BLUE SPRINGS
MISSOURI

MINUTES OF PLANNING COMMISSION February 9, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, February 9, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel-Smith

Travis Graham

Byron Craddolph

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

James Newell, City Attorney

Traci Breshears, Recording Secretary

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, recording secretary, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson Henning requested action on the Approval of Minutes. Commissioner Pumphrey made a motion to approve the minutes. Commissioner Ingersoll seconded the motion. With 8-0 approval the minutes passed.

3. AGENDA ITEM 4—PUBLIC HEARING—UDC TEXT AMENDMENT: SHORT TERM RENTALS (UDCT-01-26-9774) 903 W MAIN ST

Chairperson Henning opened the public hearing at 6:31 p.m. and requested that Nic Hutchison, Director of City Development, present the UDC Text Amendment to Planning Commission.

No one spoke in favor or in opposition to the Short Term Rentals, so Chairperson Henning closed the public hearing at 6:49 p.m.

Commissioner Ingersoll made the motion to table UDC Text Amendment until March 9, 2026 Planning Commission Meeting. Commissioner Pumphrey seconded the motion. With 8-0 approval, the UDC was continued.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

4. AGENDA ITEMS 5 & 7—PUBLIC HEARING—GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT: MCATEE MEADOWS (GDP-12-25-9747 & PP-12-25-9748) Northwest corner of SW South Ave & SW 7th St Ter

Chairperson Henning opened the public hearing at 6:50 p.m. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the public hearing to the March 23, 2026 Planning Commission Meeting.

Commissioner How made the motion to continue the McAtee Meadows project to March 23, 2026. The motion was seconded by Commissioner Stokenbury. With a 8-0 approval, the General Development Plan and Preliminary Plat for McAtee Meadow, the project was continued.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

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5. AGENDA ITEM 6—PUBLIC HEARING—CONDITIONAL USE PERMIT: ECLECTIC TATTOO (CUP-01-26-9781) 1121 SW 28th St

Chairperson Henning opened the public hearing at 6:51 p.m. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the public hearing to the February 23, 2026 Planning Commission Meeting.

Commissioner How made the motion to continue the Eclectic Tattoo project to February 23, 2026. The motion was seconded by Commissioner Stokenbury. With a 8-0 approval, the Conditional Use Permit for Eclectic Tattoo, the project was continued.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

6. ADJOURN

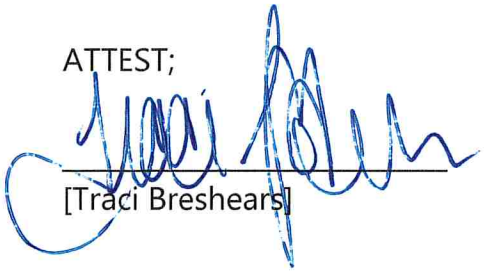
Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:54 p.m.

[BOARD CHAIR]



[Chris Henning]

ATTEST;



[Traci Breshears]