City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, June 23, 2025

Media Link: June 23, 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, June 23, 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	Susan Stokenbury
	Chad Sanderson	Jennifer Ritschel-Smith
	Jared Pumphrey	Travis Graham
	Richard How	Byron Craddolph
STAFF PRESENT	Nick Hutchison, Assistant Director, Community Development Shantele Frie, Associate Planner James Newell, City Attorney Toby Williams, City Engineer Jerry Kaylor, Mayor Pro-Tem Traci Breshears, Recording Secretary	
ABSENT	Brian Ingersoll	
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.	

seconded by Commissioner Pumphrey. With 8-0 approval the minutes passed.

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

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:31 pm

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-05-25-9572 / "Hawes Estates" / 27711 E Wyatt Road

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PUBLIC HEARING / AGENDA ITEM 3 / CONDITIONAL USE PERMIT / CUP-05-25-9573 / "Hawes Estates" / 27711 E Wyatt Road

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AGENDA ITEM 4 / PRELIMINARY PLAT / PP-05-25-9574 / "Hawes Estates" / 27711 E Wyatt Road

Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Rezoning, Conditional Use Permit and Preliminary Plat to Planning Commission.

APPLICANT

John Overstreet, Tri-County Water, 28405 Blue Valley Rd, Independence MO

IN FAVOR

Jim Hawes, 27711 E Wyatt Rd, Blue Springs MO
Don Hawes, 911 SW Hereford Dr, Grain Valley MO

IN OPPOSITION

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:51pm

REZONING / RZ-05-25-9572 / "Hawes Estates" / 27711 E Wyatt Rd	for Hawes Estates with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL with 2 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 unless modified under the General Development Plan. 2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-05-25-9573) is not approved.
MOTION / CONDITIONAL USE PERMIT / CUP-05-25-9573 / "Hawes Estates" / 27711 E Wyatt Rd	Commissioner Graham made the motion to approve Conditional Use Permit / CUP-05-25-9572 for Hawes Estates with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL with 2 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 unless modified under the General Development Plan. 2. The Conditional Use Permit is to allow the development of a "Utility-Major" land use on the 7 +/- acres property on Lot 1 of Hawes Estate-Phase 1 Plat.

MOTION / PRELIMINARY PLAT / PP-05-25-9574 / "Hawes Estates" / 27711 E Wyatt Rd

Commissioner Graham made the motion to approve Preliminary Plat / PP-05-25-9574 for Hawes Estates with 5 staff conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMENDED FOR APPROVAL with 5 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 unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-05-25-9572), Conditional Use Permit (CUP-05-25-9573) is denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all parking and access improvements shall be completed.

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-05-25-9568 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

Chairperson Henning requested Shantele Frie, Associate Planner, presented the Preliminary Plat, Final Plat and Site Plan Design Review for Asphaltic Surfaces.

AGENDA ITEM 6 / FINAL PLAT / PF-05-25-9569 /

1050 SW Cemetery Road **&**	
AGENDA ITEM 9 / SITE PLAN DESIGN REVIEW / SPDR-05-25-9570 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	
APPLICANT	Patrick Joyce, 7300 College Blvd Suite 500, Overland Park, KS Jake Robbins, 908 NW Vesper Street, Blue Springs, MO
MOTION / PRELIMINARY PLAT / PP-05-25-9568 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner How made the motion to approve Preliminary Plat / PP-05-25-9568 for Asphaltic Surfaces with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Travis Graham—Aye Jennifer Ritschel-Smith—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **APPROVED w/ 2 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 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-05-25-9569 / "Asphaltic	Commissioner How made the motion to approve Final Plat / PF-05-25-9569 for Asphaltic Surfaces with 4 staff conditions.

Cemetery Road	
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **APPROVED w/ 4 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 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.
MOTION / SITE PLAN DESIGN REVIEW / SPDR-05-25-9570 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner How made the motion to approve Site Plan Design Review / SPDR-05-25-9570 for Asphaltic Surfaces with 3 staff conditions.
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **APPROVED w/ 3 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. A building permit is required to be approved prior to construction of the General Industrial site building. 3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

AGENDA ITEM 7 / FINAL PLAT / PF-05-25-9571 / "Eagles Ridge Estates PR-O 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

&

AGENDA ITEM 8 / PR-O FINAL PLAN / PROF-06-25-9610 / "Eagles Ridge Estates PR-O 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

Chairperson Henning requested Shantele Frie, Associate Planner, present the Final Plat and PR-O Final Plan for Eagles Ridge Estates PR-O 5th Plat.

APPLICANT

Bryan Rahn, 1120 NW Eagle Ridge Blvd, Grain Valley, MO

MOTION / FINAL PLAT/ PF-05-25-9571 / "Eagles Ridge Estates 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

Commissioner Graham made a motion to approve the Final Plat for Eagles Ridge Estates PR-O 5th Plat with 5 staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

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

Recommended for Approval w/ 5 staff 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 previously approved by the PR-O Concept Plan.
    a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Prior to the Final Plat being recorded the following must occur:
    a. The landscaping and amenities shall be financially guaranteed; and,

shall be financially guaranteed.

3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
4. Prior to Building Occupancy, the following must occur:
    a. Landscape buffers and amenities shall be installed and pass a final inspection by Planning; and,
    b. The sidewalk adjacent to open space tracts shall be installed and pass a final inspection by Public Works.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot.
    b. A minimum of 45 plant units and street tree shall be installed.

MOTION / PR-O FINAL PLAN/ PROF-06-25-9610 / "Eagles Ridge Estates 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

Commissioner Graham made a motion to approve the PR-O Final Plan for Eagles Ridge Estates PR-O 5th Plat with 3 staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

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

APPROVED
(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 previously approved by the PR-O Concept Plan.
    a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Landscaping in the open space tract shall be financially guaranteed prior to the recording of the Final Plat.
3. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to applicable lots.
    b. A minimum of 45 plant units and street tree(s) shall be installed.

AGENDA ITEM 10 / MASTER/ALTERNATIVE SIGN / ASP-05-25-9596 / "Downtown

Chairperson Henning requested Shantele Frie, Associate Planner, present the Master/Alternative Sign for Downtown Student Mural.

SW 11th St	
APPLICANT	Teresa Keene, 801 NW Vesper Street, Blue Springs, MO
MOTION / MASTER/ALTERNATIVE SIGN / ASP-05-25-9596 / "Downtown Student Mural" / 204 SW 11th St	Commissioner Smith made a motion to approve the Master/Alternative Sign ASP-05-25-9596 with staff conditions.
SECOND	Commissioner Craddolph seconded the motion.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **APPROVED** **(8-Aye, 0-No)**
STAFF CONDITIONS	Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign. 2. Concerning Sign Maintenance: a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed. b. Degradation may include but is not limited to peeling, flaking, or fading paint. 3. Concerning Sign Removal: a. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.
RULES OF PROCEDURE	Nick Hutchison, Community Development Assistant Director, went over the Rules of Procedure with the Commissioners.
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 7:30 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

7/14/2025
Date