JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, December 13, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals.

Roll Call

Those that were present are the following: Kyle Denham – Chair, Steve Brown, Lance Windsor, Garret Wagner – Vice Chair, Gary Duncan, Crystal Harrington, Michael Wicklund, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Jeff Hadley and Chief Building Official Bryan Wicklund and Plan Reviewer Rick Woods.

Motion to Excuse

None.

Approval of Minutes

Mrs. Harrington made a motion to approve the Building Board of Appeals minutes from October 25, 2024, and Mr. Windsor seconded the motion.
(7 Aye, 0 Nay). Motion carried.

Other Business:

Item 3105 8424 E 26th Street. Mr. Harter and Mr. Baldwin present.

Mr. Denham asked Mr. Bryan Wicklund to give an explanation on this issue.

Mr. Bryan Wicklund spoke about the background of this item. He mentioned that in the 2018 adopted building code that we are currently under, the building official has the authority to accept alternative materials designed in methods of construction and equipment. He has given the Board members a sheet going over that section and he read it. He continued with what the item before the Board is Eagle Pitcher. They are undergoing a project in the industrial park of new construction and there will be a hazardous material storage area in this new facility that while they are doing their plan reviews because of the quantity of hazardous material that will be stored there under the fire code which he told the Board is at the bottom of the sheet he gave them, the 2018 adopted fire code, because of the quantity of the hazardous materials the fire code actually requires that it be stored in a detached building. He included in the sheet the powers and duties of the Building Board. City Council has stated in section C, regardless of any statement, the contrary to any other documents or codes the Building Board may grant a variance to requirements of the building code related to existing or new construction only in extraordinary circumstances and then and only of finding of fact that all life requirements are adequately met and upon the affirmative recommendation of the chief building official. As the building official he has the authority to approve alternative materials and methods of design, because this very clearly affects life safety. Mr. Wicklund felt that it would be better if not just himself or the fire marshal reviewed this, but also have the blessing of the Building Board of Appeals as a variance. He continued stating that they have some design professionals for the project, and they have come up with an option that they would like to do on the construction. He said that the plans are up on the screen, and they are here if the Board has any questions for them. Mr. Bryan Wicklund also said that both the fire marshal and he had reviewed the plans and are comfortable with what they are presenting, so if the Board chooses to do that then we can go ahead and approve the plans but again they are here to answer the Boards questions.

Mr. Denham said that he had a few questions and asked if they could come forward and asked them to state their names.

Mrs. Harrington asked Mr. Bryan Wicklund to clarify the location of the industrial park. Mr. Wicklund responded that it was Crossroads.

Mr. Benjamin Harter said he is an architect with Cromwell Architects and Engineers and their address is 1300 E 6th Street, Little Rock, Ark. Mr. Eric Baldwin said he is with Cromwell Engineers and Fire Protection.

Mr. Denham asked that on the plans it is called a hot room, and this is where the hazardous materials will be stored, is that correct. Mr. Harter responded that it is correct. Mr. Denham asked if it looks like it is cast in place concrete and Mr. Harter responded that it is correct. Mr. Denham continued with that it looks like there is a door that leads into the vestibule, and it looks like there are two openings. Mr. Harter responded that it is correct. Mr. Denham asked how the openings are protected. Mr. Harter explained that they are pass through areas, to pass through materials and the three doors that are in that room include the two openings that are in question and the third door that goes into the vestibule are all blast-related doors. They are engineered specifically to withstand the blast risks that are in that room. He continued that they have hired a blast consulting engineer, and he studies the amount of blast material that will be in there and the pressures that will be released upon the walls and he also gives them requirements for those doors. The doors are designed to resist a blast.

Mr. Denham asked what are the hazardous materials that will be stored in that room. Mr. Harter stated that in that room the material is called lead styphnate and it has an ATNT equivalency at a 100% value of a TNT explosion.

