City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Tuesday, May 27, 2025

Media Link: May 27, 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 Tuesday, May 27, 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	Brian Ingersoll Susan Stokenbury Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner James Newell, City Attorney Jerry Kaylor, Mayor Pro Tem	
ABSENT	Jennifer Ritschel-Smith Byron Craddolph	

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 PPROVAL

Chairperson Henning requested action on the Consent Agenda.

Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Stokenbury. With 7-0 approval the minutes passed.

	Chad Sanderson—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye
AGENDA ITEM 2 / SITE PLAN DESIGN REVIEW/ SPDR-04-25-9538 / "7 Brew" / 400 NW 7 Hwy **&** **AGENDA ITEM 3 / PRELIMINARY PLAT / PP-04-25-9539** / "7 Brew" / 400 NW 7 Hwy **&** **AGENDA ITEM 4 / FINAL PLAT / PF-04-25-9540** / "7 Brew" / 400 NW 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Site Plan Design Review, Preliminary Plat and Final Plat to Planning Commission.
MOTION / SITE PLAN DESIGN REVIEW / SPDR-04-25-9538 / "7 Brew" / 400 NW 7 Hwy	Commissioner Sanderson made the motion to approve Site Plan Design Review / SPDR-04-25-9538 for 7 Brew with 3 staff conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **RECOMMENDED FOR APPROVAL with 3 conditions (7-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

contained in the UDC.
2. A building permit is required to be approved prior to construction of the new pad site building.
3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

MOTION / PRELIMINARY PLAT/ PP-04-25-9539 / "7 Brew" / 400 NW 7 Hwy

Commissioner Sanderson made the motion to approve Preliminary Plat / PP-04-25-9539 for 7 Brew with 2 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
	Travis Graham—Aye

APPROVED w/ 2 staff 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.
2. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

MOTION / FINAL PLAT / PF-04-25-9540 / "7 Brew" / 400 NW 7 Hwy

Commissioner Sanderson made a motion to approve Final Plat / PF-04-25-9540 for 7 Brew with 5 conditions.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Richard How—Aye

APPROVED w/ 5 staff 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.
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. If the applicant is unable to connect to Highway 7 sanitary sewer main, then a sanitary sewer extension within a public easement will need to be provided.

MEETING ADJOURN

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 7:11 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

6/23/2025
Date