Community Development Conference Room 128
City Hall
903 W. Main Street

DEVELOPMENT ADVISORY COMMISSION MEETING AGENDA

Friday, November 15, 2024- 10:00 a.m.

Board Members please call 228-0207 if unable to attend

1 CALL TO ORDER

A. Approval of June 24, 2024, DAC Minutes

2 REVIEW OF PROJECT APPLICATIONS

A. UDC Text Amendment for the Dissolution of the Downtown Review Board (DRB) Section 402.060

B. UDC Text Amendment for modifying Section 404.240 (M)—Downtown Development Code—Planned Zoning

C. UDC Text Amendment for modifying Section 402.050 (4)(c)—Historic Preservation Commission—Duties and Powers

D. UDC Text Amendment for the addition of Section 407.040(D)(3)(c)(5) – Fence Materials when located within a Historic or Conservation District

3 ANNOUNCEMENTS

4 ADJOURN

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 228-0207 (VOICE) OR 228-0250 (TDD)

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

Development Advisory Commission
MINUTES
Monday June 24, 2024

A meeting of the Development Advisory Commission of the City of Blue Springs was held in City Hall Development Room 128 located at 903 W. Main Street on Monday, June 24, 2024, with the following members and guests in attendance.

ATTENDANCE	Orion Berridge, Chairperson Bob Frost Travis Hagewood
STAFF/OTHERS	Mike Mallon, Director, Community Development Shantele Frie, Associate Planner Traci Breshears, Recording Secretary
ABSENT	Travis Graham Chase Roscher
CALL TO ORDER ROLL CALL	Chairperson Orion Berridge called the meeting to order at 9:34 a.m.
CONSENT AGENDA	Chairperson Berridge requested action on the Meeting Minutes. Commissioner Frost moved to approve the November 3, 2023, meeting minutes. Seconded by Commissioner Hagewood. The motion passed unanimously with approval.
AGENDA ITEM 2A UDCT-06-24-9188 / "UDC Text Amendment- Inoperable Vehicles"	Mike Mallon, Director of Community Development, presented the requests to the Board.
QUESTIONS	Commissioner Frost asked what would happen if someone were sited and did nothing. Chairman Berridge stated that it would follow the steps of a code violation. Mr. Mallon explained what that process entails.

Commissioner Frost asked if the City would remove the vehicles. Mr. Mallon stated that towing off private property can become sticky legally speaking, so the city does not do it unless the judge orders it.

Commissioner Hagewood stated that he believes this is a bad time to do this as many citizens are financially struggling, and including expired tags makes it difficult for him to want to say yes.

Mr. Mallon discussed what the City is capable of looking into as far as visibility goes. He stated that a car cover would stop the violation as you cannot lift the cover.

Commissioner Frost asked about damaged vehicles or recreational vehicles that are leaking.

Mr. Mallon said he will investigate what all is included in damaged vehicles.

Commissioner Hagewood stated that unlicensed vehicles are the only part of this that he doesn't like with how many people are struggling.

Chairman Berridge asked about the impact of the change and how many they expect to get out of this change. Mr. Mallon stated that the City gets about three to five complaints a month. Councilman Kaylor spoke to why the City is making the change now. He said that the City is reactive in Codes enforcement and that this is to help more with eyesores.

Commissioner Hagewood worries about the only people being affected would be the people that have fallen on hard times. Councilman Kaylor spoke that most cities in the area already have similar codes. Chairman Berridge talked about the people that it would effect: cars that have been sitting long term and have just been forgotten, people who are on hard times, and people who know how to cheat the system.

Mr. Mallon stated that the Development Advisory Committee only makes a recommendation before it goes to Planning Commission and then City Council. He stated that in the staff report that is written, will express the concerns of this committee.

MOTION **ITEM 2A** **UDCT-06-24-9188 /** "UDC Text Amendment- Inoperable Vehicles"	Commissioner Frost moved to approve the proposed updates.
SECONDED	Commissioner Hagewood seconded.
VOTE	Bob Frost– Aye Travis Hagewood – No

	Orion Berridge – Aye **RECOMMENDED APPROVAL** **(2-Aye, 1-No)**
OTHER BUSINESS	None.
MEETING ADJOURN	With no further discussion, a motion was made by Commissioner Hagewood to adjourn at 10:03 a.m. Seconded by Commissioner Frost.

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Respectfully Submitted by,
Traci Breshears, Recording Secretary

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Orion Berridge, Chairperson Date

DEVELOMPENT ADVISORY COMMISSION STAFF REPORT

Meeting Dates:	Development Advisory Commission: November 15, 2024
Project Request:	UDC Text Amendments for the Dissolution of the Downtown Review Board (DRB) Section 402.060 – Downtown Review Board; UDC Text Amendments for modifying Section 404.240 (M) – Downtown Development Code – Planned Zoning; UDC Text Amendments for Modifying Section 402.050 (4)(c) – Historic Preservation Commission – Duties and Powers UDC Text Amendments for the addition of Section 407.040(D)(3)(c)(5) – Fence Materials when located within a Historic or Conservation District

Applicant: City of Blue Springs
Property Owner: N/A
Staff Planner: Mike Mallon, Director Community Development

Project Description: An Ordinance removing Section 402.060 of the Unified Development Code, amending Section 404.240 (M) to remove references of the DRB, and amending Section 402.050 (4)(c) to specify which types of work is required to be heard by the Commission, of the Code of Ordinances of the City of Blue Springs

The proposed UDC Text Amendments are being proposed to address concerns raised by the City Council and the direction provided to staff to bring forward amendments for the above items.

