City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, September 22, 2025

Media Link: September 22, 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, September 22, 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
Richard How
Jared Pumphrey
Travis Graham
Brian Ingersoll
Susan Stokenbury
Chad Sanderson

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
Sydney Wilson, 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 Stokenbury made a motion to approve the minutes that was seconded by Commissioner Ingersoll. With 7-0 approval the minutes passed. Chris Henning—Aye Jared Pumphrey—Aye Travis Graham—Aye Chad Sanderson—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye
MOTION / AGENDA ITEM 2 / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd **&** **AGENDA ITEM 5 / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647** / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd **&** **AGENDA ITEM 6 / PRELIMINARY PLAT / PP-07-25-9648** / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd	Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 13, 2025 Planning Commission. Commissioner Graham made the motion to continue the Sullivan Ranch project to October 13, 2025 Planning Commission.
SECOND	The motion was seconded by Commissioner Ingersoll.
OTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval (7-Aye, 0-No)**

OPEN PUBLIC HEARING	Chairperson Henning opened the public hearing at 6:31 pm.
PUBLIC HEARING / AGENDA ITEM 3 / REZONING / RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St **&** **PUBLIC HEARING / AGENDA ITEM 4 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645 /** "Rampage Athletics" / 2001 SW 9th St **&** **AGENDA ITEM 7 / PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682 /** "Rampage Athletics" / 2001 SW 9th St	Chairperson Henning requested Shantele Frie, Associate Planner, present the Rezoning, Planned Development Concept Plan and Planned Development Final Plan to the Planning Commission.
APPLICANT	Michael Scott, 2001 SW 9th St, Blue Springs, MO
IN FAVOR	None.
IN OPPOSITION	Sherry Ross, 821 SW Granite Ln, Blue Springs, MO Kelly Smith, 2219 SW 9th St, Blue Springs, MO Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO Lyle Shaver, 1325 NE Hilltop Dr, Blue Springs, MO Gary Baker, 817 SW Granite Ln, Blue Springs, MO

PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:48 pm.
MOTION / REZONING/ RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St & **PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645** / "Rampage Athletics" / 2001 SW 9th St & **PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682** / "Rampage Athletics" / 2001 SW 9th St	Commissioner How made the motion to continue the Rampage Athletics project to the Monday, October 27, 2025 Planning Commission Meeting.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval (7-Aye, 0-No)**
COMMUNITY DEVELOPMENT MONTHLY REPORT	Logan Day, Associate Planner, presented the Community Development Report for August to the Planning Commission.

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

10/13/2025
Date