City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, October 28, 2024

Media Link: October 28, 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, October 28, 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 Susan Stokenbury Jared Pumphrey Chad Sanderson Byron Craddolph Jennifer Ritschel-Smith Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Adam Hilgedick, Assistant Director of Public Works James Newell, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Aliyah Kincade, Recording Secretary
ABSENT	Brian Ingersoll Richard How, Vice-Chairperson
CALL TO ORDER	Chairperson, Chris Henning, 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.

seconded by Commissioner Pumphrey. With 7-0 approval the minutes passed.

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

PUBLIC HEARING

Chairperson Henning opened the public hearing for The Links at 6:32 pm.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-08-24-9287/ "The Links" / 29607 E R.D. Mize Rd

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd

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AGENDA ITEM 4 / PRELIMINARY PLAT / PP-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd

Chairperson Henning requested Mike Mallon, Senior Director of City Development, present the request for Rezoning / RZ-08-24-9287, Planned Development Concept Plan / PDC-08-24-9288 and Preliminary Plat / PP-08-24-9289 for The Links to Planning Commission.

QUESTIONS

Commissioner Craddolph asked if there were any letters of opposition and if a traffic study was done. Mr. Mallon stated that a traffic study was not done due to the low number of units being proposed. A traffic study for a residential development is only triggered if there are to be 50 or more residential dwelling units. There were a few letters from concerned residents sent to staff, some of are in the packet. Residents were generally in support of the single-family homes, as well as size of homes and lot sizes. The portion of concern citizens have is the road connecting this development to the Adams Pointe subdivision. Per code, the streets must connect unless City Council deems it unnecessary or unwarranted.

Mr. Mallon stated that sidewalks will be provided and as of now, no trail or pedestrian connection will be provided to the surrounding neighborhoods.

Chairperson Henning asked if Mr. Mallon could restate the landscape easement on the lots that abut the golf course regarding how wide it is. Mr. Mallon discussed the reasoning for the buffer adjacent to the golf course being due to the lack of a trees between the home and the golf course. Chairperson Henning asked what the benefit to the landscape easement versus a buffer. Mr. Mallon stated that the landscape easement ensures that the extra landscaping will be installed with each home being built. Mr. Mallon also stated that a buffer only requires one tree every forty feet. Due to the width of the lots this will give us more trees within the landscape easement than a buffer would. Mr. Mallon also stated that with the easement no structures will be able to be built in that space, only fencing.

APPLICANT

Chad Rissinger, 114 SW Eagles Parkway, Grain Valley, presented on the development.

WITNESS IN FAVOR

None.

WITNESSES OPPOSED

None.

DISCUSSION

Mr. Mallon discussed the reason for the reduction in the buffer and the reasoning for it being that when the Amazon property was zoned it included the road and the right of way on both sides of the road. The greenspace when including the right-of -way is more than sufficient.

Chairperson Henning asked if the developer would be building the lots, or if he intends to open it up for other developers. Mr. Rissinger stated that he will likely open it up, but that he is planning to do some building of the project.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:59 pm.

MOTION / REZONING / RZ-08-24-9287 / "The Links" 19607 E R.D. Mize Rd

Commissioner Sanderson made the motion to approve Rezoning / RZ-08-24-9287 for the Links.

The motion was seconded by Commissioner Stokenbury.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

RECOMMEND APPROVAL
(7-Aye, 0-No)
This item will be heard at the November 4, 2024, City Council meeting.

MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd

Commissioner Sanderson made the motion to approve the Planned Development Concept Plan / PDC-08-24-9288 for The Links.

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Byron Craddolph—Aye	Travis Graham—Aye
Chris Henning—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye
Chad Sanderson—Aye	

RECOMMEND APPROVAL w/ 6 conditions
(7-Aye, 0-No)
This item will be heard at the November 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 Planned Development Concept Plan, which include:
    a. Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract
    b. Reduction of the 25-foot minimum corner setback due to the available right of way 15-foot minimum
    c. 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail
2. The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
    i. There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.

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.

4. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
5. A 5-ft. wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
6. 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-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd

Commissioner Sanderson made the motion to approve Preliminary Plat / PP-08-24-9289 for The Links.

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye
Byron Craddolph—Aye
Chris Henning—Aye
Jared Pumphrey—Aye
Chad Sanderson—Aye
Travis Graham—Aye
Jennifeer Ritschel-Smith—Aye

APPROVED with 5 conditions.
(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, unless otherwise approved through the PD Concept Plan.
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 the Final Plat.
    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.

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) plus two evergreen trees for lots along the golf course 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. The minimum livable floor area classification must be noted on the Final Plat.

ANNOUNCEMENTS

None.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:02 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

11/12/24
Date