



**City of Blue Springs
903 Main Street
Blue Springs, Missouri 64015**

BOARD OF ADJUSTMENT

MINUTES

Wednesday, February 13, 2019

A meeting of the Board of Adjustment of the City of Blue Springs was held in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street on Wednesday, February 13, 2019 with the following members and guests in attendance.

**MEMBERS
PRESENT**

Evelyn Ericson	Brian Ross
Laurie Hatfield, Vice Chairman	Nancy Yendes
DeWayne Duhon, Chairman	

STAFF / OTHERS

Thomas Cole, Director, Community & Economic Development
Mike Mallon, Assistant Director, Community & Economic Development
Matt Wright, Senior Planner
Tom Degenhardt, City Engineer
Jackie Sommer, City Attorney
Karen Findora, Recording Secretary
Brittany Murray, Public Stenographer

ABSENT

Board Member Frederick Manning

**CALL TO ORDER /
APPROVAL OF
MINUTES**

DeWayne Duhon, Chairman, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

Board Member Laurie Hatfield made a motion to approve the October 10, 2018 meeting minutes, Seconded by Board Member Evelyn Ericson, and a unanimous vote, the Minutes of October 10, 2018, were approved as submitted.

Chairman Duhon advised the audience of the manner in which the Public Hearing would be conducted and noted that as the Board consists of five (5) voting members; a concurring vote of four (4) would be required to pass any motion.

**AGENDA ITEM 2
PUBLIC HEARING
VARIANCE / VAR-
01-19-6772 / "Blue
Springs High School
North Parking" / 2009
NW Ashton Drive**

Chairman Duhon opened the public hearing at 6:33 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer entered Exhibits 1 thru 8 for Agenda Item 2 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner, January 26, 2019
3. Application with attachments
4. Letter of Uniqueness dated, January 18, 2019
5. 185 Ft. Notification Map
6. Names/addresses of property owners within 185 ft. of site
7. Copy of letter sent to said property owners
8. Unified Development Code "UDC" (By Reference)

**STAFF
COMMENTS**

Matt Wright, Senior Planner, stated that before the Board is a Variance request for a parking setback for the Blue Springs High School – North Parking Lot. The applicant is requesting to reduce the parking setback from 25-ft. to 7-ft. adjacent to NW Ashton Drive and 25-ft. to 0-ft. adjacent to NW 22nd Street.

Staff does believe that the variance is unique to the subject property. Mr. Wright stated that the corner lot is generally too small for the development of any additional school buildings, therefore leaving parking as the most appropriate use for the site.

Staff doesn't believe that any adjacent property owners or residents would be adversely affected by the variance. The setback reduction is only encroaching on public right-of-way and not private property.

Staff believes that the strict application of zoning regulations would create a hardship for the applicant since the high school location is landlocked.

Staff does support the requested variance.

QUESTIONS

Chairman Duhon asked if there were any safety concerns with the parking being so close to the roadway.

Tom Degenhardt, City Engineer stated that the Engineering Department has no concerns.

APPLICANT

Dan Anderson, Blue Springs School District
1311 SE Eastridge Cir.
Blue Springs, Mo 64014

Mr. Anderson stated that since the Blue Springs High School is landlocked they are trying to maximize their space. Eventually, the freshmen will be housed at the high school, and this will enable the school district to allow for staff and future student parking, as well as large events that the school district hosts.

Chairman Duhon asked if anyone thought of going up with parking instead of out. Mr. Anderson stated that they have but it's cost prohibited right now.

**WITNESSES IN
FAVOR**

None.

**WITNESSES
OPPOSED**

None.

HEARING CLOSED

With no further testimony to be taken, Chairman Duhon closed the public hearing at 6:42 p.m. with a request for action on the petition.

**MOTION
AGENDA ITEM 2
PUBLIC HEARING
VARIANCE / VAR-
01-19-6772 / "Blue
Springs High School
North Parking" / 2009
NW Ashton Drive**

Board Member Evelyn Ericson made a motion to **approve** Variance / VAR-01-19-6772 / "Blue Springs High School North Parking."

SECOND

Board Member Laurie Hatfield.

