JOPLIN | BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

May 26, 2023

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on May 26, 2023.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Garret Wagner, Lance Windsor, Gary Duncan, Christopher Tucker, Steve Brown, Michael Wicklund, Assistant City Attorney Jordan Paul, City Building Officials Bryan Wicklund, Jeff Oliver and Administrative Assistant Vicky Copeland.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from April 28, 2023, and Mr. Brown seconded the motion. (7 Aye, 0 Nay) Motion carried.

Continued Items

Item 2913, 3615 S. Range Line Rd.

The owner of the property was not present at the meeting. Mr. Bolander updated the Board. He stated the City was working on an agreement. A site agreement would be presented to the City Council on June 5, 2023. Mr. Bolander said the City would help with upfront costs and then be reimbursed. If the site agreement was approved by the City Council, then it would take an additional 120 days for the property to be demolished. A demolition contractor was in place and everything including the parking lot must be removed before building on the site.

Motion to continue Item 2913, 3615 S. Range Line Rd. to June 23, 2023, Board of Appeals meeting for progress report and demolition hearing made by Mr. Tucker. Seconded by Mr. Wagner. (7 Aye, 0 Nay) Motion carried.

Item 2947, 2408 Willard Ave.

Misty Gamble, owner of the property was present at the meeting. Ms. Gamble stated the siding was closed and sheetrock done. Mr. Oliver stated it needed the final inspection. The property was weather tight and secured. Mr. Denham asked the timeline needed for the final inspection. Ms. Gamble stated two to three months. Her intention is to live on the property. Mr. Wicklund asked about cabinets and running water. Ms. Gamble stated there was running water, but no cabinets installed. **Motion to release Item 2947, 2408 Willard Ave. due to completion of project made by Mr. Wagner. Seconded by Mr. Duncan. (7 Aye, 0 Nay) Motion carried.**

Item 2968, 217 N. Gray Ave.

Donna Bray, owner of the property was present. She stated she had enclosed the back room, but it still needs wrapped. She had started on roof. She only had enough decking to do ½ of the roof. She planned to install the door this weekend. She had a 16ft trailer loaded with debris and had done a lot of yard work. The fence had been secured up and the property was secured. Mr. Oliver advised Ms. Bray to wait on the wrapping until after the inspection. Mr. Oliver asked about financing. Ms. Bray stated she had applied for a rural development grant. She had received two bids from roofing companies but both companies will not use the shingles she had purchased. This cost factor will force her to do her own labor. Mr. Michael Wicklund stated the grant would be denied if home is on this agenda. Mr. Wagner asked if there was any other financial aid she had applied for. Ms. Bray stated no. Her credit score was low, and she did not have good credit. Mr. Oliver stated she needed a residential contractor because there was extensive damage to the residence. The house was in poor shape. The window was rotted and bowing out. He was surprised the house was holding together. Mr. Windsor stated Ms. Bray needed a bid from a licensed contractor. Mr. Paul stated Mr. Oliver had a list of repairs that were needed to get the home off the Board's agenda. He suggested she take the list and get a quote. Mr. Oliver provided the Board a verbal list of the needed repairs. Mr. Duncan stated Ms. Bray must have a deadline and a cost list. **Motion to continue Item 2968, 217 N. Gray Ave. to June 23, 2023, Board of Appeals meeting for progress report and demolition hearing contingent on Ms. Bray providing a written estimate from a contractor for the needed repairs. The estimate must be broke out labor/materials and a timeline must be provided at June 23, 2023 meeting. Motion made by Mr. Tucker.**

Seconded by Mr. Michael Wicklund (5 Aye, 2 Nay) Mr. Denham and Mr. Wagner voted nay. Motion carried.

Item 2985, 130 S. Moffet Ave.

The owner of the property was not present at the meeting. Mr. Oliver stated he posted a letter on the front door and gate to the secondary structure. There was a "For Sale" sign posted on the property. The smaller secondary structure was inhabited. **Mr. Windsor made a motion to continue Item 2985, 130 S. Moffet Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (7 Aye, 0 Nay) Motion carried.**

Item 2986, 302 S. Connor Ave.

Item 2987, 306 ½ S. Connor Ave.

