



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

**Development Advisory Commission
MINUTES
Friday, May 15, 2020**

A State of Emergency for Jackson County, Missouri was declared on March 12, 2020 and subsequent amendments by Jackson County Executive Order requiring residents to stay at home and limiting public gatherings to reduce the spread of the COVID-19 virus. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Development Advisory Commission participated in this meeting via video-conference and telephone to ensure safe social distancing measures were taken. The public was able to attend via telephone conference.

A meeting of the Development Advisory Commission of the City of Blue Springs was held at 9:00 a.m. on Friday, May 15, 2020 via video-conference and telephone. The following members, guests and staff were in attendance:

MEMBERS PRESENT	Orion Berridge Mitchell Peil, Chairman	Bruce Reynolds Chris White
STAFF / OTHERS	Mike Mallon, Acting Director, Community Development Matt Wright, Acting Assistant Director, Community Development Jackie Sommer, City Attorney Galen Ericson, Councilmember Liaison Dist. 1 Karen Findora, Recording Secretary Commissioner Bob Frost.	
ABSENT		
CALL TO ORDER /	Chairperson Mitchell Peil called the meeting to order at 9:05 a.m.	
ROLL CALL	Karen Findora, DAC Liaison, called the roll.	
APPROVAL OF MINUTES	Chairperson Peil requested action on the Consent Agenda. Commissioner Chris White moved to approve the May 8, 2020 meeting minutes. Seconded by Commissioner Bruce Reynolds. Motion of approval carried unanimously.	
AGENDA ITEM 2A / UNIFIED DEVELOPMENT CODE TEXT	Mike Mallon, Acting Director, Community Development, informed the Commission that the presentation for this meeting is not any different than the one that was presented at the May 8 th DAC meeting. At the last meeting there was some interest in possibly having a fence task force to further review the UDC fencing requirements and regulations. Staff	

AMENDMENT / discussed that with the City Administrator, and he didn't feel that a task force would be
UDCT-03-20-7250 / warranted. The request was to return to the previous fencing requirements for fence facing
Amend Chapter 4, and the number of permitted materials. Mr. Mallon went through those options again with
Section 407.040.D.3 of the UDC for Fencing the Commission. Councilmember Galen Ericson submitted additional photos for the
the UDC for Fencing Commission to review. The two recommended amendments will be heard by the
Planning Commission at their Tuesday, May 26, 2020 meeting and heard by the City
Council at their Monday, June 1, 2020.

- All fences shall be constructed so that the finished side of the fence faces outward from the property installing the fence, as well as the public right-of-way and the support posts are inside the fence and screened from view.
- Fences shall be constructed out of any of the following materials; however, no fence shall be constructed out of more than two of the materials below:
 - a) Wood or vinyl simulating wood;
 - b) Wrought iron or aluminum simulating wrought iron;
 - c) Stone, brick, concrete with stone or brick veneer, or precast concrete simulated stone or brick; or
 - d) Chain link or vinyl clad chain link in the rear or side yard only, provided all exposed steel shall have a color finished coat or be galvanized.

DISCUSSION

Councilmember Ericson asked staff if they had researched other cities on their fencing requirements. Mr. Mallon stated that both City of Independence and City of Lee's Summit both have requirements that the finish side of the house face outward from a property or towards a right-of-way. Mr. Mallon stated that he would prefer that both items be voted on separately. Mr. Mallon suggested that the word, "towards" be added to the amendment language.

Commissioner Chris White asked staff if this would be over governing the fence requirements. Mr. Mallon stated that the changes that are presented were in the code for several years. The change for the sides of fences took place in 2018 and the materials took place in 2015. Recently a neighbor complained and the Council requested staff look at revising the code with the changes listed.

MOTION / 1st 407.020.D.3.C.2 All fences shall be constructed so that the finished side of the fence
AMENDMENT faces outward from the property installing the fence, as well as **towards** the public right-
AGENDA ITEM 2A / of-way and the support posts are inside the fence and screened from view.
UNIFIED
DEVELOPMENT Commissioner Chris White made a motion to consider the first amendment of UDCT-03-
CODE TEXT 20-7250 / Amend Chapter 4, Section 407.020.D.3C.2 of the UDC for Fencing.
AMENDMENT /
UDCT-03-20-7250 /
Amend Chapter 4,
Section 407.040.D.3 of
the UDC for Fencing

SECOND

Commissioner Orion Berridge.

VOTE

Bob Frost – Absent
Bruce Reynolds – Absent during vote
Mitchell Peil, Chairperson – Aye
(APPROVED 3-Aye, 0-No)

Orion Berridge – Aye
Chris White – Aye

**MOTION / 2ND
AMENDMENT
AGENDA ITEM 2A /
UNIFIED
DEVELOPMENT
CODE TEXT
AMENDMENT /
UDCT-03-20-7250 /
Amend Chapter 4,
Section 407.040.D.3 of
the UDC for Fencing**

407.020.D.3.C.4 Fences shall be constructed out of any of the following materials; however, no fence shall be constructed out of more than two of the materials below:

- a) Wood or vinyl simulating wood;
- b) Wrought iron or aluminum simulating wrought iron;
- c) Stone, brick, concrete with stone or brick veneer, or precast concrete simulated stone or brick; or
- d) Chain link or vinyl clad chain link in the rear or side yard only, provided all exposed steel shall have a color finished coat or be galvanized.

Commissioner Chris White made a motion to consider the second amendment of UDCT-03-20-7250 / Amend Chapter 4, Section 407.040.D.3.C.4 of the UDC for Fencing.

SECOND

Commissioner Orion Berridge.

VOTE

Bob Frost – Absent
Bruce Reynolds – Absent during vote
Mitchell Peil, Chairperson – Aye
(APPROVED 2-Aye, 1-No)

Orion Berridge – No
Chris White – Aye

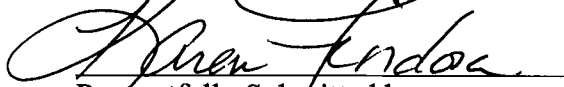
OTHER BUSINESS

Mr. Mallon reminded the Commission that staff will be bringing forward another UDC Text Amendment in the next couple of weeks.

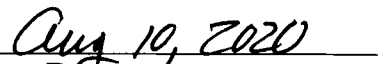
Councilmember Ericson wanted to clarify his thoughts on the fencing. He stated that if there are three types of fence and it's brick, stucco, and wood in the middle, that would be allowed. What the city is trying to avoid is a chain-link section, a wood section, a wrought iron section, as opposed to the post that may go in, that may be different material. Commissioner Berridge stated that is why he voted no; he didn't care for the way the 2nd amendment was written.

ADJOURN

With no further items to come before the Commission, a motion was made by Commissioner Orion Berridge, and seconded by Commissioner Chris White, to adjourn at 9:46 a.m. Motion carried unanimously.


Respectfully Submitted by,
Karen Findora, Recording Secretary


Mitchell Peil, Chairperson


Date