Mr. Denham said that the walls are blast resistant and he assumes the roof structure is blast resistant. Mr. Harter said that it is, the walls, the floors and the ceiling are all designed by the blast engineer that they hired, to resist the blast and it is 18" reinforced concrete. Mr. Denham said that he assumes it is all sprinkled. Mr. Harter said that is correct. Mr. Denham said that it looks like one of the means of egress goes through that vestibule 128 and asked how many occupants that would be allowing an exit. Mr. Harter said he believed that number is on the plan – he believes it says 10. Mr. Denham said it looks like they could go left out of that vestibule if there is an issue. Mr. Harter said yes no one would be egressing into that room.

Mr. Duncan asked what the hazardous material is being stored in the room. Mr. Harter said it is called lead styphnate. It is classified as HD1.1 explosive. There are different values of explosive materials and HD1.1 is the most explosive. Mr. Duncan asked if it was unstable. Mr. Harter explained that it is, and they transport it in there, but it would be if it were to ignite. Mr. Denham asked if it was a by product of their manufacturing process or is it a product they use in their manufacturing. Mr. Harter said it is used in the manufacturing process. Mr. Denham said so when they take delivery of it, it goes through that vestibule that is to the left of this space. Mr. Harter said that is correct. Mr. Denham asked if there should be direct access so that it does not actually go in a non-protected part of the building when they are delivering it. Mr. Harter said that it is stored in the hot room area, but it is never the way the code reads where storage areas are, that is where you need to protect it, they must move it through the building to get it there. Mr. Denham asked so there is no concern about it going off when it is in that vestibule 128 basically when they are delivering it. Mr. Harter replied to no. Mr.

Denham asked why it wouldn't be a concern. Mr. Harter said that protection is made for when it is being delivered to the area, the way the code reads is that when you store it in an area is when it becomes a risk. If we had to protect the whole building if things were moved around, then it would be.... Mr. Denham said that he would feel more comfortable if there was direct access to this hot room, so it does not compromise one of the means of egress for that building. Mr. Bryan Wicklund responded that he understands their concerns and he is sure that while the materials are being transported that – that is regulated by the mail carrier. He is sure that it must be transported a certain way so that it will be in transportation mode until they get it into the storage room. He understands what Mr. Denham is saying that it still must go through that vestibule, but they are in transportation mode in the vehicle when it is outside the truck and as it is going through the vestibule until the point where it is being stored and then regulated by the building code. Mr. Denham said that it seems like one exit is compromising.

Mr. Brown asked if this is a new product or process for our area. Mr. Harter said no they primarily do the same process in Seneca. Mr. Brown asked if it is like what is there. Mr. Harter said that this is increased protection than what they currently have. Mr. Brown asked if that space permitted a certain quantity and who would monitor that. He assumes that it is made to hold a certain quantity for the rating. Mr. Harter responded that in the way the ratings permit for that material, DCMA federal requirements and the hot room, is designed with DCMA requirements for that quantity of material. The building code does not have DCMA requirements in it.

Mr. Duncan asked if the danger from this the explosion or the explosion and contamination. Mr. Harter responded – explosion and just to be clear the hot room is being designed to contain the explosion.

Mr. Denham said that he would feel more comfortable with direct access from that delivery point. He asked if there is a reason that they can't do that. Mr. Harter said that they can do it but it is nice to have the entry covered when they do it and that is why the vestibule does that – it acts like an airlock. If they had it open directly to the outside, it would be less protected from the elements. He does understand their concerns about it being a means of egress that maybe other people could potentially use. They could look at maybe exit out of a different area of the building and have it for delivery only. Mr. Denham said that address his concerns. Mrs. Harrington wondered why there would be a loading dock on one of the exterior walls. Mr. Harter said that when it comes in it is not delivered by a truck – it is delivered by a small vehicle like a gator. Mr. Denham said that it still has the explosive potential. Mr. Harter said that the carrier hand carries it to the hot room.

Mr. Michael Wicklund asked Mr. Harter what businesses are around this project. Mr. Harter responded that it is in the industrial park and the closest business he believes is Blue Buffalo next door but quite a distance aways.

Mr. Michael Wicklund asked if this is farther out than Prigmore, farther east. Yes, Mr. Harter answered.

Mr. Denham asked if the other structure is a tilt up or precast. Mr. Harter replied tilt up, the wall separating the two is reinforced concrete, between the two structures.

