City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, December 22, 2025

Media Link: December 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, December 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	Brian Ingersoll
	Richard How	Susan Stokenbury
	Jennifer Ritschel-Smith	Byron Craddolph
	Travis Graham	
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	
	Jared Pumphrey	

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 How made a motion to approve the minutes that was seconded by Commissioner Craddolph. With 7-0 approval the minutes passed. Chris Henning—Aye Byron Craddolph—Aye Travis Graham—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:32pm.
PUBLIC HEARING / AGENDA ITEM 2 / VACATION / VAC-11-25-9743 / "Blue Springs Public Works" / 500 SE Sunnyside School Rd **&** **AGENDA ITEM 3 / SITE PLAN DESIGN REVIEW / SPDR-11-25-9732** / "Blue Springs Public Works" / 500 SE Sunnyside School Rd	Chairperson Henning requested Nic Hutchison, Assistant Director of City Development, present the Vacation and Site Plan Design Review for Blue Springs Public Works.
APPLICANT	
IN FAVOR	
IN OPPOSITION	
PUBLIC HEARING CLOSED	
MOTION / VACATION / VAC-11-25-9743 / "Blue Springs Public Works"	

/ 500 SE Sunnyside School Rd	
ECOND	The motion was seconded by Commissioner Graham.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval (7-Aye, 0-No)**
STAFF CONDITIONS	
MOTION / SITE PLAN DESIGN REVIEW / SPDR-11-25-9733 / "Blue Springs Public Works" / 500 SE Sunnyside School Rd	
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval (7-Aye, 0-No)**

STAFF CONDITIONS	
AGENDA ITEM 4 / MASTER/ALTERNATIVE SIGN / ASP-11-25-9737 / "Kansas City Cannabis" / 1117 NW 7 Hwy	Chairperson Henning requested Logan Day, Associate Planner, present the final plat for The Woodlands at Chapman Farms.
APPLICANT	Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO
MOTION / MASTER/ALTERNATIVE SIGN / ASP-11-25-9737 / "Kansas City Cannabis" / 1117 NW 7 Hwy	Commissioner How made the motion to approve final plat PF-08-25-9671 for The Woodlands at Chapman Farms with 3 conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Byron Craddolph—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval w/ 3 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 unless modified under the PUD Concept Plan.

2. Prior to building permit issuance, the following must occur:
   a. The Final Plat must be recorded with Jackson County.
   b. The recorded Declaration of Restriction documents must be provided to the City.
   c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for each lot shall be installed.
   b. The required public sidewalk for each lot shall be installed.

STRATEGIC PLAN PRESENTATION

George Schmitz, Assistant to the City Administrator, presented the Strategic Plan to the Planning Commissioners.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:59 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

1/12/26
Date