Staff recommends approval of the UDC changes.

Section 402.060 – Downtown Review Board.

This Section is to be removed from the Unified Development Code completely.

Section 404.240 (M) – Downtown Development Code – Planned Zoning.

L. Planned Zoning.

~~Planned Zoning.~~

~~1. This is a Planned Zoning District. Structures within the district are subject to approval of the Downtown Review Board (DRB) before the structure can proceed to the building permit review process. City staff and the DRB shall work expeditiously to ensure that construction will proceed in a timely manner. The DRB shall meet on an as-needed basis, based upon the submission of applications. Determination by the DRB shall be within fourteen (14) days after the initial review by the DRB.~~

2. Procedures.

~~(a) Process For Allowed Standards. Projects that meet the allowed standards established in this Section 404.240 shall utilize an expedited approval process as outlined in the following steps:~~

(1) A completed application is submitted to Department of Community Development.

(2) Application is reviewed by the DRB.

(a) If application meets the allowed standards according to the DRB's review, then the application is approved and proceeds to the building permit (Chapter 500) stage.

(b) If the application does not meet the allowed standards according to the DRB's review, then the application must be revised per the DRB's comments.

(3) The applicant is allowed seven (7) days to revise its application.

(4) The DRB shall review the completed revised application within seven (7) to verify that it meets the allowed standards.

(a) If the application meets the standards, then it is approved according to Subsection (M)(2)(a)(2)(a).

(b) If the application still does not meet the standards, then process set out in Subsection (M)(2)(a)(3) and (4) of this Section shall be followed until the submission is approved or it shall be deemed denied.

(5) Appeal Of A Downtown Review Board Decision. [Ord. No. 4849, 9-4-2019]

(a) The City Council shall serve as the appellate body for the Downtown Review Board. An appeal of a Downtown Review Board decision shall follow the same appeals process as outlined in Section 403.010(A)(3)(f).

(b) Process For Allowed By Conditional Use. Projects that utilize the allowed by conditional use standards shall utilize the following approval process:

(1) A complete application is submitted to the Department of Community Development.

(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.

(3) Further review shall be made pursuant to Section 403.060.

(a)(c) Process For Projects Requiring Rezoning. Projects that require a rezoning shall utilize the following approval process (A rezoning must be to another zone regulated by the Downtown Development Code):

(1) A complete application is submitted to the Department of Community Development.

(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.

(3) Further review shall be made pursuant to Section 403.030.

(4) If the required zoning is obtained, further review shall be pursuant to Subsection (M)(2)(a) or (b) above.

(d) Process For Projects Requiring A Variance. Projects requiring a variance shall utilize the following approval process:

~~(1) A complete application is submitted to the Department of Community Development.~~

~~(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.~~

~~(3) Further review shall be made pursuant to Section 403.080.~~

~~(4) If the required variance is obtained, further review shall be pursuant to Subsection (M)(2)(a) or (b) above.~~

(b)~~(c)~~ Historic Overlay District (H-O) Review. Projects involving a permit for new buildings or structures or include altering a building or structure that is identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature of the H-O ~~within the Historic Overlay (H-O) Zoning District~~ shall apply to the City pursuant to Sections 402.050 and 408.020 for review. ~~prior to review by the DRB in conjunction with any of the processes noted in Subsection (M)(2)(a), (b), (c) and (d) above.~~

Section 402.050 (A)(4)(c)(d)(e)(f)– Historic Preservation Commission – Duties and Powers.

(c) To review applications for building permits for Historic Landmarks or within a Historic District, or within a Conservation District, that involve new buildings or structures or include altering a building or structure that is identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature, and to make recommendations concerning such applications to the Director of Community Development.

(d) To review proposed permanent changes to buildings, structures, street furniture, City parks, civic areas, public facilities or environmental features of a Historic Landmark or within a Historic District, ~~or within a Conservation District,~~ reporting its recommendations to the City Staff.

(e) To review applications for demolition permits to demolish buildings or structures within a Historic District, or within a Conservation District, which are identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature, and to make recommendations concerning such applications to the Director of Community Development.

(f) To review applications for conditional use permits for a Historic Landmark or within a Historic District, or within a Conservation District, that include altering a building or structure that is identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature, and to make recommendations concerning such requests to the Planning Commission.

Section 407.040(D)(3)(c)(5) – Other Fence Design Standards when located within a Historic or Conservation District:

5. Fences located within a Historic or Conservation District shall follow the standards listed in Section 407.040 (D)(3) except:

   a. Fences located on a corner lot, in the street side yard area, shall have transparency voids of at least thirty-three percent (33%).