Building Board of Appeals
Meeting Minutes

January 22, 2021

Call to order

Mr. Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on January 22, 2021.

Roll call

Mr. Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Gary Wilson, Mark Callihan, Garret Wagner, Kyle Denham, Ashley Micklethwaite, and David Reeder.

Approval of Minutes

Mr. Hartwell asked if any members had amendments for the December 11, 2020, minutes. Mrs. Micklewaite wanted to make sure that the conversation between the board and Mr. Paul was added into the minutes. Mr. Hartwell asked for a motion. Mrs. Micklewaite made a motion to approve the minutes, Mr. Callihan seconded the motion. (6Aye, 0Nay)

Continued Items

Item 2908, 2409 S. Willard Ave.

Mrs. Yatziri Allison was present as the owner of the property. Mrs. Allison informs the board that most inspections have passed. Mrs. Allison states the next steps to be completed are the bathroom, flooring, and kitchen. She expects that they will completely be done by the end of March with everything. Mr. Oliver made it aware that the letter he sent was returned, but Mrs. Allison confirmed that it was the correct mailing address. Mr. Hartwell asked for a motion. Mrs. Micklethwaite made a motion to continue item 2908, 2409 S. Willard Ave to February 26th, seconded by Mr. Callihan. (6 Aye, 0 Nay)

Item 2913, 3615 S. Rangeline Rd.

Neither Aaron Gumpenberger nor Patrick Wood were present. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue item 2913, 3615 S Rangeline Rd to February 26th, Seconded by Mr. Callihan. (6 Aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Mr. Marti from Sunnyvale Investment was present as owner of the property. Mr. Marti informed the board that the electrical is almost finished. He also states that the electric contractor has had to come back three times to take care of things that he did not do correctly. Mr. Martin let the board know that all that is left to complete the property is the windows, doors, paint, and new door handles. Callihan brought it to light that the foundation was exposed. Mr. Marti responded by informing the board that it was exposed due to the plumbing be finished. Mr. Oliver stated that he expects the finals to be complete before the next meeting. Mr. Hartwell asks for a motion. Mr. Denham makes a motion to continue item 2916, 1217 Iowa to February 26th, Seconded by Mr. Callihan. (6 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Mr. Baldwin owner of the property was present. Mr. Oliver asked about the progress inside the property. Bob informed the board that the windows were finally finished. However, he mentioned that the only wall that was burnt in the house only had two wires in it. The board informed him that he still needs to hire a licensed electrician to look at it and complete what needed to be done. Mr. Baldwin also stated that he already had to interested buyers for the property. Mr. Hartwell stated that he still wanted to keep the property on the agenda until it is released. Mr. Hartwell asks for a motion. Mr. Callihan made a motion to continue item 2919, 2010 S Joplin to February 26th, Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

The Owner of the property was not present. Mr. Oliver stated that he would like to keep the property on the agenda for another month. Mr. Hartwell asked for a motion. Mr. Callihan made a motion to continue item 2920, Michigan Ave to February 26th, Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Mr. Wilson was present as owner of the property. Mr. Wilson informed the board that there is funding in place to finish the property. He also stated that electrical, roofing, plumbing all have been started or will soon begin. Arc Electric has been hired as the electrical contractor. Mr. Wilson also stated that all the permits have been pulled, and that windows and siding are next.

Mrs. Micklewaite asked Mr. Oliver if the walls were sound, and Mr. Oliver stated there may be some spots that may need to be fixed. Mr. Wilson informed the board that they expect to be finished by or before June. Mr. Callihan asked for a more detailed schedule at the next meeting. Mr. Hartwell asked for a motion. Mr. Callihan made a motion to continue item 2921, 1124 Murphy Ave to February 26th, seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2926, 1308 Central Ave.

The owner was not present for the property but had a gentleman present for her. He informed the board that the electric will be put in next week, and they were working on finding a plumber. He also informed the board that the flooring is finished. Mr. Hartwell was very impressed by the progress, and states that Mrs. Selves has been very easy to deal with. Mr. Hartwell asks for a motion. Mrs. Micklethwaite made a motion to continue item 2926, 1308 Central Ave, to February 26th, Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2928, 1615 Virginia Ave.

Cory Mounts the owner of the property was present. Mr. Mounts stated that there had been a house fire, and that the structure needs new windows. He informed the board that he had yet to pull any permits. Mr. Oliver asked to meet with Mr. Mounts. Cory made it aware that he expects to be done in March or April. Mr. Harwell asks for a motion. Mr. Callihan makes a motion to continue item 2928, 1615 Virginia Ave to February 26th, Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2932, 1509 Missouri Ave.

The Owner of the property was not present for the meeting. Item was released the owner demolished the structure. Mr. Hartwell asks for a motion. Mr. Callihan made a motion to release the item, Seconded by Mr. Denham (6 Aye, 0 Nay)

Item 2933, 510 W. B. St.

