

**ACTION LETTER**7/19/2021

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**OPENING ROLL CALL: 6:00 PM**

Kathy Smith	Present	Michel Seignette de Ke	Present
Steve Parker	Present	Jamie Conover	Present
Douglas Horn	Present	Donnie Funk	PC Liaison Absent
Gery Keshner	Absent	Fred DeMaro	CC Liaison Absent
Martin Owens	Present		

C. Shannon McGuire, Planner & HPC Staff Liaison  
Mark Dunning, Assistant City Manager  
Josh Johnson, Assistant Director of Plan Services

**APPROVAL OF AGENDA**

HPC ACTION: On motion of Commissioner Owens, seconded by Commissioner Parker, the Historic Preservation Commission voted unanimously by voice vote to APPROVE the Agenda as published.

**PUBLIC COMMENTS**

None

**APPROVAL OF CONSENT AGENDA**

- A. Minutes of the June 21, 2021, Historic Preservation Commission meeting

HPC ACTION: On motion of Commissioner Seignette de Kerobert, seconded by Commissioner Owens, the Historic Preservation Commission voted unanimously by voice vote to APPROVE the Agenda as published.

**REGULAR AGENDA**

2. Discussion Ice House - Continued Discussion  
Presenter: Kathy Smith, HPC Chair

Commission Chair Smith opened the discussion by asking for a staff update on the Ice House. Mr. Johnson present explained to the HPC that a part of the HPC powers was identifying and pursuing local landmark status for properties they feel are important to the community is terms of a historical context. He further explained that it was staff's opinion that going through the process of establishing the Ice House as a local land marks would be the best way to preserve the property during the redevelopment process of the Farmer's Market project. He reiterated that there has been no decision about the disposition of the Ice House. He explained that before a decision on the Ice House would be made there would be a 4-6 month public outreach process. He told the HPC that the process of landmarking the property could be completed in conjunction with the public outreach portion of the redevelopment. He explained that the process of landmarking the property would necessitate a rezoning and placing a Historic overlay on the property. He recommended that the

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timing of the landmarking be married up with the redevelopment process so that the HPC had the best chance of garnering the most public support. Mr. McGuire gave explained that rezoning typically take 3-4 months from the time of application. He also gave the HPC a brief explanation on the process.

Mr. Dunning explained that the City has partnered with Biederman Redevelopment Ventures (BRV) to manage the public engagement process. He explained that there was a very detailed concept plan but reiterated that there has been no determination on the Ice House or the final design of the project. He further explained that there was still a lot of outreach that needed to be completed to determine the final programming of the project. He explained that BRV was brought on board to help with the vetting process to identify what the public wants and needs are. Mr. Dunning gave an overview of the how the outreach process and planning process would work and that there is a lot of planning and steps that still need to take place and challenges to work through before a plan can be finalized. Chairperson Smith asked what was the likelihood of the historic overlay being approved. Mr. Johnson explained that he did not know. He stated that the HPC would need to provide the facts about the building to the Council understand why the building needs to be preserved. He stated that by doing this is the HPC would have more input on what ultimately happens to the building.

Chairperson Smith asked the HPC what their thoughts were on the landmarking process. Commissioner Parker stated that there was a lot of research and fact finding needed to be completed. Mr. Johnson explained that the research needed to be completed prior to filling an application to rezone the property. He stated that ideally the application should coincide with the overall project approval process.

Mr. Dunning explained that if it was the wish of the HPC to move forward with the overlay they should have a formal motion and decision. He explained that this would help ensure transparency and that there is no confusion on the actions taken by the HPC.

Chairperson Smith asked for a motion. Commissioner Owens made a motion, seconded by Commissioner Seignette de Kerobert, that the HPC move forward with the process to rezone the property so that the Ice House may be designated as a local landmark. A roll call vote was taken. The motion passed unanimously.

Chairperson Smith opened the floor for the two members of the public to speak. Julie Mathis explained she had deep family ties to the community going back generations. She explained that she works at a gym that is currently located in KCMO. She stated that they would be interested in relocating their business. She stated they would like to buy or lease the building. She also stated that there was a lot of misinformation about the building being demolished. Ms. Mathis asked that they be considered for occupying the building.

Dan Omer introduced himself as a Lee's Summit resident and stated that he was attending the meeting to learn what was going to happen to the building. He stated that he had heard on social media that a lot of people were saying to tear down the building. He stated part of the purpose of him attending the meeting was to ensure someone was advocating for saving the Ice House.

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**OTHER ITEMS**

**ROUNDTABLE**

None

**ADJOURNMENT**

Meeting Adjourned At: 7:00 PM