City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, April 14, 2025

Media Link: April 14, 2025, 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, April 14, 2025, 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 Chad Sanderson Jared Pumphrey Richard How Jennifer Ritschel-Smith Brian Ingersoll Susan Stokenbury Byron Craddolph Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Chris Willis, Associate Planner James Newell, City Attorney Traci Breshears, Recording Secretary
ABSENT	
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 Ingersoll. With 9-0 approval the minutes passed.

	Chris Henning—Aye Chad Sanderson—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:32 pm
PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-03-25-9502 / "Blue Springs High School" / 901 NW 19th Street **&** **AGENDA ITEM 7 / PRELIMINARY PLAT / PP-03-25-9503** / "Blue Springs High School" / 901 NW 19th Street **&** **AGENDA ITEM 8 / FINAL PLAT / PF-03-25-9504** / "Blue Springs High School" / 901 NW 19th Street	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Rezoning, Preliminary Plat and Final Plat to Planning Commission.
APPLICANT	David Ratley, 11827 W 112th Street, Overland Park, KS
IN FAVOR	Matt Roberds, 2913 NW Castle Drive, Blue Springs, MO
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 6:40 pm.

MOTION / REZONING / RZ-03-25-9502 / "Blue Springs High School" / 901 NW 19th Street	Commissioner Sanderson made the motion to approve Rezoning / RZ-03-25-9502 for Blue Springs High School.
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL** **(9-Aye, 0-No)**
MOTION / PRELIMINARY PLAT / PP-03-25-9503 / "Blue Springs High School" / 901 NW 19th Street	Commissioner Sanderson made the motion to approve Preliminary Plat / PP-03-25-9503 for Blue Springs High School with 1 staff condition.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **APPROVED with 1 staff condition.** **(9-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.
MOTION / FINAL PLAT / PF-03-25-9504 / "Blue Springs	Commissioner Sanderson made the motion to approve Final Plat / PF-03-25-9504 for Blue Springs High School with 2 staff conditions.

High School" / 901 NW 19th Street

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMENDED FOR APPROVAL with 2 conditions (9-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 building permit issuance, the Final Plat must be approved and recorded with Jackson County.

PUBLIC HEARING OPENED

Chairperson Henning opened the Public Hearing at 6:43 pm.

PUBLIC HEARING / AGENDA ITEM 2 / GENERAL DEVELOPMENT PLAN / GDP-03-25-9506 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

&

PUBLIC HEARING / AGENDA ITEM 4 / CONDITIONAL USE PERMIT / CUP-03-25-9507 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

Chairperson Henning requested Chris Willis, Associate Planner, presented the General Development Plan and Conditional Use Permit for Asphaltic Surfaces.

APPLICANT	Patrick Joyce, 805 Pennsylvania Ave, Suite 150, Kansas City, MO
IN FAVOR	None.
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:21 pm.
MOTION / GENERAL DEVELOPMENT PLAN / GDP-03-25-9506 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner How made the motion to approve General Development Plan / GDP-03-25-9506 for Asphaltic Surfaces with 5 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL w/ 5 staff conditions (9-Aye, 0-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. Prior to issuance of a building permit, a Preliminary Plat, Final Plat, and Site Plan and Design Review will be required to be reviewed and approved. 3. Ensure the eastbound left turn lane on Hwy 40 at White Cemetery Road will be shown graphically on the future Site Plan and Design Review application. 4. The proposed above ground fuel tank will need to be permitted separately. However, a building permit will not be able to be applied for until the Preliminary Plat, Final Plat, and Site Plan and Design Review has been reviewed and approved. 5. Staff recommends that the requested deviations from 405.050(A)(31)(c)(1)(b) and 405.050(A)(31)(c)(1)(c) be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property and front or street-facing building façade with overhead doors to face an arterial or collector street. Staff also recommends that the requested deviation from UDC 405.060(A)(3)(a) be approved to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback.

MOTION / CONDITIONAL USE PERMIT/ CUP-03-25-9507 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

Commissioner Sanderson made the motion to approve Conditional Use Permit / CUP-03-25-9507 for Asphaltic Surfaces with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

RECOMMENDED FOR APPROVAL w/ 3 staff conditions (9-Aye, 0-No)

STAFF CONDITIONS

1. Approval based on the representation of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specificities by the Alternative Development Standards.
2. The Conditional Use Permit allows the "Construction or Building Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 1050 SW Cemetery Road.
3. Temporary storage of materials and equipment is only allowed for one (1) year. The allowance of temporary storage of materials and equipment is allowed during the duration of the construction of the proposed building. If no Certificate of Occupancy is issued within one year from the time of Conditional Use Permit is approved, then temporary storage of material and equipment will no longer be allowed on site.

PUBLIC HEARING OPENED

Chairperson Henning recused himself from Agenda Item 5, and Vice-Chair How stepped in, opening the public hearing at 7:32 pm.

PUBLIC HEARING / AGENDA ITEM 5 / CONDITIONAL USE PERMIT / CUP-03-25-9505 / "500 R D Mize Offices" / 500 NW R D Mize Road

Vice Chair How requested Chris Willis, Associate Planner, presented the Conditional Use Permit to the Planning Commission.

APPLICANT

Rob Clifton, 500 NW R D Mize Road, Blue Springs, MO

IN FAVOR	None.
IN OPPOSITION	Gary Simmons, 411 Wilmington Drive, Blue Springs, MO
PUBLIC HEARING CLOSED	Vice Chair How closed the Public Hearing at 7:31 pm.
MOTION / CONDITIONAL USE PERMIT / CUP-03-25-9505 / "500 R D Mize Offices" / 500 NW R D Mize Road	Commissioner Graham made a motion to approve Conditional Use Permit / CUP-03-25-9505 for 500 R D Mize Offices with 2 staff conditions.
SECOND	Commissioner Stokenbury seconded the motion.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL w/ 2 staff conditions (8-Aye, 0-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. 2. The Conditional Use Permit allows the "Construction or Building Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 500 NW RD Mize.
PUBLIC HEARING OPENED	Chairperson Henning opened the Public Hearing at 7:32 pm.
PUBLIC HEARING / AGENDA ITEM 6 / VACATION / VAC-03-25-9508 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy	Chris Willis, Associate Planner presented the Vacation and Final Plat to the Planning Commission.

&	
AGENDA ITEM 9 / FINAL PLAT / PF-03-25-9509 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy	
APPLICANT	Brad Sonner, Olsson, 7301 W 133rd St, Suite 200, Overland Park, KS
IN FAVOR	None.
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:42 pm.
MOTION / VACATION / VAC-03-25-9508 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy	Commissioner Stokenbury made the motion to approve Vacation / VAC-03-25-9508 for Hy-Vee 3rd Plat with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL w/ 2 staff conditions (9-Aye, 0-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. 2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit. a. If Blue Springs Hy-Vee 3rd Plat Final Plat is not recorded within one (1) year, this vacation shall be null and void.

MOTION / FINAL PLAT / PF-03-25-9509 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy

Commissioner How made the motion to approve Final Plat / PF-03-25-9509 for Hy-Vee 3rd Plat with 5 staff conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMENDED FOR APPROVAL w/ 5 staff conditions (9-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. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.
5. A building permit can't be applied for on the proposed Lot 1A, until a separate Site Plan and Design Review has been done for that lot.

COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

Chris Willis, Associate Planner, presented the monthly report for March.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner How motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:47 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

5/12/2025

Date