Levi Babb, Blue Shutter Investments, owner of the properties was not present. Mr. Oliver provided the Board with a copy of an email from the owner's attorney. **Mr. Michael Wicklund made a motion to continue Item 2986, 302 S. Connor Ave. and Item 2987, 306 ½ S. Connor Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.**

Item 3002, 301 S. Winfield Ave.

Anabell Lopez, 301 S. Connor Ave., Joplin, Mo. appeared on behalf of the property. Ms. Lopez stated the front and back had collapsed. They covered holes and replaced beams. The roof should be done this weekend. Mr. Denham asked for a schedule. Ms. Lopez stated the roof should be repaired this weekend and the windows in June. She anticipated three months for completion. Her husband would be doing the roof work. **Mr. Tucker made a motion to continue Item 3002, 301 S. Winfield Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (7 Aye, 0 Nay) Motion carried.**

Item 3003, 129 S. Patterson Ave.

Kylin Smith, owner of the property was present. Ms. Smith stated the property was on the inspection list. Mr. Denham asked for a completion date. Ms. Smith stated four-five weeks. **Mr. Windsor made a motion to continue Item 3003, 129 S. Patterson Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Item 3010, 1116 S. Jackson Ave.

Patrick Stone, owner of the property was present. Mr. Stone stated the work was ongoing and the projected time frame was six weeks. **Mr. Duncan made a motion to continue Item 3010, 1116 S. Jackson Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Item 3011, 911 W. B St.

Phillip Bentz, owner of the property was present at the meeting. Mr. Bentz stated two roll offs had been removed from out of the house. The house was secured. The roofer was scheduled in the next three weeks. He had called for an inspection, but he assumed it had not been done. Mr. Oliver stated the inspectors were at the residence. Mr. Tucker asked if the property was secured. Mr. Bentz stated yes. Mr. Denham asked for a completion date. Mr. Bentz stated the property was not his priority focus at this time, but he expected completion in six-seven weeks. **Mr. Tucker made a motion to continue Item 3011, 911 W. B St. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Michael Wicklund. (7 Aye, 0 Nay) Motion carried.**

Item 3012, 832 S. Pennsylvania Ave.

Mr. Oliver stated the demolition was completed. **Mr. Wagner made a motion to release Item 3012, 832 S. Pennsylvania Ave. due to completed demolition. Seconded by Mr. Duncan. (7 Aye, 0 Nay) Motion carried.**

Item 3014, 822 S. Byers Ave.

Joe Micklson, owner of the property was present. Mr. Micklson stated he was working on the demolition application. He had transferred the water line and removed 40,000 lbs of debris. He was looking to sell the property and anticipated closing in the next four-five weeks. He would continue to work on the demolition. He stated he should have walls pushed in within ten days. **Mr. Duncan made a motion to continue Item 3014, 822 S. Byers Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Item 3015, 117 S. Byers Ave.
Item 3016, 121 S. Byers Ave.

Tyler Casey, owner of the property was present. Mr. Casey stated the exterior contractor should begin next week. He had submitted fire suppression plans and he had received several estimates on the electrical and plumbing. Mr. Denham asked if they would be leaving some of the existing windows. Mr. Casey stated no, they would be all new windows. **Mr. Wagner made a motion to continue Item 3015, 117 S. Byers Ave. and Item 3016, 121 S. Byers Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye, 0 Nay) Motion carried.**

Item 3022, 326 N. Walnut Ave.

Pamela Sims, daughter of the owner was present. She stated she thought the property was under contract and the closing date would be within 30 days. **Motion to hold a Demolition Hearing on Item 3022, 326 N. Walnut Ave. made by Mr. Wagner. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Ms. Copeland administered the oath. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had

inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 1.2 and 1.3) Exhibit 1.1 was taken on August 5, 2022, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on 04-26-23 and Exhibit 1.3 was taken on 05-23-23. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Gingerella Tackett Trust as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 1150 County Rd. 8620 West Plains, Missouri 65775, and he had signed receipts. (Exhibit 3) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of April 6, April 13, and April 27, 2023. (Exhibit 4) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 4, line 6 and line 12. (Exhibit 5) Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3022, 326 N. Walnut Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.**

Item 3024, 430 N. Byers Ave.