Mr. Michael Wicklund asked the city attorney what our liability risk for the Board. Ms. Knoblock said that Eagle Pitcher assumes liability and she hopes they have good insurance. She continued with, the Board has the authority to grant the variances without assuming any liability.

Mr. Denham asked Mr. Bryan Wicklund if he had discussed this with the fire marshal, Dale. Mr. Bryan Wicklund said that he has, and the fire marshal is good with the proposed plan. Mr. Denham asked if he had any concerns about the delivery. Mr. B Wicklund said that he did not. Mr. Denham asked if it was discussed or just not considered. Mr. B Wicklund responded that he did not discuss it with him, but he would ask his plan reviewer. Mr. Rick Woods spoke and said that they had a meeting with the design professional and Dale and himself, and they had the drawings there. The transition from that outer door to the hot room is such a small area that the code really addresses how you are storing it and not so much as how you are getting it into the storage area, but we had no concerns with that small area because of the transition for such a short period of time.

Mr. Bryan Wicklund said that he would like to add he doesn't know what kind of containers this is coming in but it is likely that the quantity that they are talking about transporting, which requires the separate structure by the fire code, that they are not going to have – and he is assuming – that they will not have that much quantity in that vestibule at one time. They are not going to move it all into the vestibule and let it sit there while they move it into the hot room. Mr. Harter said that it is correct, they are talking about much smaller quantities being transported into the hot room. They are looking for a maximum quantity of 8 pounds.

Mr. Denham asked if it was a heat related thing that makes it explosive or is it if it is dropped – what makes it explosive like TNT or dynamite. Mr. Harter said that it is his understanding that when it is mixed improperly or if there is any kind of spark that goes off in the room that would cause a reaction or an impact of wood (being dropped). Mr. Harter doesn't know what kind of pressures they would be looking at to cause it to have an explosion if dropped but with the quantities that they are moving.

Mr. Denham asked Eagle Pitcher doesn't want it detached per the code for what reason. Mr. Harter said they need it for the processing in the room which is right below it. It is called the middle room and there they are working with much smaller quantities of the powder in grams so much so that its permitted by the code, but they need it to be directly adjacent to this hot room because the hot room is a conditioned room for that powder and the procuring of that powder.

Mr. Denham asked if it has an hvac system in it and is it mini split or ducted in. Mr. Harter said that it is like a mini split. Mr. Denham said so it has its own separate unit. Mr. Harter replied yes.

Mrs. Harrington asked what kind of volume we were talking about that would be stored in this room. Mr. Harter said it would be five eight pounds stored in the room. Mr. Denham asked if other items will be stored in the room and Mr. Harter said that he believes there will be other items too. Mr. Denham asked if they would be doing the mixing in that room and Mr. Harter replied to no.

Mrs. Harrington said it seems logical that they have planned this significantly.

Mr. Duncan moved that Item 3105 at 8424 E 26th St. be granted this variance of the building code. Mrs. Harrington seconded the motion. (6 Aye, 0 Nay, 1 Abstained) Motion carried with Mr. Brown abstaining.

Item 3090 512 W 20th St. Jason Wike present.

Mr. Wike finally got the permits last month and met with the construction crew framing the property. They are doing more demo inside and have started loading in the materials to get the outside walls done. They will probably be done in a year with the project. Mr. Denham asked if the inspections had been made. Mr. Wicklund asked what they would be converting this to. Mr. Wike said that it is already a four plex and they are just redoing the four plex. They gutted the inside of it and found that some of the outer walls were damaged and rotted. They will be fixing that first and then redo the inside. They also own 1702 Wall at the same time as part of that big project and that one is close to getting done, so they are trying to do both projects at the same time. Mr. Denham asked Bryan Wicklund if this scoop of work triggers a fire suppression system. Mr. Wike said that they are having it sprinklered and they have the drawings all done already. Mr. Denham said that our next meeting is January 24th.

A motion by Mr. Wagner and seconded by Mr. Windsor that Item 3090 at 512 W 20th St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3087 102 S Sergeant Ave. Paul Daniels present.

