



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

**Downtown Review Board
MINUTES
Tuesday, March 9, 2021**

Pursuant to Jackson County Executive Order dated November 18, 2020 and any 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.

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	Chris Sandie, Public Works Dir. Jaime Russell, Chamber Member Mike Mallon, Comm. Dev. Dir. Jason Ellis, Chairperson	Galen Ericson, Council, Dist. 1 Mitchell Peil, PC Rep. 1 LaKeisha Veal, PC Alt. Rep. 2
STAFF/OTHERS	Matt Wright, Asst. Director Karen Findora, DRB Liaison	
ABSENT	Jennifer Hauschild, Vice Chair Ashley Hose, PC Alt. Rep. Chris Lievsay, Council, Dist.2	
CALL TO ORDER ROLL CALL	Chairperson Jason Ellis, called the meeting to order at 4:05 p.m. and requested a roll call from Karen Findora, DRB Liaison, which is reflected in the minutes. Chairperson Ellis requested action on the Consent Agenda with a motion by Planning Commission Rep. 1, Mitchell Peil to approve the Minutes of January 14, 2021, a second from Board Member Chris Sandie, and a unanimous vote via roll call, the Minutes were approved as submitted. (6-Aye, 0-No) Board Member Mike Mallon arrived at 4:10 p.m.	
AGENDA ITEM 2A / DRB-03-21-7675 / “302 SW	Matt Wright, Assistant Director Community Development, stated that the applicant Chad McAtee, RC McAtee Constructions, LLC is requesting to construct a new single-family house located at 302 SW 16 th Street. This is a	

16th Street” / Construct a single-family house

similar request that came in front of the board on December 1, 2020. At that time the applicant, Chad McAtee, was proposing a duplex on the property with a Conditional Use Permit, which was denied by the City Council and the Planning Commission. The applicant has returned with a single-family plan, which is allowed without a CUP, provided it meets all the development standards in the Downtown Development Code. Once the lot has been approved, it will likely be addressed as 304 SW 16th Street, since the house to the south is 306.

The minimum lot standards, including setbacks, have been met. There is an existing detached garage adjacent to the alley, which is proposed to be removed, with a new single car garage to be constructed. This will allow for a 10 ft. driveway into the garage from the alley. The existing parking pad in front will remain in place, which will provide two parking spaces along 16th Street.

QUESTIONS

Commissioner Peil questioned the garage entry and the color of the home. Mr. Wright stated that the proposed garage will be an alley entry and that staff does not review the paint colors of the house.

Councilmember Ericson questioned the surface from the garage to the alley. Mr. Wright stated that the applicant will have to install a hard surface from the garage to the alley, which will have to be concrete, asphalt, or brick pavers. No improvements will be required to be made to the alley.

Board Member Mike Mallon questioned how far the garage would be setback from the right-of-way. Mr. Wright stated it is 10 ft. and it would not be deep enough for a car to park, he stated that, it’s just for ingress – egress to be able to make the turn in and out of the garage. Member Mallon had concerns with someone trying to park a vehicle in that location and a portion of the vehicle encroaching into the alleyway. Member Mallon would like to see a condition added to the report that either increases the length of the driveway to accommodate a vehicle or reduces the length of the driveway to discourage parking.

APPLICANT

Chad McAtee, RC McAtee Construction, LLC

Mr. McAtee stated that the driveway for the new garage is just an entry point and he doesn’t foresee anyone parking in that location. He anticipates that the new buyer would park on the concrete pad that is located in the front of the proposed home. Commissioner Peil asked if the home would be rented or for sale. Mr. McAtee stated that it could be either or, but his main goal is to sell the homes that he constructs.

MOTION

**AGENDA ITEM 2A /
DRB-03-21-7675 / “302 SW
16th Street” / Construct a
single-family house**

Planning Commission Rep. 1 Mitchell Peil recommended the approval of DRB-03-21-7675 with staff four conditions.

SECOND

Seconded by Planning Commission Rep. LaKeisha Veal.

DISCUSSION

Councilmember Ericson requested further discussion on the 10 ft. driveway. He stated that the intent could go away once the applicant sells or rents the property. Mr. Wright stated the Board could add a condition.

**AMENDED MOTION
AGENDA ITEM 2A /
DRB-03-21-7675 / "302 SW
16th Street" / Construct a
single-family house**

Planning Commission Rep. 1 Mitchell Peil recommended the approval of DRB-03-21-7675 with the four conditions and add a fifth condition that the driveway leading into the detached garage is resolved to either provide a parking space of sufficient depth in moving the garage further way from the rear property line to be able to provide a parking space of sufficient depth or moving it closer to the property line so that a vehicle can't be parked in that driveway. Applicant is to submit a revised plot plan to staff before construction can go forward.

SECOND

Seconded by Board Member Mike Mallon.

VOTE

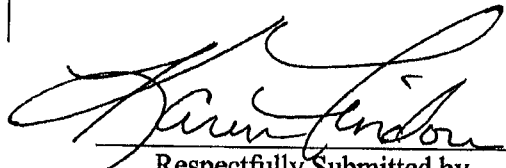
Chris Sandie – Aye	Galen Ericson – Aye
Mike Mallon – Aye	Mitchell Peil - Aye
Jaime Russell – Aye	Chris Lievsay – Absent
LaKeisha Veal – Aye	Ashely Hose – Absent
Jennifer Hauschild, Vice Chair - Absent	
Jason Ellis, Chairperson - Aye	
(APPROVED 7-Aye, 0-No)	


OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Planning Commission Rep. 1 Mitchell Peil to adjourn at 4:32 p.m. Seconded by Councilmember Galen Ericson.


Respectfully Submitted by,
Karen Findora, Recording Secretary



Jason Ellis, Chairperson

7-26-21

Date