City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, September 8, 2025

Media Link: September 8, 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, August 11, 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
Jennifer Ritschel-Smith
Richard How
Jared Pumphrey
Brian Ingersoll
Susan Stokenbury
Byron Craddolph

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Nic Hutchison, Assistant Director of City Development
Shantele Frie, Associate Planner
Logan Day, Associate Planner
Jerry Kaylor, Mayor Pro-Tem
James Newell, City Attorney
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson
Travis Graham

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 Craddolph made a motion to approve the minutes that was seconded by Commissioner Smith. With 7-0 approval the minutes passed. Chris Henning—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye
OPEN PUBLIC HEARING	Chairperson Henning opened the public hearing at 6:31pm.
PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-06-25-9623 / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave **&** **PUBLIC HEARING / AGENDA ITEM 3 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-06-25-9624** / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave **&** **AGENDA ITEM 4 / PRELIMINARY PLAT / PP-06-25-9625** / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave	Chairperson Henning requested Shantele Frie, Associate Planner, present the Rezoning, Planned Development Concept Plan and Preliminary Plat to the Planning Commission.
APPLICANT	Bryan Rahn, 1120 Eagles Ridge Blvd, Grain Valley, MO
IN FAVOR	None

IN OPPOSITION	Dr. Ghaison Serafini, 1509 NW Mock Ave, Blue Springs, MO Deborah Totten, 1512 NW Mock Ave, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:52pm.
MOTION / REZONING/ RZ-06-25-9623 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave	Commissioner Smith made the motion to approve Rezoning / RZ-06-25-9623 for West Gate Villas.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—No Chris Henning—No Richard How—Aye Byron Craddolph—Aye **Recommended Approval (5-Aye, 2-No)**
MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-06-25-9624 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave	Commissioner Smith made the motion to approve Planned Development Concept Plan / PDC-06-25-9624 for West Gate Villas with 4 staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—No Chris Henning—No Richard How—Aye Byron Craddolph—Aye **Recommended Approval (5-Aye, 2-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 modified by the Planned Development Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable 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.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

MOTION / PRELIMINARY PLAT / PP-06-25-9625 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave

Commissioner Smith made the motion to approve Preliminary Plat / PP-06-25-9625 for West Gate Villas with 6 conditions.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—No
Susan Stokenbury—Aye	Chris Henning—No
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Byron Craddolph—Aye

Recommended Approval (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. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9623) and PD Concept Plan (PDC-06-25-9624) are denied by the City Council.
3. 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.
4. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
5. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.

6. All existing easements that interfere with proposed units must be vacated prior to recording of the Final Plat.

AGENDA ITEM 5 / FINAL PLAT / PF-07-25-9643 / "Hawes Estates" / 27711 E Wyatt Road

Chairperson Henning requested Logan Day, Associate Planner, present the Final Plat for Hawes Estates.

APPLICANT

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

MOTION / FINAL PLAT / PF-07-25-9643 / "Hawes Estates" / 27711 E Wyatt Road

Commissioner Pumphrey made the motion to approve Final Plat / PF-07-25-9643 for Hawes Estates with 5 conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

Recommended Approval (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 not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to Building Permit Issuance, the following must occur:
    a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project..
    b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.
4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure

improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.

5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.

CITY COMPREHENSIVE PLAN DISCUSSION

Mike Mallon, Senior Director of City Development, discussed the City's Comprehensive Plan with commissioners.

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 7:26 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

10/27/25
Date