



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

**Downtown Review Board
MINUTES
Wednesday, May 4, 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 4, 2022, with the following members, guests and staff in attendance.

ATTENDANCE

Jaime Russell, Chamber Member	Galen Ericson, Council, Dist. 1
Jennifer Hauschild, DTA	Kent Edmondson, Council Dist. 2
Jason Ellis, Chairperson	Mike Mallon, Comm. Dev. Dir.
Mitchell Peil, PC Rep.	
Tom Rohr, PC Alt. Rep.	

STAFF/OTHERS

Mike Mallon, Comm. Dev. Dir
Chris Sandie, Public Works Dir.
Aliyah Kincade, Recording
Secretary

ABSENT

LaKeisha Veal, Vice Chair

**CALL TO ORDER
ROLL CALL**

Chairperson Jason Ellis, called the meeting to order at 4:00 p.m.

CONSENT AGENDA

Chairperson Ellis requested action on the Consent Agenda with a motion by Board Member Jennifer Hauschild, to approve, a second from Board Member Mitchell Peil and a unanimous vote, the Minutes of June 24, 2021, and July 13, 2021.

**AGENDA ITEM 2A /
DRB-12-21-8098 / “The
Dwellings” / SE Corner of 9th
St. and Main St – 106 SW 9th
St. and 110 SW 9th St. /
Multi-family residential
development**

Mike Mallon, Director Community Development, stated that the applicant John Broker, would like to develop five (5) Mid-Rise Apartment Buildings that is four (4) stories tall and consists of 40 dwelling units on 1.1317 +/- acres property located at 106 SW 9th Street & 110 SW 9th Street. The parking will be behind the development with 38 spaces, as well as an open space with no specific design at this time. The building materials will have a mixture of brick and masonry. The rezoning proposal is for the properties to rezone from “T3” and “T4” to “T5” to allow for the apartment complex development. The proposed buildings meet all the setbacks as mentioned in the downtown development code.

The applicant is asking for two deviations, one being the reduction in parking spaces and two being a building having the side elevation face the street. The Code requires one space permit unit and, in this case, would require 40, the applicant is proposing 38 spaces. The second building to south on Main St. proposes to have a side elevation at the street facing side due to an existing sanitary sewer easement and overhead powerlines.

Staff recommends approval of the applications presented to this board.

John Broker was not present, but his consultant Erwin Gard was.

Mr. Gard would like to comment on the amenity space. The first idea was to have a playground for children and now to better attract the adult residents, gazebos, sidewalk benches and a few barbeque grills may be added.

Mr. Gard is still awaiting guidance on the number of bike racks required for the development.

Mr. Mallon states the applicant will have time to determine the number of bike racks and specific location.

Councilmember Edmondson questions the trash enclosure location and Mr. Mallon points out the proposed location on the drawings.

Chairperson Ellis questions about the lot to the east being developed.

Mr. Mallon and Mr. Gard both state that is under different ownership and its own separate entity.

Chairperson Ellis raising the question due to concerns about available parking spaces.

Mr. Mallon responds that available street parking would need to be utilized.

Mr. Gard states some modifications could be done but they are very close to the line of the site being impractical to develop.

Councilmember Ericson questions the width of street for the driving pattern of a trash truck.

Mr. Mallon and Councilmember Edmondson describe how the trash trucks are front loaded and will may have to back up to leave the development.

Board Member Peil question about the parking spaces and if 50% to 75% of the tenants have two cars, where are they to park.

Mr. Mallon states they can utilize the street or additional public parking in the downtown area.

Chris Sandie, Director, Public Works states Councilmen Edmonson questions the number of street parking spots and in total there are 15.

APPLICANT

QUESTIONS

Councilmember Ericson states the parking spots are parallel.

Board Member Peil questions if the development is age restricted.

Mr. Gard states no and that the applicant is not designing this development for children.

Board Member Hauschild states the applicant in a previous meeting stated his target market is adults without children.

Board Member Peil state that he cannot refuse anyone.

Board Member Hauschild agrees.

Board member Peil questions about another apartment complex development three blocks west.

Mr. Mallon states the former lumber yard developer fell through and a new proposal request was due to City sometime last week.

Board Member Peil question about the impervious/pervious in relation to adding two more parking spots.

Mr. Gard states if they add too much asphalt it would result in adding detention, which would cause a building to be cut out of the plan.

Board Member Peil questions about relocating the parking lot.

Mr. Mallon states there are required setbacks and downtown codes that do not allow for the parking lot relocation.

Councilmember Ericson questions if the development will feature electric vehicle charging stations.

Mr. Gard states that idea has not been discussed.

Chairperson Ellis is worried if the additional lot is developed it will create additional parking issues.

Mr. Gard states they do have a plan for the entire area to better parking, but at this time the lot is not owned by the applicant.

Mr. Mallon said future amendments could arise if the applicant acquires the property.

Board Member Jennifer Hauschild made a motion to approve of DRB-12-12-8098 with staff conditions.

MOTION

DRB-12-21-8098 / “The Dwellings” / SE Corner of 9th St. and Main St – 106 SW 9th St. and 110 SW 9th St. /

Multi-family residential development

Seconded by Board Member Jaime Russell.

SECOND

Jaime Russell – Aye
Jennifer Hauschild - Aye
Mitchel Peil- Nay
Jason Ellis, Chairperson - Aye
(APPROVED 3-Aye, 1-No)

VOTE

**AGENDA ITEM 3A /
DISCUSSION ITEM / East
Forty Brewery – Potential
Solar Panel Canopy –
CONTINUED**

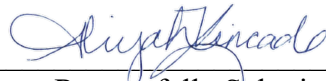
Mr. Mallon states the applicant want unable to make the meeting and requested this item be continued to the next meeting. The board agreed to continue this discussion item.

OTHER BUSINESS

Mr. Mallon presents the new code amendments in reference to the Downtown Review Board, as well as the new Rules of Procedures for the on-call boards.

MEETING ADJOURN

With no further discussion, a motion was made by Board Member Hauschild to adjourn at 4:46 p.m. Seconded by Board Member Peil.



Respectfully Submitted by,
Aliyah Kincade, Recording Secretary


Jason Ellis, Chairperson

Date