BLUE SPRINGS
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MINUTES OF PLANNING COMMISSION February 23, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, February 23, 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

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Asif Haque, Planner II

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

Jennifer Baird, 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 the minutes from February 9, 2026. Commissioner Stokenbury made a motion to approve the minutes. Commissioner Graham seconded the motion. With 8-0 approval the minutes passed.

3. PUBLIC HEARING—AGENDA ITEM 8: Conditional Use Permit/CUP-01-26-9781/Eclectic Tattoo/ 1121 SW 28th St

Chairperson Henning opened the public hearing at 6:31p.m. and requested Asif Haque, Planner II, present the Conditional Use Permit for Eclectic Tattoo to Planning Commission.

Applicant: Dan Kubin, 1121 SW 28th St, Blue Springs MO

For: None

Against: None

With no further discussion, Chairperson Henning, closed the public hearing at 6:36 p.m.

Commissioner Sanderson made the motion to approve Conditional Use Permit/CUP-01-26-9781 with 2 staff conditions. Commissioner Stokenbury seconded the motion. With a 8-0 approval the Conditional Use Permit was recommended for approval at the March 2, 2026 City Council Meeting.

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

Staff Conditions:

1. Approval by the City Council based on the representation 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 Concept Plan, which include
    a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1121 SW 28th St
    b. The applicant seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential zoning.
2. Prior to issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.

4. PUBLIC HEARING—AGENDA ITEMS 4 & 6: Rezoning & Planned Development Concept Plan/RZ-01-26-9776; PDC-01-26-9775/LUXE II/1500 NW North Ridge Dr.

Chairperson Henning opened the public hearing at 6:37 p.m. and requested Shantele Frie, Planner III, present the Rezoning and Planned Development Concept Plan for Luxe II to Planning Commission.

Applicant: Curt Peterson, 900 W 48th Pl, Kansas City, MO

For: Chuck Zivers, North Ridge Villas HOA

Against: none

With no further discussion, Chairperson Henning, closed the public hearing at 6:56 p.m.

Commissioner How made the motion to approve Rezoning/RZ-01-26-9776. Commissioner Ingersoll seconded the motion. With a 8-0 approval the Rezoning was recommended for approval at the March 2, 2026 City Council Meeting.

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

Commissioner How made the motion to approve the Planned Development Concept Plan/PDC-01-26-9775 with 5 staff conditions. Commissioner Ingersoll seconded the motion. With a 8-0 approval the Planned Development Concept Plan was recommended for approval at the March 2, 2026 City Council Meeting.

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Chris Henning—Aye

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel-Smith—Aye

Brian Ingersoll—Aye

Travis Graham—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

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 requirements or development standards contained in the UDC unless modified under the Planned Development Concept Plan
    a. Requesting a building height allowance over the typical retail or multi-family allowable heights
    b. Request to continue Burdett Crossing which is currently a private drive with the setbacks shown on the plans.
    c. Request to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to parking share agreements.
    d. A waiver to the following requirements is requested for the parking area fronting NW North Ridge Drive:
        i. 404.110.D.2(MF-18 Zoning)-all parking shall be located at least twenty-five (25) feet from the street frontage.

ii. 407.010.E-an 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting.

e. The back-of-curb for the existing parking lot has a setback from the street right-of-way line of approximately 7.2 feet at the west end and approximately 7.5 feet at the east end. The proposed site will have a back-of-curb set-back of approximately 7.2 feet the full length of the parking lot. The location of the proposed curb line is almost identical to the existing curbline.

f. An existing retaining wall ranging from 2-feet in height to over 12-feet in height is located approximately 3-feet behind the right-of-way line in the landscape buffer area. A decorative fence is at the top of the wall. The existing landscape trees are located within the right-of-way line. There is approximately 3.5 feet between the back-of-curb and the fence available for additional landscaping.

2. Prior to the approval of the Final PD Plan, the applicant shall verify that the existing detention facilities are functioning as designed and are capable of providing adequate stormwater control for the proposed development. Documentation shall include submission of a Final Stormwater Management Report prepared by a professional engineer licensed in the State of Missouri, demonstrating that the existing detention system meets applicable City requirements and will adequately serve the development.
3. Prior to the approval of the of the Final PD Plan, the applicant shall provide confirmation from the Fire Department that all existing fire hydrants and any proposed private fire hydrants meet applicable fire protection standards, including location, spacing, and flow requirements. Any

required modifications or additional hydrants identified by the Fire Department shall be incorporated into the Final PD Plan.

4. Prior to approval of the Final PD Plan, a release document shall be executed and recorded to remove the existing restricted building line as shown on the site plan. Following recording of the release, an Administrative Plat shall be submitted and approved to reflect the modification and establish the revised location of the restricted building line.
5. Final Building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan.

5. PUBLIC HEARING—AGENDA ITEMS 5 & 9: PUD Concept Plan & Preliminary Plat/PUDC-10-25-9711 & PP-10-25-9712/Brookside Estates/West of SW 7 Hwy and North and South of SW Brookside Dr.

Chairperson Henning opened the public hearing at 6:58 p.m. and requested Shantele Frie, Planner III, present the PUD Concept Plan and Preliminary Plat for Brookside Estates to Planning Commission.

Applicant: Brian Mertz, 7607 NW John Anders Rd, Kansas City, MO

For: None

Against: John Strait, 26101 Mason School Rd, Blue Springs, MO

With no further discussion, Chairperson Henning, closed the public hearing at 7:15 p.m.

