DEVELOPMENT ADVISORY COMMISSION MEETING
Tuesday, August 6, 2024 at 10:00 am
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order

2. Approve Minutes of the June 24, 2024 Development Advisory Commission Meeting

3. Review of Project Applications – UDCT-07-24-9230 / Fence setbacks
   a. An Ordinance amending Section 403.040.D.3.C, Buffers, Screens and Fencing, of the Unified Development Code, of the Code Ordinances of the City of Blue Springs to clarify fence setbacks to property lines and to other fences.

4. Announcements

5. Adjourn

Posted at City Hall and on the City's website on Monday, August 5, 2024. A quorum of the City Council may be present at the meeting, however no Council votes will be taken.

Traci Breshears
Community Development Administrative Assistant

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: August 6, 2024
Project Request:	UDC Text Amendments Fence Setback UDCT-07-24-9230

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

Project Description: An Ordinance amending Section 407.040.D.3 – Buffers, Screens and Fencing - Other Fence Design Standards, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend location standards for fencing.

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

Staff recommends approval of the UDC changes.

II. Section 407.040. Site And Landscape Design.

D. Buffers, Screens And Fencing

3. Fences. All fences for screening, security, or privacy shall meet the following standards.

c. Other Fence Design Standards.

(1) Any fences that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances.

(2) All fences shall be constructed so that the finished side faces outward from the property installing the fence and the support posts are inside the fence and screened from view.

(3) Fences may be located so that the fence face is at or ~~near the property line,~~ within 6 (inches) from the property line; otherwise the fence shall be setback at least three (3) feet from the property line absent more specific standards in these regulations. A fence shall not be constructed or maintained parallel to or generally following an existing fence unless the fences are at least three (3) feet apart or directly abutting the existing fence. Any areas set back three (3) feet or more from the property line, which could become enclosed by other similarly located fences, may be required to have at least one (1) gate for access and maintenance equipment.