MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 14, 2015
9:00 AM

Kyle Denham, Chairman, called the August 14th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Don Landrith, David Pommert, Bruce Rhodes, and Ervin Wilson. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector; Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham	You might step up to the podium and tell us about your project.
ITEM 2652	**2409 LOCKEWOOD DR.** **OWNER: Vicki Clugston** **ADDRESS: 3135 S. Tyler, Joplin MO. 64801** **Item previously ordered demolished. A stay was granted. Item continued from July 24, 2015.**
Mr. Denham	Good morning.
Danny Tandy	Good morning. How are you?
Mr. Denham	Good. How are you?
Mr. Tandy	I'm here with Vicki Clugston on 2409 Lockewood Drive. We have got the building permit, and we have started the work out there.
Ms. Champlin	What's your name, please?
Mr. Tandy	Do what?
Ms. Champlin	What was your name, please?
Mr. Tandy	Danny Tandy.
Mr. Oliver	They have purchased their permit, and he has been doing a little bit of work. That's in place. It's up to you guys, but I've got a little note maybe to continue out to October 23rd. You can go monthly if you want. Obviously, we want to make sure things get rolling real good before we release it just due to the history. I'll leave that up to you on whether it's 30—60—
Mr. Denham	Are you going to repair the existing basement wall?
Mr. Tandy	The basement is repaired, and we are continuing with framing as of today.

Mr. Denham	And the pool is secure?
Mr. Tandy	Yes.
Mr. Denham	Great.
Mrs. Harrington	Do you have an active contractor's license in the City of Joplin?
Mr. Tandy	I do not. I'm helping her oversee this. I'm in the process of getting that. I've applied for my bond. I'm going to go ahead and get my license, which I told Bryan and them I would.
Mrs. Harrington	Okay.
Mr. Tandy	I have applied for my bond. We're waiting back for my general liability stuff right now. You know, it can take up to three weeks sometimes on that. But I will be getting my license here in the City of Joplin, because I was just helping her oversee everything and schedule people.
Mrs. Harrington	So the building permit is in your name?
Mr. Tandy	Yes.
Mrs. Harrington	Do you have a contract? Do you have a written contract with Mr. Tandy?
Vicki Clugston	Yes.
Mr. Denham	How long do you think it will take to get the house enclosed in the dry on the outside?
Mr. Tandy	On the framing, I'm guessing three and a half weeks, is what I'm predicting. I told her we would have her moved in before Christmas.
Mr. Denham	Jeff suggested continuing it to our October meeting. What's the pleasure of the Board?
Mr. Wilson	**Mr. Chairman, I make a motion that Item 2652, 2409 Lockewood Drive, be continued to our October 23rd meeting for a progress report and demolition hearing.**
Mr. Eastman	**Second.**
Mr. Denham	**I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2652, 2409 Lockewood Drive, be continued to our October 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Tandy — Thank you.

Mr. Denham — Good luck.

Mr. Oliver — Maybe at that time you'll have it far enough along it can be released.

Mr. Tandy — Alright, thank you.

Mr. Eastman — Thank you.

_____ — A small crowd.

Mr. Denham — Yeah, this is the lightest attendance in a long time, isn't it?

Mr. Oliver — I was thinking this might be one of the shortest meetings I think I've ever had.

Mr. Denham — Do we have any to—

Mr. Oliver — I've got three to release. I'll do those.

Mr. Denham — Okay.

Mr. Oliver — First is Item 2707, 1120 West 26th Street.

Mr. Denham — What's the status of that? Did they remove it?

Mr. Oliver — Yeah, the owner did it.

Item 2739, 2838 East 16th Street.
Item 2734, 1602 Indiana.

Those three items can be released.