Joshua LaForest with JBL Capital, representative of the property was present. Mr. Oliver asked how soon the property would be demolished. Mr. LaForest stated they have started taking bids and the demolition should be complete by the end of June 30, 2023. They are working with Will Endicott, demolition contractor. Mr. Oliver asked if a utility sheet had been signed off. Mr. LaForest stated he did not know. Mr. Oliver advised the property must be secured. Mr. LaForest acknowledged the request. **Mr. Windsor made a motion to continue Item 3024, 430 N. Byers Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye, 0 Nay) Motion carried.**

Item 3026, 2611 S. Pearl Ave.
Item 3027, 2617 S. Pearl Ave.
Item 3028, 2621 S. Pearl Ave.

David Papen, owner of the properties was not present. Mr. Oliver stated the owner had submitted plans yesterday. **Mr. Michael Wicklund made a motion to continue Item 3026, 2611 S. Pearl Ave., Item 3027, 2617 S. Pearl Ave., Item 3028, 2621 S. Pearl Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Item 3029, 508 N. Cox

David Latham, owner of the property was present. Mr. Latham stated the property had been boarded up and secured. He stated his desire was to retain the property if financially feasible. Mr. Oliver stated he had completed a walk through, and he had clarified the permit process with Mr. Latham. Mr. Oliver asked Mr. Latham if he had the finances to rehab the property. Mr. Latham stated yes. Mr. Denham asked Mr. Latham to provide a schedule and the numbers at the next meeting. **Mr. Michael Wicklund made a motion to continue Item 3029, 508 N. Cox Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Item 3030, 1010 E. 20th St.

Allyn Burt, owner of the property was present. Mr. Burt stated they were in the process of finishing the project. The architect had submitted plans. The windows that had been ordered came in and were not the correct windows. They have contemplated installing a fence around the property. **Mr. Duncan made a motion to continue Item 3030, 1010 E. 20th St. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.**

Item 3031, 109 S. Forest Ave.

Owner of the property was not present. Mr. Oliver recommended continuance. **Mr. Windsor made a motion to continue Item 3031, 109 S. Forest Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye, 0 Nay) Motion carried.**

Item 3032, 912 S. Sergeant Ave.

Owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3032, 912 S. Sergeant Ave. made by Mr. Duncan. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on March 8, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on 05-24-23. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Amal D. and Salendra and Kelvin Singh as owners of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 245 Fullerton Dr., Turlock, CA. 95382, and he had signed receipts. (Exhibit 3) Mr. Oliver stated he also sent certified letters to Ira Jones, potential buyer to 820 S. Byers, Joplin, Missouri 64801, and he had signed receipts. (Exhibit 4) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of May 4, May 11, May 18 and May 25, 2023. (Exhibit 5) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6, line 10, line 12, line 18 and line 19. (Exhibit 6) Mr. Oliver stated the building was the subject of a fire and the property was in distress. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3032, 912 S. Sergeant Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.**

New Business

Item 3033, 1010 W. 3rd St.
Item 3034, 302 S. Gray Ave.
Item 3035, 304 S. Gray Ave.

Travis Ledford, owner of the property was present. His plan was to renovate the property. The property had been boarded up and secured. Mr. Ledford stated he needed specific zoning on Gray Ave. property. The property was not big enough to sub-divide. He would like to demolish and rebuild. He anticipated a two-three-month process. **Mr. Wagner made a motion to continue Item 3033, 1010 W. 3rd St., Item 3034, 302 S. Gray Ave. and Item 3035, 304 S. Gray Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye, 0 Nay) Motion carried.**

Item 3036, 208 S. Oliver Ave.

Owner of the property was not present. Mr. Oliver stated the property was the subject of a fire and Code Enforcement was involved. Mr. Oliver asked for this item to be continued. **Mr. Tucker made a motion to continue Item 3036, 208 S. Oliver Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.**

Item 3037, 112 & 114 N. Byers Ave.

Owner of the property was not present. Mr. Oliver stated this was a very large structure. It was a duplex and the subject of a fire. Mr. Oliver asked for this item to be continued. **Mr. Duncan made a motion to continue Item 3037, 112 & 114 N. Byers Ave. to the June 23, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.**

Other Business

None

Mr. Denham asked for a motion to adjourn the meeting. Motion made to adjourn the meeting by Mr. Windsor. Seconded by Mr. Wagner. (7 Aye, 0 Nay,) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Vicky Lynn Copeland

Vicky Lynn Copeland, Notary Public

My commission expires: May 22, 2026

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844