



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

**Downtown Review Board
MINUTES
Wednesday, April 14, 2021**

Pursuant to Jackson County Executive Order dated November 18, 2020 and 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. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Planning Commission participated in the 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 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

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

STAFF/OTHERS

Matt Wright, Asst. Director
Karen Findora, DRB Liaison
Jackie Sommer, City Attorney

ABSENT

Ashley Hose, PC Alt. Rep.
LaKeisha Veal, PC Alt. Rep. 2
Chris Lievsay, Council, Dist.2
Mike Mallon, Comm. Dev. Dir.

**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.

CONSENT AGENDA

Chairperson Ellis requested action on the Consent Agenda with a motion by Board Member Jennifer Hauschild, to approve the Minutes of March 9, 2021, a second from Board Member Chris Sandie. Councilmember Galen Ericson questioned if the revised plot plan for 302 SW 16th Street as mentioned on page 3 of 3 in the March 9, 2021, DRB meeting minutes were submitted. Matt Wright, Assistant Director, Community Development stated that the applicant did submit a revised plot plan when they submitted for a building

permit. The motion and second stands as stated and a unanimous vote via roll call was made, the Minutes were approved as submitted. (6-Aye, 0-No)

**AGENDA ITEM 2A /
DRB-03-21-7715 / “1101 W
Main Street” / Façade
modifications to the front and
corner side of building**

Matt Wright, Assistant Director Community Development, stated that the applicant Michael Scott, Creative Solutions is requesting the approval to modify the building façade at 1101 W. Main Street. The building housed the former Inkling’s Book Store. An amended agenda packet was submitted to the Commission for review. The amended items addressed most of the staff concerns from the original staff report. The applicant is proposing to make changes to the front and side elevations.

Building Materials: The entire façade will remain masonry (brick and concrete block). The lap siding that was purposed will be changed to stucco.

Parapet Wall: The elevation that was submitted with the original packet didn’t include a uniform height to the parapet wall per staff’s recommendation. The amended elevations do provide an extension to the wall as part of a sign that will installed above the brick, that will match the height of the corner element that is proposed to be stucco.

Mr. Wright informed the DRB that the Historic Preservation Commission met Tuesday, April 13, 2021 and recommended unanimous approval with the amended modifications and to strike staff recommendation 2, 3, and 4.

QUESTIONS

Councilmember Ericson questioned the parapet wall and the sign. Mr. Wright stated ideally the entire parapet would be of the same material, a sign panel fitting into that area to give it the same height is an improvement over what was previously proposed. The main concern that staff had when they had the original elevations was that increase in the height of the corner isn’t in keeping with the historic building pattern of downtown. Parapet heights were uniform in height or similar to Pizza Shoppe where it has more of a symmetrical peak to it.

Chair Ellis questioned if you could see the back of the parapet wall from Main Street and will it be finished on the back side. Mr. Wright stated that you couldn’t see the back side from Main Street but may from the back of the building.

APPLICANT

Michael Scott, Creative Solutions

MOTION

**AGENDA ITEM 2A /
DRB-03-21-7715 / “1101 W
Main Street” / Façade
modifications to the front and
corner side of building**

Board Member Jaime Russell made a motion to approve of DRB-03-21-7715 with staff four conditions.

SECOND

Seconded by Board Member Chris Sandie.

DISCUSSION

Councilmember Ericson stated he objects because of way the sign served as the parapet, the nature of the building material, and how it doesn’t compliment the building design, etc. Therefore, he can’t support it.

VOTE

Chris Sandie – Aye
Mike Mallon – Absent
Jaime Russell – Aye
LaKeisha Veal – Absent
Jennifer Hauschild, Vice Chair - No
Jason Ellis, Chairperson - Aye
(TIE – MOTION FAILED 3-Aye, 3-No)

Galen Ericson – No
Mitchell Peil - No
Chris Lievsay – Absent
Ashely Hose – Absent

Micheal Scott asked if he could amend the plan and run the brick all the way up to the top of the wall and not utilizing the sign cabinet to fill in the gap in the parapet. Mr. Wright discussed further with City Attorney, Jackie Sommer.

City Attorney Jackie Sommer stated that the member who voted with the prevailing side (someone who voted no), can make a motion to reconsider. That would need to be voted on first. The question will become before the body and be brought up again.

Ms. Sommer informed the Board that a motion is to reconsider the vote just taken by the public body so that the question can come before the Board again. Anyone who voted no can say, "I so move."

Planning Commissioner Mitchell Peil, I so move.

MOTION TO RECONSIDER
AGENDA ITEM 2A /
DRB-03-21-7715 / "1101 W
Main Street" / Façade
modifications to the front and
corner side of building

SECOND

Councilmember Galen Ericson.

VOTE

Chris Sandie – Aye
Mike Mallon – Absent
Jaime Russell – Aye
LaKeisha Veal – Absent
Jennifer Hauschild, Vice Chair - Aye
Jason Ellis, Chairperson - Aye
(MOTION TO RECONSIDER
6-Aye, 0-No)

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

MOTION TO RECONSIDER
AGENDA ITEM 2A /
DRB-03-21-7715 / "1101 W
Main Street" / Façade
modifications to the front and
corner side of building

Councilmember Galen Ericson moved to consider the previous motion that was defeated with the understanding that the testimony from Michael Scott speaking of how he would change the design be submitted and a part of the motion.

SECOND

Planning Commission Mitchell Peil.

DISCUSSION

Michael Scott, Creative Solutions, agreed that he would carry the parapet wall all the way up to the same elevation as the corner where the stucco is on the plans submitted. Mr. Scott will carry the brick and elevation across at the same level. Mr. Scott stated that the proposed sign could go anywhere. The sign may not go where originally post on the elevations if he doesn't have to box it in. Approval of staff conditions 1 and 5 and the testimony of Michael Scott were submitted as part of the motion.

VOTE

Chris Sandie -- Aye
Mike Mallon -- Absent
Jaime Russell -- Aye
LaKeisha Veal -- Absent
Jennifer Hauschild, Vice Chair - Aye
Jason Ellis, Chairperson - Aye
(APPROVED 6-Aye, 0-No)

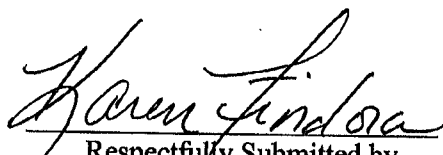
Galen Ericson -- Aye
Mitchell Peil - Aye
Chris Lievsay -- Absent
Ashely Hose -- Absent

OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Planning Commission Rep. 1 Mitchell Peil to adjourn at 4:29 p.m. Seconded by Councilmember Galen Ericson.



Respectfully Submitted by,
Karen Findora, Recording Secretary



Jason Ellis, Chairperson

7-26-21

Date