ITEM 2707

1120 W. 26TH ST.
OWNER: Rebecca S Gallemore TR
ADDRESS: 5153 Appaloosa Way Loma Linda MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2734

1602 INDIANA
OWNER: Lucio G. Fernandez
ADDRESS: 1301 S. Garrison Ave Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a

"Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2739 **2838 E. 16TH ST.**
OWNER: Vicky Miller & Melvin Formby
ADDRESS: 7186 NN HWY Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to release?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2707, 1120 West 26th Street; Item 2734, 1602 Indiana; and Item 2739, 2838 East 16th Street, be released from our agenda.**

Mrs. Harrington — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mrs. Harrington that Item 2707, 1120 West 26th Street; Item 2734, 1602 Indiana; and Item 2739, 2838 East 16th Street, be released from our agenda. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

ITEM 2720 **2801 S. JOPLIN**
OWNER: Robert & Bette Cummings
ADDRESS: 6028 Lakepoint Dr. Springfield MO. 65804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2726 **308 W. 22ND St.**
OWNER: Melvin & Benjamin Formby
ADDRESS: 7186 NN Hwy Joplin Mo. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning. Step up to the podium and tell us your name and address and which item you're here to speak about, please.

Levi Greer — My name is Levi Greer, and I'm here on behalf of Schuber-Mitchell Homes. We recently purchased some of these lots—

Mr. Denham Okay.

Mr. Greer That are getting a progress report. Would you like the addresses?

Mr. Denham Well, if you have the item number or address, either one.

Mr. Oliver The first one is Item 2720, 2801 South Joplin. Item 2726, 308 West 22nd. Those have been purchased by Schuber-Mitchell. And one of them we just released was purchased by Schuber-Mitchell.

Mr. Greer Okay. Sorry if I'm a little behind. I just found out about this. I was just going to give a progress report on these lots, especially, I think it's 2838—these are all lots that we've just recently purchased, and we would like to build on as soon as possible—2838 is a lot that we've turned in a building permit application for.

Mr. Oliver The one on East 16th?

Mr. Greer Yes, sir.

Mr. Oliver Yeah, we just released it.

Mr. Greer Okay.

Mr. Oliver So that will no longer be on any agenda.

Mr. Greer Okay, for the—

Mr. Oliver I went by—I drive my list the day before, and I've seen that you guys are started.

Mr. Greer Oh, great—okay. So the other two are—they're pending for us. We know we want to build on those as soon as possible as well. They're at 308 West 22nd Street and 2801 South Joplin Avenue.

Mr. Oliver I was—I know they've worked with you on a few other lots that have been in front of the Board here. Those will be coming back this next month. This one you purchased at 308 West 22nd Street—that has a little bit more on it, you know, than just a sidewalk or driveway.

Mr. Greer Okay.

Mr. Oliver It actually has some stuff on it that's got a drop-off.

Mr. Greer Okay.

Mr. Oliver — So I don't know if that's something you would be willing to go ahead and step up and go there and get that removed before you start something there—

Mr. Greer — Okay.

Mr. Oliver — And remove that danger. Kids are out there running around and fall off the side of it—

Mr. Greer — Yeah.

Mr. Oliver — Of that nature.

Mr. Greer — I think we could do that. Yeah, we could bump that to the top of the list. And, you know, both of these lots are places where we'll be wanting to build very soon. I think that we could go ahead and take these lots and kind of put them at the top of our list to build an available home there, so we can get started on work there very quickly and remove the dangerous items.

Mr. Oliver — September 11th is the date.

Mr. Denham — Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2720, 2801 South Joplin, and Item 2726, 308 West 22nd Street, be continued for 30 days for a progress report and demolition hearing.**

Mrs. Harrington — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mrs. Harrington that Item 2720, 2801 South Joplin, and Item 2726, 308 West 22nd Street, be continued to our September 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** So if you could come back September 11th and just give us another report on how you're coming on those.

Mr. Greer — I'll do that. Thank you for your time.

Mr. Denham — Thank you.

Mr. Wicklund — Levi, your two permits on 16th are ready to pick up downstairs.

Mr. Greer — Awesome. Okay, thank you, Bryan.

Mr. Wicklund — Yeah.

Mrs. Harrington — Did anybody call in with any reports this week?

ITEM 2640 — **1010 E. 20TH ST.**
OWNER: Charles Burt Inc.
ADDRESS: 2609 Waters Edge, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (TWENTIETH TIME BEFORE THE BOARD)

Mr. Wicklund — I got a call from Allyn Burt at 7:30 this morning.

Mrs. Harrington — Seriously?

Mr. Denham — They've been working most of the week.

Mr. Wicklund — _____.

Mr. Denham — They've been working most of the week on the brick.

Mrs. Harrington — I have a picture of them working on their telephones where they sit on _____ and secure it.

Mr. Wicklund — He had some closings; otherwise, he would be here this morning. That's all the information I have.

