The City of Blue Springs Missouri

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

DEVELOPMENT ADVISORY COMMISSION MEETING AGENDA

Monday, June 24, 2024- 9:30 a.m.

Board Members please call 228-0207 if unable to attend

1 CALL TO ORDER

A. Approval of November 3, 3023 DAC Minutes

2 REVIEW OF PROJECT APPLICATIONS

A. An Ordinance amending Section 411.040, Glossary, Inoperable Vehicles, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend the definition of inoperable vehicles to include unlicensed vehicles.

3 OTHER BUSINESS

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
Friday November 3, 2023

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 Thursday, January 26, 2023, with the following members and guests in attendance.

ATTENDANCE	Travis Graham, Chair Orion Berridge, Vice Chair Bob Frost Chase Roscher Travis Hagewood
STAFF/OTHERS	Mike Mallon, Community Development Director Dave McCumber, Development Review Manager Traci Breshears, Comm. Dev. Admin Assistant, Recording Secretary Sarah Carnes, City Attorney Jerry Kaylor, Councilmember, District 1, Council Liaison Tom Degenhardt, Public Works Director
CALL TO ORDER ROLL CALL	Chairperson Travis Graham called the meeting to order at 2:00 p.m.
CONSENT AGENDA	Chairperson Graham requested action on the Meeting Minutes. Mike Mallon, Community Development Director stated the minutes had not been finalized but that they would be brought to the next meeting.
AGENDA ITEM 2A UDCT-10-23-8904 / "Site Plan and Design Review Amendment"	Mike Mallon, Director, Community Development, presents the requests to the Board concurrently.
QUESTIONS	The Commission questions about ability to go before the Planning Commission, or to appeal through the board of Adjustment if unsatisfied by staff answer.

	Mr. Mallon answered the Commissions questions.
MOTION UDCT-10-23-8904 / "Site Plan and Design Review"	Commissioner Graham moved to approve UDCT-10-23-8904/ "Site Plan and Design Review Amendment".
SECONDED	Commissioner Berridge seconded.
VOTE	Travis Graham-aye Orion Berridge-aye Bob Frost-aye Chase Roscher-aye Travis Hagewood-aye
AGENDA ITEM 2B UDCT-10-23-8904 / "Buffers, Screens and Fencing Amendment"	Mike Mallon, Director, Community Development, presents the requests to the Board.
QUESTIONS	Commissioner Roscher stated that having the words style and design are unnecessary to add to the amendment as materials and color would be enough. Commissioner Berridge agreed that style and design are synonymous and that neither are necessary in the language of the amendment. Director Mallon stated that he would change the wording to materials, color, and compatible design with primary fence. Councilor Kaylor asked if it could be appealed if they wanted to use 2 types of materials Director Mallon stated that they could put in a Variance to get a special allowance.
MOTION UDCT-10-23-8409 / "Buffers, Screens and Fencing Amendment"	Commissioner Hagewood motioned to approve UDCT-10-23-8904 / "Buffers, Screens and Fencing Amendment"
SECONDED	Commissioner Roscher seconded the motion

VOTE	Travis Graham-aye Orion Berridge-aye Bob Frost-aye Chase Roscher-aye Travis Hagewood-aye
AGENDA ITEM 2C **UDCT-10-23-8904 /** "Temporary Sign Permit Amendment"	Mike Mallon, Director, Community Development, presents the requests to the Board.
QUESTIONS	The Commission questions for clarification on issuance and wording of permits Director Mallon says this will allow a business to put future dates into the permit to allow for ease so long as the business is able to plan ahead.
MOTION **UDCT-10-23-8904 /** "Temporary Sign Permit Amendment"	Commissioner Berridge motioned to approve UDCT-10-23-8904 / "Temporary Sign Permit Amendment"
SECONDED	Commissioner Hagewood seconded the motion
VOTE	Travis Graham-aye Orion Berridge-aye Bob Frost-aye Chase Roscher-aye Travis Hagewood-aye
OTHER BUSINESS	None.
MEETING ADJOURN	With no further discussion, a motion was made by Commissioner Frost to adjourn at 2:25 p.m. Seconded by Commissioner Roscher.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

Travis Graham, Chairperson

Date

DEVELOMPENT ADVISORY COMMISSION STAFF REPORT

Meeting Dates:	Development Advisory Commission: June 24, 2024
Project Request:	UDC Text Amendment Inoperable Vehicles

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

Project Description: Proposed UDC Amendments to add "unlicensed" to the definition of Inoperable Vehicles

Blue Springs City Codes pertaining to Inoperable Vehicles

245.160 **Enumeration Of Nuisances.**

12. All partially dismantled, **unlicensed**, non-operating, wrecked, junked or discarded vehicles, motor vehicles and trailers allowed to remain on property other than City property within the City for a continuous period of longer than thirty (30) days, except that this Section shall not apply with regard to a vehicle in an enclosed building, or a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the lawful operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the City.

411.040{57} **INOPERABLE VEHICLE**

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **unlicensed** or partially dismantled condition.