Mr. Pendergraft was present as owner of the property. Luke Pendergraft informed the board the house was secured except one window upstairs. Mr. Pendergraft stated that there was a permit pulled, and that the electrical should be finished soon. He also noted that the plumbing will need to be updated as well, and that they are on the 2nd dumpster. Mr. Reeder wants to know if there is a timeline, and Mr. Pendergraft stated that he hopeful for it to be complete by the end of March. Mrs. Micklethwaite asked if the stairs going to the 2nd floor are going to be replaced. Luke informed the board that yes, they will most likely need to be replaced. Mr. Hartwell asks for a motion. Mr. Reeder made a motion to continue item 2933, 510 B. St to February 26th, seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2937, 925 S. Murphy Ave.

Tim Bender was present from the closure title company. Tim stated that the roof is now complete, and that the electrical is the next step as it is not up to code. Mr. Oliver stated that there was a permit pulled for the new roof. Mr. Harwell wants to know what all that Mr. Bender needs to do, and Mr. Oliver stated that it is electrical and structural issues. Mr. Bender informed the board that his plan is to get the property all updated and then to sell it. He also made it aware that he wanted to show them that it is his 1st priority. Mr. Oliver informed everyone that the structure is not habitable or meet the code requirements. Tim said the main goal is always have the structure habitable, but that takes time. Mrs. Micklethwaite asked about the permits and stated that she would like to see a schedule at the next meeting. Mr. Wicklund stated structures do not have to have electricity, but just seconding the property does not appease the board. Also making it aware that typically items stays on the agenda per the board until final inspections. Mr. Hartwell asks for a motion. Mr. Callihan made a motion to continue item 2937, 925 S. Murphy Ave until February 26th, Seconded by Mr. Wagner. (6 Aye, 0 Nay)

New Business

Item 2938, 2116 S. Connor Ave.

Owner of the property was not present. Mr. Oliver has had some contact with the owners but stated hopefully it will take care of itself. Mr. Hartwell asks for a motion. Mr. Callihan made a motion to continue item 2930, 2116 S. Connor Ave, Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2939, 210 Winfield Ave.

Owner of the property was not present. Mr. Oliver asked for the item to stay on the agenda until they see that there is progress made. Mr. Hartwell asks for a Motion. Mr. Callihan made a motion to continue item 2939, 2010 Winfield to February 26th, Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Gaudencio R. was present in place of the owner. Gaudencio stated that the owner lives in California, but he will be taking care of the property for them. He stated that is was very dirty and there were tons of trash to take out. Gaudencio informed the board that they plan on putting in new doors, electric, plumbing, and HVAC. Mr. Oliver informed Mr. R that he will need to get permits for everything, and all Subs need to be done by a licensed contractor. Mr. Oliver also in formed him that he will be contacting him withing the week to set up a time to meet with him, so he can do a walkthrough of the house. Mr. Callihan also requested that a timeline

be brought to the next meeting. Mr. Hartwell asks for a motion. Mr. Reeder made a motion to continue item 2940, 217 Michigan Ave to February 26th, Seconded by Mr. Callihan. (6 Aye, 0 Nay)

Item 2941, 127 W 38th St.

The owner of the property was not present. Mr. Oliver informed the board that the property was almost a complete loss due to a fire. Contact had been made with the owner, and a demo contract had been signed. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue item 2941, 127 W 38th St to February 26th, Seconded by Mr. Callihan. (6 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

The owner of the property was not present. Mr. Oliver stated that there was a fire several months ago, and that there have never been any permits pulled. There has also been no contact with the owners. Mr. Denham asked if there is someone living in there, and Mr. Oliver stated that he did not believe that there was. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue item 2942, 4323 W 27th Pl to February 26, seconded by Mr. Callihan.

Other Business

Item 2924, 115 N Landreth St.

Mr. Patterson was present as the new owner of the property. Patterson informed the board that the house was built in 1905 and needs some TLC. He also made it aware that although it needs a lot of work it is sound and does not have any cracks. Todd said that it will need a lot of plumbing and electrical work and plans to have a dumpster delivered mid-February. Overall Mr. Patterson stated that his plan is to invest 60k into this property, and to use only Joplin Contractors as a way of helping the community. Mr. Callihan stated that he is very happy that he wants to restore the property and noted that Todd will be watched very closely is a stay is granted. Mr. Reeder asked about permits, and Todd let him know that he was going down to talk to the 4th floor about getting the correct forms after the meeting. Micklethwaite asked Mr. Oliver what his thoughts were, and Mr. Oliver stated that anything can be rehabbed with the right amount of money. Mr. Hartwell asks for a motion. Mr. Reeder made a motion to place a stay on the demolition order for item 2924, 115 Landreth, Seconded by Mr. Wilson. (5 Aye, 0 Nay, 1 Abstain)

Mr. Hartwell asked for a motion to adjourn the meeting. Motion made, second to motion to adjourn the meeting at 10:30am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

OLIVIA STOCKDALE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 18604967
My Commission Expires Dec. 11, 2022

My commission Expires: December 11, 2022