

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.

MEETING ADJOURN

None.

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:23 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

10/30/2024
Date