Commissioner Stokenbury made the motion to approve PUD Concept Plan/PUDC-10-2-9711 with 2 staff conditions. Commissioner Ingersoll seconded

the motion. With a 8-0 approval the PUD Concept Plan was recommended for approval at the March 2, 2026 City Council Meeting.

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

Staff Conditions:

1. Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Amended Planned Unit Development:
    a. Established minimum lots standards that deviate from the SF-7 zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14, 15, 16, 47, 48, 50 and 63.
2. The following items shall be included and approved with the PUD Final Plan:
    a. Final building designs for single-family houses meeting the architectural design requirements included in the PUD Concept Plan.
    b. Final Landscape Plan addressing landscaping on all tracts and street trees.
    c. Final illustrative plan for amenities.

Commissioner Stokenbury made the motion to approve the Preliminary Plat/PP-10-25-9712 with 5 staff conditions. Commissioner Graham seconded the motion. With a 8-0 approval the Preliminary Plat was approved.

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

Staff Recommendations:

1. Approval by the Planning Commission based on the representations of any drawings presented as 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 Amended Planned Unit Development:

    a. Established minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14,15, 16, 47, 48, 50, and 63.

2. Approval of this Preliminary Plat is rescinded if the amended PUD Concept Plan (PUDC-10-15-9711) request is denied by City Council.

3. The following items shall be included on the Final Plat for each development phase:

b. A Limits of No Access shall be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.

c. The minimum livable floor area classification of 1,400-sf must be noted on the Final Plat

d. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.

4. The following items shall be completed prior to approval of the Final Plat:

a. A PUD Final Plan shall be submitted and approved by the Planning Commission.

b. An ADA Sidewalk Plan shall be submitted with final construction plans.

c. All sidewalk improvements adjacent to tracts are required to be installed.

d. All public improvements, unless stated otherwise, shall be completed prior to approval of the Final Plat.

e. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of Public Works prior to approval of the Final Plat by City Council.

f. Landscape buffers and amenities shall be installed or financially guaranteed prior to approval of the Final Plat.

g. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

h. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.

i. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.

5. The following items shall be provided prior to the issuance of any building permits within the development:

   a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts and trails.

   b. A Final Plat shall be approved by the City Council and recorded at Jackson County.

6. 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.

6. PUBLIC HEARING—AGENDA ITEMS 7 & 10: General Development Plan & Preliminary Plat/GDP-12-25-9764 & PP-12-25-9765/Epic Retail/2850 NW 7 Hwy

Chairperson Henning opened the public hearing at 7:16 p.m. and requested Logan Day, Planner I, present the General Development Plan and Preliminary Plat for Epic Retail to Planning Commission.

Applicant: William Buck, 3200 S State Route 291, Independence, MO

For: none

Against: none

With no further discussion, Chairperson Henning, closed the public hearing at 7:26 p.m.

Commissioner Graham made the motion to approve General Development Plan/GDP-12-25-9764 with 6 staff conditions. Commissioner Pumphrey seconded the motion. With a 7-1 approval the General Development Plan was recommended for approval at the March 2, 2026 City Council Meeting.

Chris Henning—Aye	Susan Stokenby--Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Brian Ingersoll—No	Travis Graham—Aye
Chad Sanderson—Aye	Jared Pumphrey—Aye

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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 Site Plan Design Review is required to review final building and site design, including landscaping
3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code
4. At the time of the Site Plan Design Review, a Micro Drainage Study shall be submitted. The study shall include supporting hydrologic and hydraulic modeling verifying the proposed detention design, clearly delineated drainage areas, routing diagrams and drainage maps. The report shall demonstrate no adverse impact at identified downstream points of interest by comparing existing and proposed conditions. All analyses and design shall comply with the requirements of the City of Blue Springs Design and Construction Manual and applicable MARC standards.
5. At the time of Site Plan Design Review and consistent with the approved Traffic Impact Study, the westbound approach at the intersection of Missouri Route 7 and Pink Hill Road shall be restriped to provide one (1) dedicated left-turn lane and one (1) shared through/right-turn lane, as identified in the study.

Commissioner Graham made the motion to approve the Preliminary Plat/PP-12-25-9765 with 5 staff conditions. Commissioner Smith seconded the motion. With a 7-1 approval the Preliminary Plat was approved.

Chris Henning—Aye	Susan Stokenbury—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Brian Ingersoll—No	Travis Graham—Aye
Chad Sanderson—Aye	Jared Pumphrey—Aye

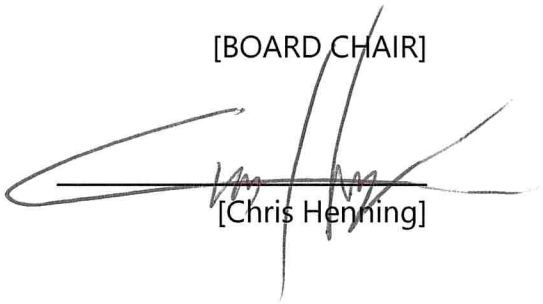
Staff Conditions:

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 5-foot-wide sidewalk meeting Americans with Disability Act regulations is required along Hunters Drive and MO HWY 7
3. Prior to Final Plat recording, All Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study.
4. Easements shall be delineated, labeled and dedicated for all storm detention and storm water quality best management practices on the Final Plat
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

7. ADJOURN

Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:28 p.m.

[BOARD CHAIR]



[Chris Henning]

ATTEST;

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[board secretary]