City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, April 28, 2025

Media Link: April 28, 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 28, 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	Richard How, Vice-Chair Chad Sanderson Jared Pumphrey Byron Craddolph	Brian Ingersoll Susan Stokenbury Travis Graham Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner James Newell, City Attorney Jerry Kaylor, Mayor Pro-Tem Traci Breshears, Recording Secretary	
ABSENT	Chris Henning, Chairperson	
CALL TO ORDER	Vice-Chair, Richard How, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.	
CONSENT AGENDA APPROVAL	Vice Chair How requested action on the Consent Agenda. Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Stokenbury. With 8-0 approval the minutes passed.	

	Chad Sanderson—Aye Jared Pumphrey—Aye Travis Graham—Aye Brian Ingersoll—Aye Richard How—Aye Byron Craddolph—Aye
PUBLIC HEARING OPENED	Vice Chair How opened the public hearing at 6:31pm.
PUBLIC HEARING / AGENDA ITEM 2 / PRELIMINARY PLAT w/ALTERNATIVE DEVELOPMENT STANDARDS / PP-03-25-9515 / "McAtee Lane" / North of NW B St & East of NW 15th St **&** **AGENDA ITEM 3 / FINAL PLAT / PF-03-25-9516** / "McAtee Lane" / North of NW B St & East of NW 15th St	Vice Chair How requested Shantele Frie, Associate Planner, present the request for a Preliminary and Final Plat to Planning Commission.
APPLICANT	Chad McAtee, 3224 Owens School Rd, Independence, MO
IN FAVOR	None.
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Vice Chair How closed the Public Hearing at 6:37pm.
MOTION / PRELIMINARY PLAT w/ALTERNATIVE DEVELOPMENT STANDARDS / PP-03-25-9515 / "McAtee Lane" / North of NW B	Commissioner Sanderson made the motion to approve Preliminary Plat with Alternative Development Standards / PP-03-25-9515 for McAtee Lane with 2 staff conditions.

St

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

APPROVED with 2 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 otherwise approved through the PD Concept Plan.
2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

MOTION / FINAL PLAT/ PF-03-25-9516 / "McAtee Lane" / North of NW B St & East of NW 15th St

Commissioner Sanderson made the motion to approve Final Plat / PF-03-25-9516 for McAtee Lane with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

RECOMMENDED APPROVAL w/ 3 staff 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

development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.

2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

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

AGENDA ITEM 4 / MASTER/ALTERNATIVE SIGN / ASP-04-25-9554 / "Tim Horton's" / 1900 NW 7 Hwy

Shantele Frie, Associate Planner, presented the Master/Alternative Sign for Tim Horton's.

APPLICANT

Roy Browne, 24 Oak Hill Cluster, Independence, MO

MOTION / MASTER/ALTERNATIVE SIGN / ASP-04-25-9554 / "Tim Horton's" / 1900 NW 7 Hwy

Commissioner Sanderson made a motion to approve Master/Alternative Sign / ASP-04-25-9554 for Tim Horton's with staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

Chad Sanderson—No	Brian Ingersoll—No
Susan Stokenbury—No	Travis Graham—No
Jared Pumphrey—No	Richard How—No
Byron Craddolph—No	Jennifer Ritschel-Smith—No

DENIED
(0-Aye, 8-No)

ADJOURN

motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 6:56 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

5/12/2025
Date