



BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEAL MINUTES APRIL 22, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 9:00 am on April 22, 2022.

Roll call

Mr. Denham conducted a roll call. Commissioners present were Kyle Denham, Garret Wagner, Gary Wilson, Leif Malone, and Lance Windsor, Assistant City Attorney: Jordan Paul, City Building Official: Bryan Wicklund, City Staff: Jeff Oliver. Mr. Denham asked for a motion to excuse Mr. Gary Wilson. Mr. Wagner made the motion, seconded by Mr. Malone to excuse Mr. Wilson. Motion passes (6 Aye, 0 Nay).

Approval of Minutes

Mr. Denham asked for a motion to approve the March 25, 2022, minutes. Mr. Wagner made a motion seconded by Mr. Windsor. Motion Passes (6 Aye, 0 Nay).

Continued Items

Item 2913, 3615 S. Range Line Rd.

Mr. Oliver stated he spoke to Freddy, who is keeping an eye out on the fencing issue. He stated he did speak to Patrick, the gentleman who has been coming to some of the meetings, Paterick stated they haven't fixed it yet and they a close to fixing the fence and some of the openings. Mr. Oliver stated that one option could order the city to go in and repair the areas, the ultimate option would be to order it demolish. Mr. Wicklund stated there was a couple of options. We could hire a contractor to secure the property and charge the owner for that work. The other option would be a commercial property maintenance code that has citations and fines that goes along with it. Mr. Paul stated that the issue is in Municipal Court there is a cap of \$500 for a fence. A long time ago we did write tickets and the dynamic they would just higher a lawyer. Mr. Wicklund stated it is not a clean process, but the \$500 fine could be per day. We can check into something like that. Mr. Denham asked for a motion. Mr. Malone made a motion to continue Item 2913, 3615 S Range Line Rd to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor (6 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present and stated that we are still on service. Everyone wants to come in and start over and we just can't do that. Meeting someone over there today to possibly start where Chris left off. Everything is ready to go as soon as we get service. Mr. Oliver stated that the permit expired in January. Mr. Oliver stated the original inspection was February 22nd. Framing passed, but the electrical and plumbing failed. Mr. Wilson stated that Bryan Wicklund stated to send an email and that was done but never received any confirmation of extension. Mr. Denham asked for a motion. Mr. Malone made a motion to continue Item 2921, 1124 Murphy Ave. to the May 27th

Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wagner (6 Aye, 0 Nay).

Item 2942, 4323 W. 27th Pl.

Mr. Oliver stated he did do a walk through yesterday. There has been a lot of work on it and yesterday there were people working on it. They have painted, working on flooring. Mr. Denham wanted to know if it was still owned by the bank. Mr. Oliver states it does not. Some people out of Kansas City bought the property. Mr. Oliver asks the board to continue this item. Mr. Denham asked for a motion. Mr. Malone made a motion to seconded by Mr. Windsor. (6 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Misty Gamble stated that the electric was finally completed. Mr. Wicklund stated that the permit that you have everything is included, so you will not have to get another permit for the guy doing the drywall, or plumbing. Mr. Oliver wanted to know if the gentleman coming in could also fix your back window and fascia board back on as well? Ms. Gamble stated he could. Mr. Denham asked for a motion. Mr. Malone made a motion to continue Item 2947, 2408 Willard Ave. to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2956, 1502 Bird Ave

Deanna Webber was present as the Owner of the property. Ms. Webber stated that it was almost complete. Electric inspected and passed last week. HVAC is being completed today, the gas meter is attached and new line to the street. The exterior is complete except for painting the porch. Hardwood floors will be sanded down and varnished this weekend. Just need the Certificate of Occupancy. Mr. Oliver stated that all you have to do is call for an inspection and you will receive one. Mr. Denham asked for a motion. Mr. Malone made a motion to release Item 2956, 1502 Bird Ave. from the Building Board of Appeals, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2958, 2421 S. Florida Ave.

