



**City of Blue Springs
903 Main
Blue Springs, Missouri 64015**

**Planning Commission
MINUTES
Monday, January 22, 2024**

Media Link: [January 22, 2024, 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, January 22, 2024, 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, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Chad Sanderson Susan Stokenbury	Chris Henning Travis Graham Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Jim Burgess, City Engineer John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary	
ABSENT	Tom Rohr, Vice-Chairperson Robert Morton Richard How	
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.	
CONSENT AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Sanderson and a second from Commissioner Stokenbury and a unanimous vote, the minutes of January 8, 2024, were approved.	
AGENDA ITEM 2 / PUBLIC HEARING /	The public hearing for Agenda items 2 and 3 was opened at 6:31 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for both agenda items: Rezoning RZ-12-23-8974 and Planned	

12-23-8974 /
"Lucky Time Dog
& Car Wash" /
1800 SW Leonard
St

Planning Commission meeting.

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**AGENDA ITEM
3 / PUBLIC
HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN
/ PDC-12-23-8975
/ "Lucky Time Dog
& Car Wash" /
1800 SW Leonard
St**

MOTION

Commissioner Henning motioned to approve the continuance of Rezoning / RZ-12-23-8974 and Planned Development Concept Plan / PDC-12-23-8975 of the Lucky Time Dog and Car Wash Project to the requested date of February 12, 2024.

Commissioner Stokenbury seconded the motion.

SECOND

VOTE

Byron Craddolph, Chair – Aye	Chad Sanderson - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Jennifer Ritschel-Smith-Aye	Travis Graham – Aye

RECOMMENDED APPROVAL

(6-Aye, 0-No)

These items will be continued to the February 12, 2024, Planning Commission Meeting.

**AGENDA ITEM
4 / PUBLIC
HEARING /
REZONING / RZ-
10-23-8939 / "Hoot
Owl Meadows" /
SW Corner of E
Wyatt Rd and S
Litchford Rd**

The public hearing for Agenda items 4, 5 and 6 was opened at 6:32 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning RZ-10-23-8939; General Development Plan GDP-10-23-8940; and Preliminary Plat PP-10-23-8941 to the Monday February 26, 2024, Planning Commission meeting.

**AGENDA ITEM
5 / PUBLIC
HEARING /
GENERAL
DEVELOPMENT
PLAN / GDP-10-
23-8940 / “Hoot
Owl Meadows” /
SW Corner of E
Wyatt Rd and S
Litchford Rd**

&

**AGENDA ITEM
6 /
PRELIMINARY
PLAT / PP-10-23-
8941 / “Hoot Owl
Meadows” / SW
Corner of E Wyatt
Rd and S Litchford
Rd**

MOTION

Commissioner Stokenbury motioned to approve the continuance of Rezoning / RZ-10-23-8939, General Development Plan / GDP-10-23-8940, and Preliminary Plat / PP-10-23-8941 of the Hoot Owl Meadows Project to the requested date of February 26, 2024.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye	Chad Sanderson - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Jennifer Ritschel-Smith-Aye	Travis Graham – Aye

RECOMMENDED APPROVAL

(6-Aye, 0-No)

These items will be continued to the February 26, 2024, Planning Commission Meeting

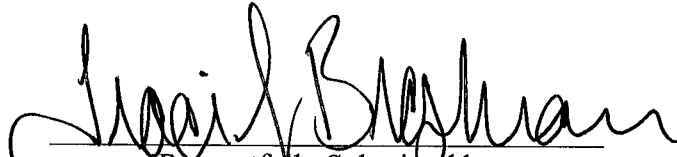
**OTHER
BUSINESS**

Mike Mallon presented the December 2023 Community Development Monthly Activity Report, as well as the year-end report of 2023.

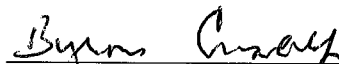
The next scheduled meeting is Monday, February 12, 2024.

**MEETING
ADJOURN**

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:36 p.m.



Respectfully Submitted by
Traci Breshears, Recording Secretary



Byron Craddolph, Chairperson

3-11-24

Date