



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

**Downtown Review Board
MINUTES
Wednesday, May 11, 2022**

A meeting of the Downtown Review Board of the City of Blue Springs was held in the City Hall Development Conf. Room 128, located at 903 W. Main Street on Wednesday, May 11, 2022, with the following members, guests and staff in attendance.

ATTENDANCE

Jaime Russell, Chamber Member	Mitchell Peil, PC Rep.
Jennifer Hauschild, DTA	Galen Ericson, Council, Dist. 1
Jason Ellis, Chairperson	Kent Edmondson, Council Dist. 2
LaKeisha Veal, Vice Chair	

STAFF/OTHERS

Mike Mallon, Comm. Dev. Dir
Chris Sandie, Public Works Dir.
Aliyah Kincade, Recording
Secretary
Shana Kelly, Associate Planner,
Comm. Dev.

ABSENT

None.

**CALL TO ORDER
ROLL CALL**

Chairperson Jason Ellis, called the meeting to order at 3:58 p.m.

CONSENT AGENDA

Chairperson Ellis requested action on the Consent Agenda with a motion by Board Member Jaime Russell, to approve, a second from Board Member Mitchell Peil and a unanimous vote, the Minutes of May 4, 2022.

**AGENDA ITEM 2A /
DISCUSSION ITEM
East Forty Brewery / 1201
West Main St. #A / Potential
Solar Panel Canopy**

Mike Mallon, Director Community Development, states this agenda item is for discussion purposes only. The applicant, David Mann, would like to receive feedback to move forward or not with his proposal. The proposal is for a solar panel canopy and in the past the Board denied some solar panels along Main Street and recently the Code has been updated to allow solar panels along the street facing side.

APPLICANT

David Mann, East Forty Brewery.

DISCUSSION

Mr. Mann explains he would like to install a solar panel canopy with back steel frame posts that will match the current fence on the patio of the property. The solar panels will be bifacial panels that allow sunlight through them and resemble the look of a solar panel. Mr. Mann describes the installation of the panels and location on the property.

Board Member Jennifer Hauschild states the panels will look more like a sunscreen but obviously solar panels.

Board Member Mitchell Peil questions if it will take the whole side of the building or just the patio.

Mr. Mann and Mr. Mallon help clarify the location for the Board.

Board Member Peil states the proposal will be great and Board Member Jaime Russell and Board Member Hauschild agree as well.

Board Member Mitchell Peil questions about sun reflection from a future development at the old lumber yard site.

Mr. Mann does not believe sun reflection will cause any issues.

Board Member Russell questions if solar panels reflect a lot of light.

Mr. Mann states solar panels more absorb the sun light and have little reflection.

The entire Board supports Mr. Mann's proposal.

Mr. Mallon was awaiting the recommendation from the Public Art Commission meeting, which was at 3:30 p.m. and the Commission recommended approval.

Mr. Mallon states the applicant, Jeff Carpenter on behalf of the Rotary Club, would like to install a mural on the east façade of 1101 W Main Street. The mural will represent the theme of diversity and inclusion. The art will be applied with spray-paint and covered with a clear coat finish every 7 years for maintenance. Murals may only be approved through a master sign plan and this board is a recommending body to the Planning Commission. Staff recommends approval of the mural.

AGENDA ITEM 3A / REVIEW OF PROJECT APPLICATIONS

Diversity & Inclusion Mural /
1101 W Main Street

APPLICANT

Jeff Carpenter, Blue Springs Rotary Club.

Mr. Carpenter states this idea started a year and a half ago that the Rotary Club wanted to make a local impact due to issues facing the entire nation to be more inclusive in Blue Springs. The Rotary Club decided on a mural.

Mr. Carpenter states Michael Scott, the property owner, had other ideas for the wall yet decided to forego those ideas and allow the mural. Mr. Carpenter stated 4 or 5 muralists did apply and that this work is essentially donated, and the supplies will just need to be provided.

The Rotary Club will be preparing the wall for the artist which includes repainting and possibly adding some box trees for additional aesthetics.

