



**BLUE SPRINGS
HISTORIC PRESERVATION COMMISSION
AGENDA
TUESDAY, JANUARY 14, 2020**

5:00 PM

Blue Springs City Hall – Development Conference Room 128
903 W. Main Street, Blue Springs, MO 64015

1. **CALL TO ORDER**
2. **NEW BUSINESS**
 - A. Discussion on proposed Historic Signs as part of the 2020 Sign Code update.
3. **OTHER BUSINESS**
4. **ADJOURN**

If special accommodations are required for citizen participation in this meeting or if you have any questions or comments on any agenda items,
PLEASE CALL 816-220-4504

Agenda posted at the following locations:

City Hall, 903 W. Main Street

City's website

<http://www.bluespringsgov.com/AgendaCenter>

January 9, 2020

A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development

MEMORANDUM

DATE: January 14, 2020 Historic Preservation Commission meeting

TO: Historic Preservation Commission

FROM: Matt Wright, Senior Planner

SUBJECT: Historic Overlay District Signage

Included in the January 14, 2020 Historic Preservation Commission agenda packet is a memo from Nathan Jurey, Senior Planner. Mr. Jurey has been the staff liaison for the Sign Code Task Force over the past year and has drafted proposed Sign Code updates based on current trends; feedback from residents, business owners, and sign companies; and compliance with recent U.S. Supreme Court decisions. As part of this process, we noted that there is not currently any process or means to protect a historic sign through the Sign Code. Mr. Jurey's memo outlines the proposed process for review and discussion with the Commission.

At the November 19, 2019 Historic Preservation Commission, Commissioners expressed concern that there was not a process to protect the "Lowe" drug sign from being removed. The proposed historic signs process would still allow the property owner to remove the sign, even if has been designated as a historic sign through the Sign Code's process (recommendation by Historic Preservation Commission and approval by Planning Commission).

The Unified Development Code (UDC) has a process in place in which a sign could potentially be preserved as part of a Historic Landmark through the Historic Overlay District ("H-O"). The "H-O" zoning district protects buildings, structures, or land improvements that represent or reflect elements of the City's cultural, social, economic, political, and architectural history. As signs are structures, they could be specifically identified as a contributing element of a Historic Landmark, thereby giving it greater protection from removal. The property owner must file a Rezoning application to initiate the review and approval process for Historic Landmark designation. This designation would remain with the property regardless of future ownership. However, future property owners could request to rezone out of the Historic Overlay District under the same review and approval process.

MEMORANDUM

DATE: Tuesday, January 14, 2019

TO: Historic Preservation Commission

FROM: Nathan Jurey | Senior Planner

SUBJECT: Sign Code Update – Historic Signs

When the Mayor and City Council established the Sign Code Task Force (SCTF) in February, the SCTF was tasked with updating the Sign Code to balance the current interests of businesses and residents of Blue Springs and to align the Sign Code with recent U.S. Supreme Court and other Appellate decisions.

Over the last 10 months, the SCTF has studied and revised the Sign Code to provide its recommendations to City Council. From April and June, the SCTF reviewed the existing Sign Code to build a common foundation and frame ideas for the Sign Code Update. In August, the SCTF commissioned City staff to survey citizens, businesses, & sign companies. Staff distributed 3 surveys through a variety of methods. Altogether, we received 224 responses (124 citizens, 100 businesses/organizations, & 10 sign companies). From October and November, the SCTF reviewed these results and recommended changes to the existing Sign Code.

One change recommended by the Sign Code Task Force is to add a new Sign Type that allows Historic Signs to remain and be maintained in perpetuity. The following summarizes the proposed additions to the Sign Code regarding Historic Signs.

1. **Approval Process.** Historic Signs, via the Master Sign Plan application, may be approved by Planning Commission with a recommendation from the Historic Preservation Commission.
2. **Review Criteria.** Historic Signs shall:
 - a. Be a minimum age of thirty (30) years old. Age must be verified with written documentation of the history of the sign and its significance to Blue Springs;
 - b. Exhibit aesthetic quality, creativity, and innovation;
 - c. Be unique; historically significant; originally associated with a chain or business that is either a local or regional chain or business; be recommended for preservation by scholarly documentation; or be a rare surviving example of a once common sign type; and
 - d. Retain most of its character defining features. A restoration and maintenance plan must be provided to clearly define these features and ensure their restoration and maintenance.

Additionally, Historic Signs must meet the review criteria applicable to all Master Sign Plans. All Master Sign Plans shall:

- a. Meet the intent of this Sign Code;
- b. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business;
- c. Not result in signage that significantly alters the architectural, cultural, historic, or contextual character of the surrounding area due to the size or location of the signage;
- d. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation;
- e. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest; and
- f. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.