Mr. Denham — It looks like, except for the little piece that protrudes out with the tall columns, they've got just that one corner now at the southwest.

Mr. Oliver — They've got a little trim work about some of the windows and things.

Mrs. Harrington — Yes.

Mr. Denham — Yeah, that's what I'm talking about—those tall columns, they haven't done on either side, I don't think. They've got some—probably cast stone they're going to put under the windows, but they're getting closer.

Mrs. Harrington — I had a visit from a citizen regarding that property, and an hour-long conversation about why we're not making any progress with it. So I think it's my intention that on the anniversary of the building permit being issued, if the building isn't finished, I may be prepared to make a motion that we do an order to repair. I think one year, given the scope of work on that property, would be a deadline he should have been able to hit.

Mr. Denham — When is that anniversary?

Mrs. Harrington — The 19th of September.

Mr. Denham — Wow.

Mrs. Harrington — Something like that.

Mr. Denham — That's coming right up.

Mr. Wilson — Well, I noticed the last time I was by there, they still had quite a bit of stuff just laying around on the property. It was trashy looking.

Mrs. Harrington — Well, and that's why I took pictures. The job site is filthy, and that's really the—that is what this person was coming to talk to me about is—the exact quote was if the Board is not going to do something about him and this property, then why isn't the City doing something to make him clean up that work site?

Mr. Denham — Yeah.

Mrs. Harrington — And dealing with contractors the way that I do, I'm familiar with the fact that not all of them work clean. Some of them work extremely clean. Others work in a very disorganized and trashy fashion, and obviously that's acceptable to this contractor. But the fact that he has continued to ignore our requests makes me feel like when we've given him this long, after a year he could very easily have that job done. He could have had it done—

Mr. Wilson — Six months ago.

Mrs. Harrington — So, you know, considering that, I think the perception is out there. I know that the perception is out there that we're just letting him get away with this. I feel like it should be one of those situations where we take it seriously.

Mr. Denham — I was really hoping he would be done before the start of school, which is next week.

Mrs. Harrington — I just can't—

Mr. Denham — That's disappointing. Good morning.

ITEM 2724 — **2503 S. JACKSON.**
OWNER: Doug & Linda Brooks
ADDRESS: 3734 Chipmunk Dr. Joplin MO. 64804

Doug Brooks — Good morning. How are you all today?

Ms. Champlin — Do we want to vote on—

Dr. Brooks — I'm Doug Brooks.

Mr. Denham — Did we vote on that release?

Ms. Champlin — We voted on the release, but not on Allyn Burt's thing.

Mr. Denham — Oh, on Allyn Burt's.

Dr. Brooks — I don't see the number on here—oh, 2724.

Mr. Denham — This isn't on our agenda today, is it—2724?

Dr. Brooks — 2724.

Mr. Oliver — You got a letter with today's date?

Dr. Brooks — I think so—the 14th.

Mr. Oliver — I probably missed it.

Dr. Brooks — A progress report to be held on the 14th of August.

Mr. Oliver — Okay, go ahead.

Dr. Brooks — The property is at 2503 Jackson. When I went to get estimates of how much it's going to cost to get rid of the slab, it was way more than I thought it was going to be. So what we're doing is, we're considering building on the property ourselves. So that's where we are right now. We're looking at getting a contractor and see what it's going to take to build on the property. If we don't do that, then we're going to put it up for sale, or we'll demolish the slab.

Mr. Oliver — Would you be trying to use the slab as part of your new building?

Dr. Brooks — Yes—yes, just use that as the base.

Mr. Oliver — Alright. I'll just—if you do choose to do that, we'll probably have to have a letter from an engineer saying that it's okay.

Dr. Brooks — Sure. Okay, now, what do you mean—a letter from your engineer?

Mr. Oliver — No. You get an engineer and have them look at it, and if they feel it's structurally sound to build on, we would want that with the application to build.

Dr. Brooks — Okay, alright. If that's what I have to do, that's what I'll do.

Mr. Oliver — Yeah. We've had several like that.

Dr. Brooks — Okay, alright.

Mr. Oliver — For whatever reason I didn't have it on the agenda. I think maybe it was supposed to be on the next one, and we made a mistake sending you a letter. So I'll get you another letter out for the next meeting.