Mr. Daniels stated that his property has been accepted into the ARPA program for demolition. Mr. Denham said that he would not need to return to our meetings. Mr. Oliver said that he has this down to be released today due to the demolition.

A motion by Mr. Wagner and seconded by Mr. Duncan that Item 3087 at 102 S Sergeant Ave. be released from our agenda due to the demolition in the future. (7 Aye, 0 Nay) Motion carried.

Item 2986 302 S Connor Levi Babb, Blue Shutter Investments present.

Mr. Babb said they finally have everything ready to go, minus the plumber dropping off a drawing for the entries of the main line being tapped in from the water for the fire suppression, that is supposed to be done today. Once that is done, they can dig and get the fire suppression. Mr. Denham asked if they had given him a schedule as to when that work will be complete. Mr. Denham asked about the regular plumbing, electrical and hvac and if it is proceeding as well. Mr. Babb stated that the rough-in plumbing should be done on all the structures and then from there we were waiting to see where we were cutting the cavities, which should be happening next week. Mr. Denham asked about the apartment on the alleyway and if it was rented now. Mr. Babb said that it is almost complete, and it is not occupied yet. Mr. Denham asked if they were keeping all the buildings secured. Mr. Babb's said that the 302 building, the basement door area they were having issues with, but have that handled now. Mr. Denham mentioned that if they had a tenant in that one building it might help keep it secure.

A motion by Mr. Windsor and seconded by Mr. Wicklund that Item 2986 at 302 S Connor Ave. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3084 1828 W 4th St. Carol Russell present.

Ms. Russell said that they have a roof and no leaks, and they are working on the framing. Hopefully in the next couple of weeks they will have a framing inspection. Permits are in place. Mr. Oliver said that the permits are in place, and they are making progress.

A motion by Mr. Duncan and seconded by Mr. Wicklund that Item 3084 at 1828 W 4th St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3015 & 3016 117 & 121 S Byers Ave. Dustin Mellies present.

Mr. Mellies stated that building 117 just passed the framing inspections and all the trades inspections. He believes the fire chief will be checking it out on Monday to allow us to go ahead with the insulation and sheetrock. Building 121 is close behind – the mechanicals will be this week or next. All the water lines are run and sewer lines connected. They are struggling a bit to get someone to run the fire suppression and as soon as they can take care of that, they have someone lined up to do all the other site work. The fire suppression line will be going through the parking lot. Mr. Denham asked how long before completion. Mr. Mellies said that the electrical equipment is not scheduled to come in until February 28th, so they are hoping it comes on time and that is the last piece of the puzzle if Liberty can get us connected quickly and the electrician can get it done quickly. About a few weeks after that they should be done- done. Mr. Denham asked if Liberty would have to set up a new transformer. Mr. Mellies said that he wants to reach out to them this week. Mr. Oliver said to Mr. Mellies that his permit does expire on January 29th so be sure to have someone here at the January 24th meeting to ask the Boards blessing to extend his permit. Mr. Mellies said it will be Dalton because he will be out of state.

A motion by Mr. Windsor and seconded by Mr. Harrington that Item 3015 & 3016 at 117 & 121 S Byers Ave. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3104 1909 W 15th St. Antwon Perry.

Mr. Pierce said he had the building all dried in. Mr. Oliver said that your permit has expired, and you are working without a permit at this time. He said he spoke with a gentleman on site two weeks ago and Mr. Oliver noticed that he had sheathed the property and wrapped it and there is an inspection that needs to be done prior to wrapping. Mr. Oliver said that you need to get your permit pulled and then make sure you are going through the proper inspections on this property. Mr. Denham hates to see you have to tear out the work that you've done because of no inspections. Mr. Denham asked if he would have permits in place at the next meeting. He responded yes. Mr. Oliver said that he will need to have licensed electricians, plumbers and all of that. Mr. Pierce said he would.

A motion by Mr. Duncan and seconded by Mr. Wicklund that Item 3104 at 1909 W 15th St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3100 1404 E Hill St. Lori Green present.

