



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

**Downtown Review Board
MINUTES
Tuesday, February 26, 2019**

A meeting of the Downtown Review Board of the City of Blue Springs was held in the Municipal Annex Conf. Room located at 1304 W. Main Street on Tuesday, February 26, 2019 with the following members, guests and staff in attendance:

ATTENDANCE

Chris Sandie, Public Works	Thomas Cole, Com. & Eco. Dev.
Joe Haney, PC Rep. 2	Kent Edmondson, Councilman, Dist. 2
Jennifer Hauschild, Vice Chairman	Ken Billups Jr., PC Rep. 1
Cindy Miller, Chairman	

STAFF/OTHERS

Matt Wright, Senior Planner
Karen Findora, Recording Secretary

ABSENT

Lance Tomlin, Board Member
Jackie Fairbanks, PC Alt. Rep.
Chris Lievsay, Councilman, Dist. 2

CALL TO ORDER

Chairman Cindy Miller called the meeting to order at 4:05 p.m.

CONSENT AGENDA APPROVAL

Chairman Miller requested action on the Consent Agenda with a motion by Board Member Jennifer Hauschild, to approve the Minutes of January 15, 2019, a second from Board Member Joe Haney, and a unanimous vote, the Minutes of January 15, 2019, were approved as submitted.

**AGENDA ITEM 2A /
DRB-02-19-6815 / "Thomas
Ultican Elementary School" /
1812 NW Vesper St. / New
Building Additions**

Matt Wright, Senior Planner, stated that before the Downtown Review Board is a request for an approval of a 2,750-sf. building addition to Thomas Ultican Elementary School located at 1812 NW Vesper Street. The addition will be located at the northwest corner of the existing building. The addition will match the existing building and will consist of two class rooms. No landscape or additional parking will be required.

QUESTIONS

Councilman Kent Edmondson asked if the school district was going to add to the hard surface playground. Mr. Greg Schiller, Hollis+Miller Architects stated that they are going to square off the playground area to the west.

APPLICANT

Dan Anderson, Blue Springs R-IV School District
Greg Schiller, Hollis+Miller Architects

MOTION

**AGENDA ITEM 2A /
DRB-02-19-6815** / “Thomas
Ultican Elementary School” /
1812 NW Vesper St. / New
Building Additions

Councilman Kent Edmondson made a motion to approve DRB-02-19-6815 / “Thomas Ultican Elementary School.”

SECOND

Seconded by Board Member Jennifer Hauschild.

VOTE

Chris Sandie - Aye	Kent Edmondson – Aye
Joe Haney – Aye	Ken Billups, Jr. - Aye
Jennifer Hauschild - Aye	Chris Lievsay – Absent
Thomas Cole – Aye	Jackie Fairbanks – Absent
Cindy Miller, Chairman - Aye	Lance Tomlin – Absent
(APPROVED 7-Aye, 0-No)	

**AGENDA ITEM 2B /
DRB-02-19-6814** / “Bills
Addition Lot 3” / Between
414 and 500 SW 9th Street /
Variance request for front-
loaded garage and
construction of new single-
family house

Matt Wright, Senior Planner, stated that before the Downtown Review Board is a request for a variance for a front-loaded garage and approval of a new single-family house. Mr. Wright stated that the final plat was recently approved by City Council. Mr. Wright informed the Board that 57% of the property is a drainage easement, which doesn’t allow for a side or rear loaded garage. The DRB’s recommendation will be forwarded to the Board of Adjustment. The Board of Adjustment will hear a Variance request for this property on Wednesday, March 13th at 6:30 p.m.

QUESTION

Councilman Edmondson questioned the setback from the garage to the street. Mr. Wright stated that the maximum setback is 25-ft. and the minimum is 10 to 25-ft. so the applicant is at the 25-ft. setback with 5 1/2ft. side setback, and a 67-ft. rear setback. Mr. Wright stated that due to the drainage easement and the limited ability to build in the lot, the front-loaded garage is the applicants only option to have parking.

Mr. Chris Sandie, Pubic Works Director, asked if other houses on that street had front loaded garages. Mr. Wright stated there are, and they were built before 2007 code.

Councilman Edmondson asked about the slope of the property leading to the drainage easement. Mr. Walker, applicant stated that there will be a slab home with a 4-ft. wall, so it will be elevated. Mr. Walker stated that there may be some opportunities to bring in some sort of additional drainage pipe for a portion of the creek.

APPLICANT

Jason Walker, Walker Custom Homes, LLC

MOTION

**AGENDA ITEM 2B /
DRB-02-19-6814** / “Bills
Addition Lot 3” / Between

Councilman Kent Edmondson made a motion to approve DRB-02-19-6814 / “Bills Addition Lot 3.”

414 and 500 SW 9th Street /
Variance request for front-
loaded garage and
construction of new single-
family house

SECOND

VOTE

OTHER BUSINESS

MEETING ADJOURN

Seconded by Board Member Ken Billups Jr.

Chris Sandie - Aye
Joe Haney – Aye
Jennifer Hauschild - Aye
Thomas Cole – Aye
Cindy Miller, Chairman - Aye
(APPROVED 7-Aye, 0-No)

Kent Edmondson – Aye
Ken Billups, Jr. - Aye
Chris Lievsay – Absent
Jackie Fairbanks – Absent
Lance Tomlin – Absent

None.

With no further discussion, a motion was made by Councilman Kent Edmondson to adjourn at 4:17 p.m. Seconded by Ken Billups Jr.

Respectfully Submitted by,
Karen Findora, Recording Secretary

Cindy Miller, Chairman

Date