Dr. Brooks — Okay. So do I need to come back to the next meeting? When will that be?

Mr. Oliver — Probably—I mean, if you have any new information, it would be good, or at least give me a call.

Dr. Brooks — Okay, because I may not—I may not get all that stuff. Depending on how soon it is—you know, it usually takes two or three weeks to get the stuff like that done.

Mr. Oliver — Right—right.

Mrs. Harrington — Sixty days?

Mr. Denham — I don't know—I was thinking 30 but—

Mr. Wilson — Thirty, yeah.

Mrs. Harrington — Let's give him some time to figure it out. Is 60 days okay, Jeff?

Mr. Oliver — Let's see, that would be October 9th. I don't know—we may have it whittled down by then to where you might want to go back to one meeting.

Mr. Denham — In October.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2724, at 2503 South Jackson, be continued until October—**

Mr. Oliver — I'd say the 23rd.

Mrs. Harrington — **Twenty-third, for a progress report and demolition hearing.**

Dr. Brooks — That would be great.

Mr. Landrith — **I'll second.**

Mr. Denham — **There is a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2724, 2503 South Jackson, be continued to our October 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Dr. Brooks — Thank you very much.

Mr. Denham — Thanks. Just come back with some ideas of what you're going to do.

Dr. Brooks — Sure.

Mr. Denham — Thanks.

Dr. Brooks — Alright, we'll figure it out by then.

Mr. Denham — Okay, great.

ITEM 2640 — **1010 E. 20TH ST.**
OWNER: Charles Burt Inc.
ADDRESS: 2609 Waters Edge, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (TWENTIETH TIME BEFORE THE BOARD)

Mr. Denham — We were talking about Mr. Burt. I guess we need a motion to continue or do something—order a demo or something.

Mr. Landrith — Well, we'd better hurry up because he got a permit from the Council the other night for 27 more lots out in whatever that area—

Mr. Wilson — Yeah.

Mr. Denham — Water's Edge.

Mr. Landrith — So we have a lifetime of opportunity to be on this committee.

Mr. Denham — There is never any shortage of properties to look at. We might just keep this on a two-week rotation.

Mr. Oliver — Yeah.

Mr. Denham — I would love to see it wrapped up at the next meeting.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2640, at 1010 East 20th, be continued until our August 28th meeting for a demolition hearing and progress report.**

Mr. Landrith — **Second.**

Mr. Denham — **There is a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2640, 1010 East 20th Street, be continued to our August 28th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington,**

Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.

ITEM 2732 **2021 ALABAMA**
OWNER: 20TH ST. LLC
ADDRESS: 1505 W 10TH St. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2735 **2313 E. 20TH ST.**
OWNER: EDBTZ / Cedar Tree Managment
ADDRESS: 1505 W 10TH ST. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Oliver — I've got two here that belong to Dr. Joseph—Item 2732, 2021 Alabama, and then also Item 2735, 2313 East 20th Street. I have visited with him at the property on Alabama. He told me if I could be a little bit patient with him, that he would take care of both of these. That was probably about two weeks ago that I visited with him. I do believe he will take care of it. I made a note to go ahead and continue these out until September 25th, and maybe get them put on the regular rotation when we get back to—

Mr. Denham — Is this on the corner of 20th Street, or is it actually down Alabama a little further?

Mr. Oliver — It's down a little further. I would guess it—if, I mean, it were on the street, it's probably like the second or third lot down.

Mr. Denham — So it's a recent purchase for him, or is he—

Mr. Oliver — No. I mean, he bought it after the tornado, but he's had it a while.

Mr. Denham — But he is 20th Street LLC?

Mr. Oliver — That, and then also, the other one is a different—it's under a different name—Cedar Tree Management, but they're both his.

Mrs. Harrington — Item 20—

Mr. Oliver — Item 2732, 2021 Alabama, and Item 2735, 2313 East 20th.

Mrs. Harrington — September 27th or 28th?

Mr. Oliver — Twenty-fifth.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2732, at 2021 Alabama, and Item Number 2735, 2313 East 20th Street, be continued until September 25th for a demolition hearing and progress report.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2732, 2021 Alabama, and Item 2735, 2313 East 20th Street, be continued to our September 25th meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

ITEM 2733 — **2024 S. FLORIDA**
OWNER: Gregory & Sharon Jones
ADDRESS: 3102 S. Main St. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Oliver — I'm jumping around here a little bit, but Item 2733, 2024 South Florida, there has been a permit purchased. No work has started yet. I would like to continue that also to September 25th.