Ms. Green filled out an application to get it torn down, but she hadn't heard anything. Mr. Oliver said that it is still in the review process, and he doesn't foresee a problem with it. He said they do need pictures of the inside so he will call her next week to set up a time to meet her there to do that. Mr. Denham asked if it was an ARPA and Mr. Oliver said it was. Mr. Oliver said that even though he is not the final say that he is hoping it will get approved. Mr. Oliver asked what the best time was to call her, and she responded at 3pm and said the days she works.

A motion by Mrs. Harrington and seconded by Mr. Windsor that Item 3100-- at 1404 E Hill St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3002 301 S Winfield Ave. Anabel Lopez present.

Mr. Denham asked about her progress since last month. Ms. Lopez said that after last month's meeting she went downstairs to request an extension, and she got the answer back the day before Thanksgiving. The plumber was available before Thanksgiving so now he will do it this Monday or Tuesday to do all the plumbing. Her husband is working on installing the siding onto the house. It is going slow because he works fulltime. Mr. Oliver said that she needs the Boards blessing for an extension on the permit. Mr. Denham asked Mrs. Lopez how many months that it will take to finish the project. Mrs. Lopez said that hopefully the siding and the plumbing will be done in a month and then the air conditioning will be arranged for January or February. She asked for a 90-day extension. Mr. Denham said that it has been on our agenda for 23 times, that is more than 2 years. Mr. Wicklund said that last month we asked for a solid timeline, a solid bid sheet where she called and contracted contractors, and she hasn't brought any of that. There was some discussion about her not following through with what the Board asked for at the last meeting, that she agreed to. There was some confusion regarding the extension she received, and the Board agreed to 60-day extension.

A motion by Mr. Wicklund and seconded by Mr. Wagner that Item 3002 at 301 S Winfield Ave. has the permit extended for 60-days and be continued to our January 24th meeting for progress report and demolition hearing.

(7 Aye, 0 Nay) Motion carried.

Item 2990 801, 803 & 805 W 1st St. Four Winds Restoration. Shawn Grindle present

Mr. Grindle started by saying he has good and bad news. The total that the Community Housing Authority, a Habitat subsidiary, Jedi, has agreed to come in at is $400,000 for equity in the project and that just happened at the beginning of this month. This past Wednesday they were denied funding with Arvest Bank. The bank didn't feel there was enough back up equity within the partners in case something went hay wire. He mentioned that he had told Jeff Neal but hadn't met up with him yet. Their options right now are that Habitat, when they offered to come in at the $400,000, they also said unofficially that they might be willing to purchase the whole building. Another option, Mr. Grindle said, was that they have a private lender that has offered to fund the project at a higher rate on the construction than a bank would offer on the construction loan. Mr. Denham asked if he would have a decision by their next meeting. He responded yes that they will need to decide on this and there are also decisions on insurance as the new year approaches as well. People's Bank was discussed. Mr. Denham asked about the tax credit. Mr. Grindle replied that we have it approved at 25%, and at the 35% everything is ready but to get approved for it they need to have funding in place. There was discussion on how long it has been on the Boards agenda and Mr. Denham said that he would like to not lose a historic property if it can be saved and if Habitat or Jedi is involved it will happen. Mr. Wicklund didn't feel that there was enough motivation. Mr. Grindle said that he would have an answer whether they are going to sell or go with the private funding by the next meeting on January 24th.

Mr. Grindle explained his character and that he is very motivated. Mrs. Harrington spoke about her concerns. Mr. Denham asked Mr. Oliver if there were any recent complaints from neighbors. Mr. Oliver said early on there was but hasn't been any recent.

A motion by Mr. Duncan and seconded by Mr. Windsor that Item 2990 at 801, 803 & 805 1st St. be extended to our January 24th meeting for progress report and demolition hearing. (6 Aye, 1 Nay) Motion carried.

Item 3091 4020 S Main St. Rent Joplin, Brenda Suhr present.

Ms. Suhr started with the roof is completed, and the contractor has been working on repairing the front wall. The electrician will be there on Monday and once that is done the contractor will come back and finish the interior and insulate the attic. Mr. Denham asked Mr. Oliver if the permits and inspections were in place or were done. Mr. Oliver said that the permits are, but the framing inspection hasn't taken place yet, progress is being made. Mr. Denham asked Ms. Suhr what timeline they are looking at. She responded they are hoping within a month or two to be complete, but it depends on how quickly they can get things done.

