

**MINUTES
BOARD OF DEVELOPMENT APPEALS AND REVIEW**

8/21/08

Attendance: Bob Brandt, Rich Huffman, Bob DeMersseman, John Herr, and Gary Renner. Absent: John Brewer, Mike Albertson, and Lloyd LaCroix.

City staff present was as follows: Assistant City Attorney Joel Landeen, Building Official Brad Solon, Code Enforcement Officer Jim Martz, and Legal/Administrative Assistant Maggie Paul.

Chairman Bob Brandt called the meeting to order.

APPROVE MINUTES OF PREVIOUS MEETING

Herr moved to approve the minutes of the May 27, 2008, meeting. Second by Renner. Motion carried.

SET MEETING AGENDA

Herr moved to approve the agenda. Second by DeMersseman. Motion carried.

ACTING AS THE INTERNATIONAL PROPERTY MAINTENANCE CODE BOARD OF APPEALS:

HEAR APPEAL FROM RANDAL CONNELLY, REGARDING VIOLATIONS OF THE 2003 INTERNATIONAL PROPERTY MAINTENANCE CODE AT 1332 AND 1336 KANSAS CITY STREET.

Building Official Brad Solon said this item relates to two substandard buildings on Kansas City Street. There are holes and cracks in the siding, the shingles on the roof need to be replaced, paint is missing on the trim and the hand rail on the deck is either missing or loose. Some of the necessary work has been done but not everything. Property owner Randal Connelly said he believes the problems with 1332 Kansas City Street have been rectified or are in the process of being rectified. With regard to 1336 Kansas City Street, he has made some of the repairs. He cleaned out the rain gutters and does not believe there are any drainage problems. The big issue with that property is the roof. Those shingles were put on less than 14 years ago, and they were 30 year shingles. He has been in dispute with the contractor and the company and is in the process of addressing the concern about the warranty. He is requesting an adjustment from them and plans on getting the shingles replaced once he has received a settlement. He would like the opportunity to follow through with his contention that Knecht's owes him some money. He has been assured that there is no leaking inside the building. Huffman move to continue this item for 120 days. Second by DeMersseman. Motion carried.

HEAR APPEAL FROM JAMES GIESE REGARDING VIOLATIONS OF THE 2003 INTERNATIONAL PROPERTY MAINTENANCE CODE AT 610 11TH STREET AND 1021 ST. JOSEPH STREET.

Building Official Brad Solon said this property is located at the corner of St. Joe & 11th Street. The property owner, James Giese, came before the committee and said he and his wife have done considerable work to the properties in the 9 months that they have owned it. The interior on the main structure is done and that property has been rented. He said he is waiting on an estimate for the screens that are missing, and he is aware of the problems with the roofs on both buildings. He said there is a concern on the exterior of the main property with the Historical Society. He does plan on doing the outside work but cannot get it done by the deadline of October 5th. He has been assured that there is no detrimental effect to the inside of either building based on the exterior. Assistant City Attorney told Mr. Giese that he does not need a permit to put on new siding. Brandt said the electrical service on the studio needs to be taken care of right away. He said the screens are also a safety issue, as well as the handrails. Renner said it sounds like Mr. Giese is working towards repairs on the property. Huffman moved to continue the replacement of the roof for 120 days and to continue the replacement of the siding for one year. Second by Herr. Motion carried.

The meeting adjourned at 8:02 a.m.