



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

**Downtown Review Board
MINUTES
Tuesday, October 18, 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 Tuesday, October 18, 2022, with the following members, guests and staff in attendance.

ATTENDANCE

Jennifer Hauschild, DTA
Jason Ellis, Chairperson
Tom Rohr
Mitchell Peil

STAFF/OTHERS

Cara Elbert, Asst. Dir., Com Dev
Mike Mallon, Comm. Dev. Dir
Adam Hilgedick, Asst. Dir, PW
Aliyah Kincade, Recording Secretary
Jamarcus Magee, Associate Planner, Comm. Dev.
Galen Ericson, Council, Dist. 1
Kent Edmondson, Council Dist. 2

ABSENT

Jaime Russell, Vice Chair
Sarah Carnes, City Attorney

**CALL TO ORDER
ROLL CALL**

Chairperson Jason Ellis, called the meeting to order at 4:59 p.m.

CONSENT AGENDA

Chairperson Ellis requested action on the Consent Agenda with a motion by Board Member Mitchell Peil to approve, a second from Board Member Jennifer Hauschild and a unanimous vote, the Minutes of May 11, 2022.

**AGENDA ITEM 2A
DRB-10-22-8489 / 1117 W
Main Street / KARMA Store
Front 2022/ Façade
modifications to the front of
the building and interior
updates**

Jamarcus Magee, Associate Planner, presents the request to the Board.

QUESTIONS

Board Member Hauschild questions if they will replace the door to the left of the new proposed entrance.

Mr. Magee states he can reach out to the applicant to ask.

Mitchell Peil questions about the shadow on the overhang in reference to signage.

The Board determined it was just a shadow.

The Board thinks the idea is great.

MOTION

DRB-10-22-8489 / 1117 W Main Street / KARMA Store Front 2022/ Façade modifications to the front of the building and interior updates

Jennifer Hauschild moved to approved DRB-10-22-8489 / 1117 W Main Street / KARMA Store Front 2022/ Façade modifications to the front of the building and interior updates.

SECONDED

Mitchell Peil seconded.

VOTE

Jennifer Hauschild - Aye
Mitchel Peil- Aye

Tom Rohr- Aye
Jason Ellis, Chairperson - Aye

**(RECOMMENED APPROVAL
4-Aye, 0-No)**

**AGENDA ITEM 2B
UDC Text Amendments
(UDCT-09-22-8849)
Downtown Zoning District**

Mike Mallon presented the request to the Board.

QUESTIONS

Jennifer Hauschild questions why update the parking requirements now.

Mr. Mallon states the updates would apply to future projects.

Ms. Hauschild thinks the update will make it more difficult to bring an apartment to the Downtown Area.

Mr. Mallon states from Staff’s perspective, that is not the intent.

Chairperson Ellis questions what the purpose of this review is.

Mr. Mallon states the intent is to get the recommendation of the Board to share with the City Council.

Tom Rohr questions about Lee’s Summit’s parking and states they do not have parking issues.

Chairperson Ellis states there is plenty of land to help with the parking issues in Downtown.

Chairperson Ellis questions if this vote will stop any progress.

Mr. Mallon states this is just a recommendation.

MOTION
UDC Text Amendments
(UDCT-09-22-8849)
Downtown Zoning District

Mitchell Peil moved to approved UDC Text Amendments (UDCT-09-22-8849) Downtown Zoning District.

SECONDED

Tom Rohr seconded.

VOTE

Jennifer Hauschild - Nay
Mitchel Peil- Aye

Tom Rohr- Aye
Jason Ellis, Chairperson - Aye


(RECOMMENED APPROVAL
3-Aye, 1-No)

OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Board Member Mitchell Peil to adjourn at 5:40 p.m. Seconded by Board Member Jennifer Hauschild.


Respectfully Submitted by,
Aliyah Kincade, Recording Secretary


Jason Ellis, Chairperson

11-1-22
Date