A motion by Mr. Windsor and seconded by Mr. Brown that Item 3091 at 4020 S Main St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3102 519 S Picher Ave. Rent Joplin, Brenda Suhr present.

Ms. Suhr said there was a fire at the back of the building. They will have the same contractor work on this job as they have at 4020 S Main St. He will finish 4020 S Main St first, but they will have him call and set up the walk through with the inspectors so they can pull the permits and get that started on this project. Mr. Oliver said that the property is secure, and it is duplex, and the fire was at the back of the building.

A motion by Mr. Wicklund and seconded by Mrs. Harrington that Item 3102 519 S Picher Ave be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3072 220 N Byers Ave. Ivy Iverson present.

Mr. Iverson said that the electric is being done now and then when they are done, he has someone to do the drywall. Mr. Oliver said that his permit had expired in October, and they had a phone conversation to ask the Board for an extension. Mr. Bryan Wicklund said that he doesn't have a past framing inspection, it has failed six times because of the stairs. Mr. Bryan Wicklund said that the last framing inspection that the city shows occurred back in July and it failed. Mr. Denham said that Mr. Iverson needs to call or the contractor to set up a final inspection for the framing. Mr. Iverson said he would. There was some discussion on the extension. Mr. Windsor said first Mr. Iverson needs to get that framing inspection done, then try and get the electrician to finish up and then you have a contractor for the drywall. Mr. Windsor feels that we should extend it for 60 days.

A motion by Mr. Windsor and seconded by Mr. Wicklund that Item 3072 at 220 N Byers Ave. permits to be extended to 60 days and to continue our item until January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3098 910 E 7th St. Toni Newberry.

Mrs. Newberry had two fires, and the building is partially gone, and they are doing an asbestos inspection. Mr. Oliver spoke with Rick Newberry a couple of times in the last few weeks and was told he needed an asbestos inspection. The front building on this property was posted and then there was a fire and then a few weeks ago part of the building collapsed. Mr. Newberry is working on getting the demo permit and has the utilities signed off, and he has reached out to one of the local asbestos companies to perform the asbestos inspection.

A motion by Mr. Wicklund and seconded by Mr. Duncan that Item 3098 at 910 E 7th St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3073 512 S Cox Ave. Larry Peterson present.

Mr. Peterson said they will be done by the 6th of January for final inspection. Mr. Oliver said that in his notes it says that on October 25th Mr. Peterson was given a 60-day extension so that brings it to December 25th so he will need another extension.

A motion by Mr. Windsor and seconded by Mr. Brown that Item 3073 at 512 S Cox Ave permit be extended to our January 24th meeting and this item be continued to our January 24th meeting, as well, for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3089 1919 S Byers Ave. Mr. Yeager present.

Mr. Oliver spoke and stated that Mr. Yeager had come in approximately a week ago to get a permit and we were unable to sell it to him at that time because of the standing order for boarding and securing the property. It is not on the agenda, but we asked him to come in to ask the Board to take that order off because the property is secure, and he is ready to get permits for that property. If the Board revokes that order to secure, we can sell him the permits he needs. Mr. Wicklund is abstaining because they are real estate clients of his. Mr. Denham asked if Mr. Yeager had already closed on the property. He replied yes. Mr. Wicklund said that this is the property that a couple was selling and getting their son out of the house.

A motion by Mr. Duncan and seconded by Mrs. Harrington that Item 3089 at 1919 S Byers Ave. have the order to secure rescinded. (7 Aye, 0 Nay) Motion carried.

Item 3054 1624 W 4th St. Matt Smith present.

Mr. Smith said that he spoke with the siding contractor this week and he is going to try and be there before Christmas, but it might be after. He said that the front part of the house is going to paint, and he has pressure washed it twice now. He is watching the weather so he can paint and possibly by next Tuesday he can do that. The outside needs to be finished so they can get the inspections done and then they can work inside. Mr. Oliver stated that their permit on this expires on February 26th. Mr. Smith said he might need a small extension. Some discussions on his plans.