Mr. Denham — A motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2733, 2024 South Florida, be continued to our September 25th meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2733, 2024 South Florida, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — I guess on the rest of them, September 11th. The two on Oliver Street—Bryan probably actually visited with the owner a little bit more than I have.

Mrs. Harrington — We're separating those two, right?

Mr. Oliver — Right, that's the one where I had the one on the corner—we released it and added these two addresses in where the two slabs were.

Mr. Denham — What's the item number?

Mr. Oliver — The item numbers are 2745 and 2746.

ITEM 2745 — **2606 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2746 — **2610 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Wicklund — Are they signing for the letters now?

Mr. Oliver — Yeah. I haven't had any recent phone calls or anything from them. I do have a signed receipt for the "finding of fact" letter.

Mr. Wicklund — Was it mailed to the same address?

Mr. Oliver — Yeah, I've got a signed receipt for one but not the other.

Mr. Wicklund — For today's meeting?

Mr. Oliver — Yeah, I haven't heard anything probably since about three weeks ago, Bryan?

Mr. Wicklund — It's been about a month since I've talked to her.

Mr. Denham — But one of them lives in town. I thought they were both out of town.

Mr. Wicklund — They're both out of town.

Mr. Oliver — I guess I'd have a question for you on this as far as title work goes. We did a title search for the address of the property that we actually released, because they got one basically 95 percent done on the outside, and it's sitting on the corner lot. This piece of property was actually divided into three lots. We issued permits—

Mr. Paul _____ (speaking away from microphone).

Mr. Oliver It's not divided, so we have to go to a demolition hearing on these because the title search, with the one address, is going to be legal or whatever to take out these other two addresses. Am I saying that right?

Mr. Paul _____ (speaking away from microphone).

Mr. Oliver I don't know if she was going to work on that or not.

Mr. Wicklund If they have, it's been done in the last couple of weeks.

Mr. Oliver I did a title search for this property.

Mr. Paul Yes.

Mr. Oliver We have that.

Mr. Paul _____ (speaking away from microphone).

Mr. Oliver Well, they did it in the beginning. They got—we gave them a permit for three addresses here. The title work really goes to this address even though it's one tract. I haven't ordered title work for these others.

Mr. Paul _____ (speaking away from microphone).

Mr. Oliver Well, that's what they're wanting to do.

Mr. Wicklund They hadn't split the lot up until a couple of weeks ago. They're wanting to sell them quick.

Mr. Paul And we're worried about down the line _____.

Mrs. Harrington Well, one of them is ready to go—that one where the slab is—like it's a good slab—it's brand new, right?

Mr. Oliver If she doesn't sell them, I guess, is my point.

Mr. Paul Well, I think as long as we've got the right address _____ if she doesn't want to go survey _____.

Mr. Wicklund We just need to find out if they've—she's had it recently surveyed and was attempting to get the lots split. We just need to find out if that's happened or not.

Mr. Denham They'll have to go through Zoning and Planning, too, won't it?

Mr. Wicklund — Yes. They have already been given a verbal approval. I just don't know if it has happened.

Mr. Paul — _____ (speaking away from microphone).

Mr. Wicklund — She hasn't transferred ownership.

Mr. Paul — _____ what they're trying to do.

Mr. Wicklund — What they're trying to do—they're just not—

Mrs. Harrington — They appear to be out of their element.

Mr. Wicklund — Evidently, they weren't real familiar with construction or property ownership, because—

Mrs. Harrington — They thought they could build all three houses on one lot without any problem.

Mr. Wicklund — And then they thought they could sell off sections of it without recording it with the county, so we're trying to hold their hand and walking through it.

Mr. Paul — _____ (speaking away from microphone).

Mrs. Harrington — This is a charity that came here after the tornado—

Mr. Paul — Okay.

Mrs. Harrington — To build homes for veterans in need. They didn't have any experience. They just felt sorry for tornado victims.

Mr. Paul — I guess my _____ (speaking away from microphone).

Mr. Oliver — I can definitely, if we get to that point if _____ or order another title search.