VOTE

Brian Ross – Aye
Laurie Hatfield – Aye
Dewayne Duhon, Chairman – Aye
(APPROVED 5-Aye, 0-No)

Nancy Yendes – Aye
Evelyn Ericson – Aye

**AGENDA ITEM 3
PUBLIC HEARING
VARIANCE / VAR-
01-19-6773 / "Blue
Springs High School
NW Parking" / 2000
NW Ashton Drive**

Chairman Duhon opened the public hearing at 6:43 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer entered Exhibits 1 thru 8 for Agenda Item 3 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Affidavit of Publication in The Examiner, January 26, 2019
3. Application with attachments
4. Letter of Uniqueness dated, January 18, 2019
5. 185 Ft. Notification Map
6. Names/addresses of property owners within 185 ft. of site
7. Copy of letter sent to said property owners
8. Unified Development Code "UDC" (By Reference)

**STAFF
COMMENTS**

Matt Wright, Senior Planner, stated that before the Board is a Variance request from the Blue Springs School District to reduce the parking setback from 25-ft. to 0-ft. adjacent to NW Ashton Drive.

Staff does find this request to be unique to the property. Mr. Wright stated that the new building additions will create a loss of existing parking areas requiring additional parking be installed in the limited areas that are available on the site. The only area to expand parking is in the northwest corner of the site. The parking setback would significantly reduce the number of spaces allowed. The parking setback is only encroaching on public right-of-way. The Blue Centennial Pool Plex also has a 0-ft. parking setback along NW 22nd Street and a reduced setback along NW Ashton Drive. Mr. Wright informed the Board that the parking lot has already been installed. If the variance is approved the applicant will need to submit a permit and install landscaping between the parking lot and the street, which has already been reviewed and approved by the Planning Commission.

Staff does support the variance.

APPLICANT

Dan Anderson, Blue Springs School District
1311 SE Eastridge Cir.
Blue Springs, MO 64014

Mr. Anderson stated that they got ahead of themselves on this project. They thought they were within the setback. Mr. Anderson said that working with Tandem Paving they had a design build with five different companies to try and maximize the new bond on the south side of the band complex. Mr. Anderson stated that this will take up all 60 parking slots for student parking and eight (8) ADA parking spaces. This gives the district 153 parking spaces in lieu of losing the 68 that were located on the south end of the site. This will eliminate the amount of students that have to cross Ashton to get to the school. The softball field will be turfed in the spring and it helps that the infrastructure is complete prior to the turfing of the field. There is a parking space gain overall.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

None.

HEARING CLOSED

With no further testimony to be taken, Chairman Duhon closed the public hearing at 6:51 p.m. with a request for action on the petition.

**MOTION
PUBLIC HEARING
VARIANCE / VAR-
01-19-6773 / "Blue
Springs High School
NW Parking" / 2000
NW Ashton Drive**

Board Member Laurie Hatfield made a motion to **approve** Variance / VAR-01-19-6773 / "Blue Springs High School NW Parking."

SECOND

Board Member Evelyn Ericson.

VOTE

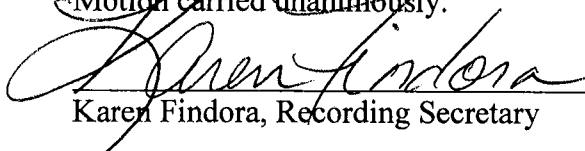
Brian Ross – Aye
Laurie Hatfield – Aye
Dewayne Duhon, Chairman – Aye
Nancy Yendes – Aye
Evelyn Ericson – Aye
(APPROVED 5-Aye, 0-No)

OTHER BUSINESS

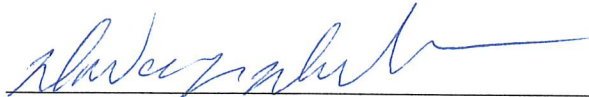
The next meeting is scheduled for Wednesday, March 13, 2019.

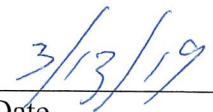
ADJOURN

With no further items to come before the Board, a motion was made by Board Member Evelyn Ericson, and seconded by Board Member Brian Ross to adjourn at 6:51 p.m.
Motion carried unanimously.



Karen Findora, Recording Secretary


DeWayne Duhon, Chairman


Date