Mr. Oliver stated they did have an inspection for permanent service and was disapproved on 3/28/22. They have not called back for reinspection. Mr. Wicklund stated it was grounding. They were there yesterday working on it. Mr. Denham asked for a motion. Mr. Malone made a motion to continue Item 2913, 3615 S Range Line Rd to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wagner (6 Aye, 0 Nay)

ITEM 2963, 418 W. 2nd St.

Matt Bolin mentioned that the electrical inspection has been done and passed. The plumbing and HVAC inspection is scheduled for Monday. Once that passes then the drywall and installation will go in. The water line is still a nightmare. The property owners gave an ultimatum to buy the lot or move the fence. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2963, 418 W. 2nd St. to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2964, 2526 E. 12th St.

Mr. Oliver stated that permits were in place. They have made a little progress. A framing inspection was disapproved in December and has not called for a reinspect. They maybe waiting for all rough-ins and framings to be done together. Exterior wise they have done some work looking better. Mr. Denham asked for a motion. Mr.

Wagner made a motion to continue Item 2964, 2526 E 12th St. to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Malone. (6 Aye, 0 Nay)

Item 2976, 1417 W. 20th St.

Mr. Oliver stated that Mr. Bender sent him an email stating he couldn't be here today. There is a couple of photographs being sent around and he just wanted us to know that he had cleaned it up. They are still moving forward trying to work it out with the insurance company. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2976, 1417 W. 20th St. to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wilson. (6 Aye, 0 Nay)

Item 2980, 802 S. Connor Ave.

Mr. Oliver stated they have done a lot of clean up, but he had to put a stop work order Yesterday. He advised Olga Gutierrez that there needed to be permits. Mr. Oliver also stated that he would like to do a walk through. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2980, 802 S. Connor Ave to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Malone. (6 Aye, 0 Nay)

Item 2982, 1924 S Jackson Ave.

Mr. Oliver mentioned a demolition permit was purchased and close to finishing it up. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2982, 1924 S. Jackson Ave be released from the Building Board of Appeals due to demolition of structure, seconded by Mr. Malone motion passes (6 Aye, 0 Nay).

Item 2983, 1101 S. Sergeant Ave.

Mr. Oliver stated that a demo permit has been pulled but need to verify if it has been completed. It is down and, in a pile, but sitting for a couple of weeks now. Mr. Oliver stated that he will speak with the contractor. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2983, 1101 Sergeant Ave to the May 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (6 Aye, 0 Nay)

Item 2984, 910 W. 5th Street.

Johnny Alford stated that the property was almost complete. Mr. Oliver stated that this was a demolition, and he is just about done with the demolition and cleaning the property. Mr. Alford stated that there is about one more dumpster of items. The property has been sold and closing is May 6, 2022. Mr. Denham asked for a motion. Mr. Wagner made a motion, seconded by Mr. Windsor to release Item 2984, 910 W. 5th Street, motion passes (6 Aye, 0 Nay)

Item 2985, 120 S. Moffet Ave.

Tracy Nutting was present and stated that this house is in the Murphysburg District, which is Historical. Murphysburg Historical society is going to help us with securing the premises. Mr. Oliver stated that it was posted in November 2021. Thomas Walters is going to try to help out as far as possibly getting it sold. It is one of the Newman Brothers homes at one time. Mr. Denham wanted to know if it is currently vacant and how long? Ms. Nutting stated that it is vacant and for about 2 years. Mr. Oliver stated that it has to be secured by the next meeting. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2985, 120 S. Moffet Ave. to the May 22nd Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (6 Aye, 0 Nay)

New Business

New Business

Other

Mr. Denham asked for a motion to adjourn the meeting. Motion made by Mr. Malone, second by Mr. Windsor to adjourn the meeting at 11:40 am.

Approved _____
Kyle Denham, Chairman

Approved _____
Lindsay Dunn, Notary Public

My commission Expires: June 29, 2024