Building Board of Appeals
Meeting Minutes

December 11, 2020

Video recording for meeting was nonoperational. Minutes are based upon notes taken during the meeting.

Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on December 11, 2020.

Roll call

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

Mr Hartwell asked for a motion to excuse Mr Reeder from the meeting. Mr Callihan made a motion to excuse Mr Reeder from the December 11, 2020 meeting. Mr Wagner seconded the motion. (6 Aye, 0 Nay)

Approval of Minutes

Mr Hartwell asked if any members had amendments for the October 23, 2020, minutes.

Mr Hartwell asked for an amendment to be made to add Mr David Reeder in attendance. Mr Hartwell, Mr Callihan, and Mrs Micklewaite also ask for the conversation regarding the 2nd & Byers property be added to the minutes as well.

Minutes were not approved.

Continued Items

Item 2908, 2409 S. Willard Ave.

Owner of the property was not present for the meeting. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2908, 2409 S Willard Ave to January 22nd, motion was seconded. (6 Aye, 0 Nay)

Item 2913, 3615 S. Rangeline Rd.

Aaron Gumpenberger present via conference call as the owner of the property. Patrick Wood present as the property caretaker. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2913, 3615 S Rangeline Rd. to January 22nd, Seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2915, 1215 Iowa Ave.

Kaleb Marty was present at the meeting as the owner of the property. Mr Hartwell asked for a motion to hold a demolition hearing on item 2915, 1215 Iowa Ave. Mr Callihan made a motion, Mrs Micklewaite seconded the motion. (6 Aye, 0 Nay) After evidence was presented to the board, Mr Hartwell asked for a motion. Motion to demolish item number 2915, 1215 Iowa Ave. made by Mr Wagner, Second by Mr Callihan. (6 Aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Kaleb Marty was present at the meeting as the owner of the property. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2916, 1217 Iowa Ave. to January 22nd, Seconded by Mr Denham. (6 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Mr Baldwin was present as the owner of the property. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2919, 2102 S. Joplin Ave. to January 22nd, Seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

Owner of the property was not present for the meeting. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2920, 2838 Michigan Ave. to January 22nd, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present at the meeting as the owner of the property. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2921, 1124 Murphy Ave. to January 22nd, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Owner of the property was not present for the meeting. Mr Hartwell asked for a motion to hold a demolition hearing on item 2924, 115 N. Landreth Ave. Mr Denham made a motion, Mr Wagner seconded the motion. (6 Aye, 0 Nay) After evidence was presented to the board, Mr Hartwell asked for a motion. Motion to demolish item number 2924, 2924 N. Landreth Ave. made by Mr Callihan, Second by Mr Denham. (6 Aye, 0 Nay)

Item 2926, 1308 Central Ave.

Rose Selves was present as the owner of the property. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2926, 1308 Central Ave. to January 22nd, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2928, 1615 Virginia Ave.

Cory Nash was present at the meeting as the new potential owner. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2928, 1615 Virginia Ave. to January 22nd, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2931, 1119 S. Jackson Ave.

Owner of the property was not present for the meeting. Mr Hartwell asked for a motion to hold a demolition hearing on item 2931, 1119 S. Jackson Ave. Mr Callihan made a motion, Mr Denham seconded the motion. (6 Aye, 0 Nay) After evidence was presented to the board, Mr Hartwell asked for a motion. Motion to demolish item number 2931, 1119 S. Jackson Ave. was made, Second to motion. (6 Aye, 0 Nay)

Item 2932, 1509 Missouri Ave.

Colby Mcgeher was present as the owner of the property. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2932, 1509 Missouri Ave. to January 22nd, Seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2933, 510 W. B. St.

Barbra Ruper was present as the owner of the property. Larry Carlie and Luke Pendergraft were present as the new owners of the property. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2933, 510 W. B. St. to January 22nd, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2934, 311 N. Joplin Ave.

Owner of the property was not present for the meeting. Mr Hartwell asked for a motion to hold a demolition hearing on item 2934, 311 N. Joplin Ave. Mr Callihan made a motion, second to the motion was made. (6 Aye, 0 Nay) After evidence was presented to the board, Mr Hartwell asked for a motion. Motion to demolish item number 2934, 311 N. Joplin Ave. made by Mr Callihan, Second by Mr Wagner. (6 Aye, 0 Nay)

Item 2935, 306 S. Cox Ave.

Owner of the property was not present for the meeting. Mr Hartwell asked for a motion to hold a demolition hearing on item 2935, 306 S. Cox Ave. Mr Wagner made a motion, Mr Callihan seconded the motion. (6 Aye, 0 Nay) After evidence was presented to the board, Mr Hartwell asked for a motion. Motion to demolish item number 2935, 306 S. Cox Ave. made by Mr Wagner, Second by Mr Callihan. (6 Aye, 0 Nay)

Item 2936, 801 Chestnut Ave.

Owner of the property was not present for the meeting. Mr Oliver explained to the board that this property has already been demolished and can be removed from the agenda. Mr Hartwell asks for a motion. Motion to remove item number 2936, 801 Chestnut Ave. made by Mr Callihan, Second by Mr Wagner. (6 Aye, 0 Nay)

New Business

Item 2937, 925 S. Murphy Ave.

Tim Bender was present at the meeting as the owner of the property. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2937, 925 S. Murphy Ave. to January 22nd, Seconded by Mrs Micklewaite. (6 Aye, 0 Nay)

Other Business

- Melody Simpson went before the board wanting to talk about 2009 E. 4th St. and wanting something to be done regarding the trash and filth on the property. Mrs Micklethwaite request from Bryan that both the health and fire department do an inspection of the building.

- Bryan Wicklund, Building Official for the City of Joplin, gave a report on the 2nd & Byers property that the board requested in the last Building Board of Appeals Meeting. (Please see attached)

- Mr. Paul clarified the dangerous building process. Specifically, it is the building inspector's duty to inspect buildings and if in his opinion the structure is dangerous, he will issue a declaration of nuisance which if not complied with will bring the building under the Board's jurisdiction. The Board has the power to request an inspection of any building. However, the Board does not have the power to address a building that has not gone through this process. Mr. Paul further clarified that the Board is more than an advisory board because it issues findings of fact and conclusions of law that are the basis for judicial review in Circuit Court and are not subject to review by Council.

Mr Hartwell asked for a motion to adjourn the meeting. Motion made, second to motion to adjourn the meeting at 12:05pm.

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