Mrs. Harrington — It would be nice if they would donate it to Habitat and let them work through the logistics of it. Has anybody suggested that kind of approach to them?

Mr. Wicklund — At this point, they're trying to recoup the money they have invested in it. They think it might be a possibility to recoup all their money they have invested on the one house that's out of the ground, and maybe they could donate the other two.

Mrs. Harrington — And Habitat would have the resources to get the title work done and the logistics of the thing in place so it could move forward.

Mr. Denham — So do we just want to continue the remaining items, or are there other ones to discuss?

Mrs. Harrington — Those are the only ones.

ITEM 2714 — **2547 MISSOURI**
OWNER: John Beaty
ADDRESS: 315 S. County Ln 294 Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Oliver — No, there's one other one. It's on Missouri. He came to, I believe, one of the first meetings—the gentleman who owns that property, stating that he had intended on getting a permit. There is not one yet. He's keeping up with the lot and everything as far as mowing. There is a small slab on the back of the lot that he would like to use when he gets his permit. I don't mind trying to work with him a little longer, I guess. That's up to you guys.

Mr. Denham — Yeah, I still have a hard time believing that's not over a sewer. It's a pretty good size slab. I mean, it's a garage. I remember when they built it, and you can see the property line right in the picture. It's just two foot off the property line. The sanitary runs right down there. I mean, there is no way they're not sitting over an easement.

Mrs. Harrington — What will happen to it in that case? If it's on the easement, it's too close to the property line.

Mr. Wicklund — I don't think it's too close to the property line. If it's on top of an easement, because there was a building there before, as long as it's not on top of the actual sewer line, we would probably let him build on it and give him a variance. If it's on top of the actual sewer line, he probably would not be allowed to rebuild without saw cutting a portion of that slab off. I'll check. I thought I had checked it already and don't remember what I found out. I'll check.

Mrs. Harrington — Bring him back in here in 30 days? Are we shooting for September 25th?

Mr. Oliver — It's up to you on those.

Mrs. Harrington — Are we still planning to meet in—

Mr. Oliver — I can tell you, the September 11th meeting—I've got seven in the file cabinet that will be getting put on the agenda. So we released three. This

one is actually down to probably about seven or eight items, and then I'll be adding another seven or eight back onto it.

Mr. Denham — Will we be ready for any demo hearings in that meeting, too?

Mr. Oliver — It's kind of up to you guys. I mean, I've not been adding any to this agenda. I'm just trying to whittle it back down so we can get back to the fourth Friday of the month. So what we're dealing with is a lot of slabs—Schuber-Mitchell and a couple of other builders that I think you guys are trying to work with on getting to that lot to build on before they remove the trips. So I'm going to leave that back to you guys. I feel like, from my end, we would be ready at any time--I mean, some of the other ones we've done as far as having a slab out there. But I think probably three or four of those are that kind of scenario _____.

Mrs. Harrington — I would like to get this guy's attention and see if he can't get in here and make a decision on it. **I'm going to make a motion that Item Number 2714, at 2547 Missouri, be continued until September 11th for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2714, 2547 Missouri, be continued to our September 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — We've got the two on Oliver.

ITEM 2745 — **2606 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2746 — **2610 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 10, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs. Harrington — Once you get those addresses squared away, then we can stamp a signature on it—a valid signature. You said that you didn't think that signature was going to work on this one because it was a different address?

Mr. Oliver — In the file, you mean?

Mrs. Harrington — Yeah.

Mr. Oliver — Yeah, I think we had it—

Mrs. Harrington — If we had that squared up, then—

Mr. Oliver — She's got a spreadsheet thing. She basically kind of goes in there and hits a button, so we've got something.

Mrs. Harrington — Yeah. Well, if we get that one squared away in 30 days, then our paperwork is clean, and then we can move forward with it.

Mr. Oliver — Yeah.

Mrs. Harrington — Another 30 days?

Mr. Oliver — Yeah.

Mrs. Harrington — **I make a motion Item Number 2745, at 2606 South Oliver, and Item Number 2746, at 2610 South Oliver, be continued until September 11th for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2745, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued to our September 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Do we have a motion to adjourn if there isn't any other business?

Mr. Wilson — **So moved.**

Mr. Eastman — **Second.**

Mr. Denham — **All those in favor of adjournment? (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Motion carries, 7-0.**

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 9:37 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

