



## **Downtown Pittsburg Advisory Board**

**April 23, 2018 6 PM Minutes**

**Meeting location:** Spigarelli Law Broadway St, Pittsburg, KS 66762

**Members Present:** Larry Field, Zack Dickey, Michael Fienen, Heather Horton, Ruth Ellen Simpson, Brad Snow, Kayla Spigarelli,

**Others Present:** Jay Byers, Becky Gray, Kim Vogel

### **OLD BUSINESS**

- Confirm 3/19/17 Agenda Minutes – No minutes from this meeting were presented to the board.
- Updates on the following items-

Downtown Design Standards – Ruth Ellen Simpson reported that there were 34 respondents to the standards and an open house was held. The biggest issue appeared to be item #7, which has been fixed in the newest version. Larry Fields stated that all facilities having to be 3 stories was adjusted to 24' or standard 2 story and that it can be a false front.

Michael Fienen commented that he has looked at huge downtown historic districts and people can still be in the downtown but not in the historical district. Becky Gray noted that the emphasis of this wasn't for a historic district but to make sure roofs are safe and if buildings are torn down new ones are built to look like part of the district. Fields added in that owners paint to cover up all the tuck pointing issues.

Brad Snow mentioned that the standards need to be simple and that 20 pages may be too long. He also noted that out of town owners who don't care about the buildings seems to be an issue.

It was clarified to the group that new ownership does not change the grandfather status of a building, the status goes with the building. A new owner would not have to put on a new façade.

Fienen asked if we could change the picture on page 10 to a generic example as to not call out an existing business.

**Motion on Design Standards** - Kayla Spigarelli mad a motion to approve the standards with the removal of the picture on page 10; Snow seconded the motion and it was approved unanimously.

Gray asked Jay Byers to make a Downtown landing page on the website and Byers said that was doable.

Byers stated that the next step was to put together an ordinance and take it to the City Commission for approval. Future variances would go to Planning and Zoning, then the Downtown Advisory Board for consideration.

Byers explained that code violations are handled by complaint only; this is a form of home association rules but not as strict, the reason is to keep the value strong. Developers want to know what the standards are, he stated that we would not have a problem with new businesses downtown. Horton noted that we aren't going to fine someone if we can help it.

## **OTHER BUSINESS**

Gray is working on a Downtown Integrity Program through EDAC to take place of the Façade Program.

The Yost building on 5<sup>th</sup> Street and Mike's on Broadway are going to the City Commission to request demolition. The properties will not be sold for more than the cost to demolish. There are interested parties for both lots.

Snow mentioned that any questions regarding the Baja on Broadway could be directed to the All Aboard Foundation.

Respectfully Submitted,

Kim Vogel