A motion by Mr. Wicklund and seconded by Mr. Duncan that Item 3054 at 1624 W 4th St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3097 1217 E 2nd St. Jack Smittle present.

Mr. Oliver started by saying that this is an ARPA demo project. Mr. Smittle filled out the form for that project and everything is in place, and they are just waiting for a final signature for approval. Mr. Oliver believes it will go through and be demolished. If the Board wants to release it, Mr. Oliver said it was up to them.

A motion by Mr. Wagner and seconded by Mr. Duncan that Item 3097 at 1217 E 2nd St. be released from the Board's agenda due to an upcoming demolishing. (7 Aye, 0 Nay) Motion carried.

Item 3101 2722 Rolla St. Mr. Burt present.

Mr. Burk said that a tree fell on the porch, so he had the tree removed and he is replacing the porch. It is part of Waters Edge and it is a nice old house but it doesn't fit in with their plans for the community and the next plat. They will decide on whether to tear it down or make it part of the plat. Mr. Denham said that the porch needs to come down before our next meeting.

A motion by Mr. Wagnor and seconded by Mr. Wicklund that Item 3101 at 2722 Rolla St. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3099 1519 S Pennsylvania Ave.

Mr. Bryan Wicklund said that this is the second time before the Board. Recently due to the fire and structural damage and roof caving in to the building, he will move forward with an emergency demolition, which will be faster, it is not salvageable. They have tried to reach the owner without success. Ms. Knoblock said that one of the owners are deceased.

A motion by Mr. Wagner and seconded by Mr. Duncan that Item 3099 at 1519 S Pennsylvania Ave. be released from our agenda due to the upcoming demolition. (7 Aye, 0 Nay) Motion carried.

Item 3033 1010 W 3rd St. Ledford Construction.

Mr. Oliver said that their permit did expire on December 4th , and he is not sure why they haven't moved too quickly on this one and no one has come to the meeting for any updates. They have done some windows and update. Mr. Wicklund mentioned that they have posted 4 or 5 of their rentals for sale in the last 30 days. Mr. Bryan Wicklund highly recommended not to extend any permits because they have to be the one to ask for an extension on their permit.

A motion by Mr. Wicklund and seconded by Mr. Wagner that Item 3033 at 1010 W 3rd St. be extended to our January 24th meeting for progress report and demolition hearing, but no extension to their building permit at this time. (7 Aye, 0 Nay) Motion carried.

Item 3056 217 S Pearl Ave.

Mr. Oliver said that the owner showed up at last month's meeting and was granted a 90-day extension at the October 25th meeting. There are new broken windows, and they redid the retaining wall on the front of this property, which looks really good. Mr. Bryan Wicklund said that last July it passed its plumbing inspection but no electrical inspection.

A motion by Mr. Duncan and seconded by Mr. Wicklund that Item 3056 at 217 S Pearl Ave. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3085 1616 S Pearl Ave.

Mr. Oliver said that this is the property that he sold, and the gentleman came down from Springfield at our August meeting and he got a permit, but nothing was done. A permit was pulled for electric. A floor was put in without an inspection so part of it will need to be removed for that. Mr. Bryan Wicklund said that on the application the owner put $20,000 worth of renovations to include electrical and plumbing.

A motion by Mr. Wicklund and seconded by Mrs. Harrington that Item 3085 at 1616 S Pearl Ave. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3103 504 S McKinley Ave.

Mr. Oliver said that this is another property where a very large tree fell on it the front corner of it. He posted it several months ago and one of the owners was there and he spoke with her, and she was supposed to keep him informed and that it hadn't taken place. There was a citizen complaint for the second time, so Mr. Oliver turned it over to the Board. This is a new business.

A motion by Mrs. Harrington and seconded by Mr. Wagner that Item 3103 at 504 S McKinley Ave. be extended to our January 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

13 December 2024 **Building Board of Appeals**

Mr. Duncan made a motion to adjourn the meeting. Seconded by Mr. Windsor.

(7 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL
#23942087
Jasper County
STATE OF MISSOURI