



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

**Historic Preservation Commission
MINUTES
Wednesday, February 6, 2019**

A meeting of the Historic Preservation Commission of the City of Blue Springs was held in the Municipal Annex Conference Room located at 1304 W Main Street on Wednesday, February 6, 2019 with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Chris Birkenmaier
Pam Albarelli, Vice Chair
Frances Hose, Chairman (phone)

Ken Billups Jr.
Reid Hansen

STAFF / OTHERS

Thomas Cole, Director, Com. Dev. & EDC
Mike Mallon, Assistant Director, Com. Dev. & EDC
Matt Wright, Senior Planner, Com. Dev.
Karen Findora, Recording Secretary

MEMBERS ABSENT

Commissioner Kay Burrus
Commissioner Riley Burrs St.
Commissioner Mary Potter
Councilman Chris Lievsay (Dist. 2)

CALL TO ORDER

Pam Albarelli, Vice Chairman, called the meeting to order at 5:02 p.m.

**CONSENT AGENDA
APPROVAL**

Vice Chairman Albarelli requested action on the Consent Agenda with a motion by Commissioner Ken Billups Jr., a second from Commissioner Chris Birkenmaier, and a unanimous vote, the Minutes of November 7, 2018 were approved as submitted.

**AGENDA ITEM 2A
REVIEW &
RECOMMENDATION /
Unified Development Code
(UDC) Text Amendments
Amending Section 408.020:**

Matt Wright, Senior Planner, Community Development, stated that before the Historic Preservation Commission is a request to amend several sections of the Historic Overlay District regulations. Mr. Wright presented the staff report and stated that everything that is underlined would be added and everything crossed out would be deleted.

QUESTIONS

Staff is recommending that a new section be added to the glossary of the code that defines what the new suggested uses are. Staff found several sections that duplicate what is already in the Downtown Zoning District that doesn't necessarily need to be there. There were also some uses that weren't previously defined that need to be defined now, that way if the city does get certain commercial uses that are interested in the Historic District that we can accommodate them.

Staff is recommending removing accessory dwelling units and duplexes since those were added to the overall Downtown Zoning District in 2007. Every single-family lot is allowed to have an accessory dwelling unit. If one were proposed, that would come before the HPC to review.

Commissioner Billups Jr. asked if all of the Historic District was in the Downtown Zoning District. Mr. Wright stated that it is at this time and likely will be for the foreseeable future.

The other sections pertain to bed and breakfast inns. Mr. Wright stated that currently the bed and breakfast standards only allow the resident to live in the main house, but as there are some lots that have accessory units, if the owner of that bed and breakfast lives in the accessory dwelling unit they may use the main house as the bed and breakfast. The owner would still live on the same lot and maintain the property. There will be no employees except for full time residents of the subject lot.

Section D currently reads that no separate structures or accessory buildings, including garages can be used as living units/sleeping quarters. This item was brought before the Development Advisory Commission and they recommended changing that to allow guests to stay in the accessory dwelling unit.

Commissioner Reid Hansen asked for a better description of accessory dwelling units. Mr. Wright stated that it is a smaller living unit that is detached from the house.

Section E lists some of the land uses that would come before both the HPC and Planning Commission and specify that they would be required to be reviewed through the Conditional Use Permit process.

Commissioner Billups Jr. questioned the size of the signage (2' X 2') in the code. The HPC suggested that the sign size be increased to 2' X 3'.

Section 3 is removing the duplex dwelling units, due to the fact that those are now allowed as a Conditional Use Permit in the Downtown Zoning District.

Mr. Wright stated that there is a list of commercial uses that were listed in the Historic Overlay that were not defined. One of those uses is restaurants and staff wanted to know if the HPC wanted to leave that use open ended or specify what type of restaurants or uses would be allowed. The Commission was in favor of only allowing certain types of restaurant uses that were more appropriate in the Historic Overlay,

including “restaurant - specialty,” “tea house/room,” and “coffee house.”

Commissioner Billups Jr. asked if there was anything that addressed alcohol sales. Mr. Wright stated that there is not however, there are distance requirements from churches and schools.

Mr. Wright stated that staff will increase the sign size and staff remove the requirement that food and beverage must be consumed on location for the “restaurant - specialty” use.

Commissioner Ken Billups Jr. moved to recommend the approval of the code amendments with changes and to include the HPC suggested changes.

MOTION
AGENDA ITEM 2A
REVIEW &
RECOMMENDATION /
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Amending Section 408.020:
H-O, Historic Overlay
District

SECOND

Seconded by Commissioner Reid Hansen.

VOTE


Riley Burrus, Sr. - Absent	Mary Potter – Absent
Councilman Chris Lievsay (Dist. 2) Absent	Ken Billups Jr. – Aye
Chris Birkenmaier – Aye	Kay Burrus – Absent
Pam Albarelli, Vice-Chairman - Aye	Reid Hansen - Aye
Frances Hose, Chairman (phone) – Aye	
(APPROVED 5-Aye, 0-No)	

OTHER BUSINESS

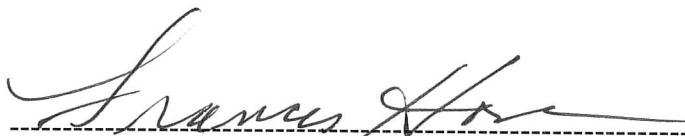
None.

MEETING ADJOURN


With no further discussion, a motion was made by Commissioner Ken Billups Jr. to adjourn at 5:31p.m. Seconded by Commissioner Reid Hansen.



Respectfully Submitted by,
Karen Findora, Recording Secretary



Pam Albarelli, Vice-Chairman



Date