Mr. Carpenter states the artist J.T. Daniels has done a lot of artworks for cities, major companies, and is a Kansas City local. The mural is the artist's interpretation of diversity and inclusion with a collection of different individuals of race and color to represent our community.

DISCUSSION

Board Member LaKeisha Veal like the idea of the mural but does not understand the proposed mural. She further explains the word "sup", which is the artists' tag name/brand, could be interpreted as language used by the people represented in the mural.

Board Member Veal further questions the content of the mural and explains she doesn't understand it.

Mr. Carpenter states he cannot explain the artist's intent and this mural is the artist's vision.

Board Member Hauschild questions to clarify if the word "sup" is the artist's trademark or slang for the phrase "what's up".

Mr. Carpenter states that "sup" is the artist's trademark or visual cue to make himself recognized in his art.

Board Member Hauschild states she showed the mural to the Downtown Alive! Executive Board. The board is trying to promote historic Downtown Blue Springs and feels this mural does not represent anything historic.

Board Member Hauschild sent the mural to ten random people she knows and stated they all agreed this does not coincide with the aesthetic for downtown Blue Springs. She does think the mural is a very cool idea, but it is not a good fit for downtown.

Board Member Russell thinks the mural is a great idea and has seen other artwork of its type in historic areas and this could bring new life to the downtown area.

Board Member Veal states she showed the mural to her children for additional feedback, and they were confused as well. She will be voting no for the mural.

Chairperson Ellis questions about the artwork maintenance and that being the property owner's responsibility over the next 7 years or more.

Mr. Carpenter states if the maintenance is not upkept the owner can simply paint over the mural, but he does not see why you would.

Shana Kelly, Associate Planner, Community Development does state a maintenance plan is required by our Code.

Mr. Carpenter states the content of the piece is not commissioned by the Rotary Club, but by the artist and the whole idea is to bring unity to the area.

Board Member Hauschild states people will not have a project description to enlighten them more about the mural and it will be about first impressions. The people she sent the piece to did not give positive feedback in relation to the downtown area. Board Member Hauschild feels murals should bring a positive vibe and from her further outreach for feedback, the mural did not receive that.

Mr. Mallon explains the role of the Downtown Review Board and the Public Art Commission in reference to the mural. The Public Art Commission is to recommend on the art and content. The Downtown Review Board is to recommend on the idea of a sign/mural on the proposed façade, but not the actual content of the art.

Chairperson Ellis appreciates the idea but did not take away that idea from the mural and what was described on paper.

Councilperson Ericson questions if the building is sold and the new owner does not like the art, they simply can remove it.

Mr. Mallon states yes.

Councilperson Edmondson questions if the mural will count against the total signage for the property owner.

Mr. Mallon states no because it is not a commercial message.

Board Member Peil questions about another downtown mural to be put on a semi-trailer.

Mr. Mallon states it was approved.

Board Member Hauschild states there has been a setback, but the murals are still in the works to be done.

Board Member Russell thinks this mural will help bring a more cohesive theme to our downtown with the other murals.

MOTION

Diversity & Inclusion Mural /
1101 W Main Street

Board Member Russell makes a motion to approve the Diversity & Inclusion Mural at 1101 W Main Street.

SECONDED

Board Member Peil seconded.

VOTE

Jaime Russell – Aye
Jennifer Hauschild - Nay
Mitchel Peil- Nay

LaKeisha Veal, Vice-Chair- Nay
Jason Ellis, Chairperson - Nay

(RECOMMENED DENIAL

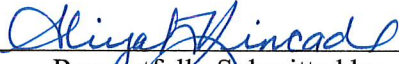
1-Aye, 4-No)

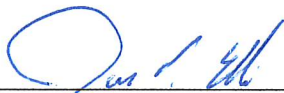
OTHER BUSINESS


None.

MEETING ADJOURN

With no further discussion, a motion was made by Board Member Mitchell Peil to adjourn at 4:34 p.m. Seconded by Board Member Jaime Russell.


Respectfully Submitted by,
Aliyah Kincade, Recording Secretary


Jason Ellis, Chairperson


Date