



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

**Historic Preservation Commission
MINUTES
Tuesday, January 14, 2020**

A meeting of the Historic Preservation Commission of the City of Blue Springs was held in the City Hall Development Conf. Room 128 located at 903 W. Main Street on Tuesday, January 14, 2020 with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Pam Albarelli, Vice Chairperson
Frances Hose, Chairperson

Ryan Crider
Mary Potter

STAFF / OTHERS

Matt Wright, Senior Planner, Com. Dev.
Nathan Jurey, Senior Planner, Com. Dev.

MEMBERS ABSENT

Chris Birkenmaier
Ken Billups, Jr.
Riley Burrus Sr.
Kay Burrus
Councilmember Chris Lievsay (Dist. 2)

CALL TO ORDER

As a quorum was not present, there was no official call to order for the meeting. The meeting began at 5:04 p.m. No official votes were taken during the meeting.

AGENDA ITEM 2A

/ "Discussion on proposed Historic Signs as part of the 2020 Sign Code update."

Matt Wright, Senior Planner, Community Development, went through the first memo in the packet that explains the purpose of bringing the Sign Code discussion to the Commission regarding historic signs. Mr. Wright also clarified that there are two processes for historic signs, the more restrictive of the two is to designate a sign as contributing element to a historic landmark through the Historic Overlay ("H-O") District. The less restrictive, which is being proposed as part of Sign Code update, is to allow property owners to keep signs that may not meet current Sign Code requirements if they are deemed to have historic value by the Historic Preservation Commission and Planning Commission.

Nathan Jurey, Senior Planner, Community Development, went through the second memo in the packet which outlines the Sign Code update process taken by staff and the Sign Code Task Force. Mr. Jurey also went through the proposed review and approval criteria for historic signs proposed in the Sign Code update.

Mr. Wright clarified to the Commission that this historic sign process could apply to any signs in the City, and not just in the Historic District. Staff has used Blue Springs Bowl as an example of the types of signage this process is intended to apply to. Blue Springs Bowl is located outside of the Historic District but has unique qualities and is a recognizable sign to the community due to its age, design, and business association. The 30-year age requirement was determined based on existing signs, such as Winstead's, which staff believes was built in the late 1980s. Generally, a building may be considered historic at 50-years. However, as signage rarely outlasts a building or business, a lower age requirement seemed to appropriate. Mr. Wright also stated the proposed criteria and process were based on a combination of other Cities regulations. Staff wasn't able to find any other Cities in the metro area that had a historic sign designation process. However, there were Cities in Illinois, Texas, and Arizona that were used as a starting point for historic sign process. Staff further clarified, as discussed back at the November meeting, that this process would not prohibit a sign that has been designated as a "historic sign" through the Master/Alternative Sign Plan process, from being removed by the current or future owner if they so desire. If the Commission wanted to try and make a sign permanent, they would need to encourage the owner to apply and be approved as a Historic Landmark.

QUESTIONS

Commissioner Albarelli wanted to ensure that this was not just a way for someone to keep a pole sign. Staff responded that the pole sign regulations are generally proposed to remain in place with the Sign Code update and that this would only apply to pole signs if reviewed and approved under the historic sign regulations and process.

Commissioner Crider would like to see the review criteria (2.b.) changed from "exhibit aesthetic quality, creativity, and innovation" to "and/or innovation" to allow a little more flexibility in the review. Some signs may lack creativity or innovation, but they are still important to the community based on their history. The other Commissioners were in agreement with that change. Mr. Jurey will present this change to the Sign Code Task Force.

Commissioner Potter expressed her concern that the Commission should do more to get the downtown area designated as a Historic District to ensure that signs like Lowe drug remain. Commissioner Albarelli also felt it was appropriate for the Commission to sit down and go through potential signs of a historic value and create a list of signs that should be protected in the future and reach out to those property owners to see if they're interested in being designated. Mr. Wright stated that this could be part of a future task force or work session for the Commission. Commissioner Potter asked if only the property owner can make the designation request. Mr. Wright stated that the Municipal Code allows Staff, Planning Commission, or City Council to also make the request, however, the City rarely makes such an application due to the potential political and legal challenges. The last time the City did that was with the Downtown Zoning District designation.

OTHER BUSINESS

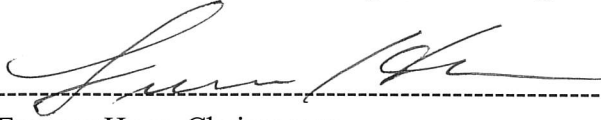
There was no other business to bring before the Commission.

MEETING ADJOURN

With no further discussion, the meeting adjourned at 5:50 p.m.



Respectfully Submitted by,
Matt Wright, Recording Secretary



Frances Hose, Chairperson

10-14-2020

Date