



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

**Downtown Review Board  
MINUTES  
Thursday, January 14, 2021**

*Pursuant to [Jackson County Executive Order](#) dated November 18, 2020 and any subsequent amendments and Phase 2.5 of the Eastern Jackson County Recovery Plan limiting public gatherings, this meeting will be conducted by taking safe social distancing measures as required by the Order.*

A meeting of the Downtown Review Board of the City of Blue Springs was held via conference call, as allowed under § 610.020(1), RSMo, which permits conference call meetings and roll call votes in emergency situations due to the current health crisis and state of emergency, with the following members, guests and staff in attendance:

**ATTENDANCE**

Chris Sandie, Public Works Dir.  
Jaime Russell, Chamber Member  
Jennifer Hauschild, Vice Chair  
Jason Ellis, Chairperson  
Galen Ericson, Council, Dist. 1  
Mike Mallon, Comm. Dev. Dir.  
Mitchell Peil, PC Rep. 1

**STAFF/OTHERS**

Matt Wright, Asst. Director  
Karen Findora, DRB Liaison

**ABSENT**

LaKeisha Veal, PC Alt. Rep. 2  
Ashley Hose, PC Alt. Rep.  
Chris Lievsay, Council, Dist.2

**CALL TO ORDER  
ROLL CALL**

Chairperson Jason Ellis, called the meeting to order at 4:00 p.m. and requested a roll call from Karen Findora, DRB Liaison, which is reflected in the minutes.

Chairperson Ellis requested action on the Consent Agenda with a motion by Board Member Jennifer Hauschild to approve the Minutes of December 22, 2020, a second from Board Member Jaime Russell, and a unanimous vote via roll call, the Minutes were approved as submitted.  
(7-Aye, 0-No)

**AGENDA ITEM 2A /  
DRB-01-21-7625 / "1008 W.  
Main Street" / Front façade  
alteration**

Matt Wright, Assistant Director Community Development, stated that applicant's storefront was damaged due to a burglary in early December 2020. In an effort to secure the building, the applicant installed a concrete block wall within 24 hours of the incident. The applicant is now requesting to forego any reinstallation of a storefront with windows and instead clad the

concrete block wall with a brick veneer. A building permit is required for structure façade alteration, including the storefront removals or replacements. Of the larger storefront, the area proposed to be a blank brick wall covers less than 50% of the first-floor façade. Therefore, staff believes the intent of the Downtown Design Standards has been met. Staff recommends approval.

**QUESTIONS**

Board Member Jennifer Hauschild asked if the owner was going to ask for signage. Mr. Wright stated that currently they owner has not submitted anything for signage.

**APPLICANT**

The applicant, Kurston Gavin Hughes, joined the meeting late.

**MOTION**

**AGENDA ITEM 2A /  
DRB-01-21-7625 / "1008 W.  
Main Street" / Front façade  
alteration**

Board Member Jennifer Hauschild recommended the approval of DRB-01-21-7625.

**SECOND**

Seconded by Board Member Mitchell Peil.

**VOTE**

Chris Sandie – Lost Connection	Galen Ericson – Aye
Mike Mallon – Aye	Mitchell Peil - Aye
Jaime Russell – Aye	Chris Lievsay – Absent
LaKeisha Veal – Absent	Ashely Hose – Absent
Jennifer Hauschild, Vice Chairperson - Aye	
Jason Ellis, Chairperson - Aye	
<b>(APPROVED 6-Aye, 0-No)</b>	

**AGENDA ITEM 2B /  
DRB-01-21-7627 / "1201 W.  
Main Street" / Side façade  
alteration**

Matt Wright, Assistant Director Community Development, stated that the applicant is renovating the rear portion of the top floor of the building to be utilized as an event space. The renovation will include the installation of a raised concrete patio with railings with a set of double doors and two roll up doors on the west façade. Mr. Wright displayed color renderings of the site along with detailed information of the materials. The only review of this project is for the blank walls. The applicant is reducing the blank wall coverage, so staff does recommend approval.

This addition doesn't affect the parking at all for this site.

**QUESTIONS**

Councilmember Galen Ericson, questioned the depth of the railing.

**APPLICANT**

David Mann, Premier RE, LLC  
Owner, East Forty Brewing

Mr. Mann stated that it does extrude 16-ft. from the building, where the new doors are going to be installed, and 17-ft. from the building further to the south where the existing dock is.

**QUESTIONS**

Councilmember Galen Ericson, questioned if Mr. Mann had any thoughts in incorporating solar for the awnings in the future. Mr. Mann stated that after the addition is built, he does want to look at adding a shade structure type

awing on the end in front of the garage doors, but that will be a separate submission.

**MOTION**  
**AGENDA ITEM 2B /**  
**DRB-01-21-7627 / “1201 W.**  
Main Street” / Side façade alteration

Board Member Jaime Russell recommended the approval of DRB-01-21-7627.

**SECOND**

Seconded by Board Member Mitchell Peil.

**VOTE**

Chris Sandie - Aye  
Mike Mallon – Aye  
Jaime Russell – Aye  
LaKeisha Veal – Absent  
Jennifer Hauschild, Vice Chairperson - Aye  
Jason Ellis, Chairperson - Aye  
**(APPROVED 7-Aye, 0-No)**

Galen Ericson – Aye  
Mitchell Peil - Aye  
Chris Lievsay – Absent  
Ashely Hose – Absent

**AGENDA ITEM 2C /**  
**DRB-01-21-7629 / “1802**  
SW Walnut Street” / Rear building addition expansion from previously approved plan (DRB-04-20-7280)

Matt Wright, Assistant Director Community Development, stated that the applicant is requesting an exterior building plan change for a rear addition which is an expansion from the previously approved plan. The addition will add living space and a single car side loaded garage. The plan meets all the setback requirements. Staff does need the revised plot plan that shows the driveway being extended to the garage, which is a code requirement. The driveway material can be concrete, asphalt, or brick pavers. Staff will also need revised building elevations, that shows the addition and how the roof line will play into the existing house. The peak on the addition can't extend past the peak on the existing house.

**QUESTIONS**

None.

**APPLICANT**

Kay Murphy, Owner was present.

**MOTION**  
**AGENDA ITEM 2C /**  
**DRB-01-21-7629 / “1802**  
SW Walnut Street” / Rear building addition expansion from previously approved plan (DRB-04-20-7280)

Board Member Jaime Russell recommended the approval of DRB-01-21-7629.

**SECOND**

Seconded by Board Member Mitchell Peil.

**VOTE**

Chris Sandie - Aye  
Mike Mallon – Aye  
Jaime Russell – Aye  
LaKeisha Veal – Absent  
Jennifer Hauschild, Vice Chairperson - Aye  
Jason Ellis, Chairperson - Aye  
**(APPROVED 7-Aye, 0-No)**

Galen Ericson – Aye  
Mitchell Peil - Aye  
Chris Lievsay – Absent  
Ashely Hose – Absent

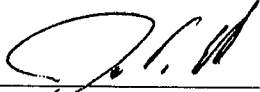
**OTHER BUSINESS**

None.

**MEETING ADJOURN**

With no further discussion, a motion was made by Board Member Mitchell Peil to adjourn at 4:19 p.m. Seconded by Board Member Jaime Russell.

Respectfully Submitted by,  
Karen Findora, Recording Secretary



Jason Ellis, Chairperson

7-26-21

Date