CALL TO ORDER

Chair Emig called the meeting to order at 4:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Chuck Kiplinger, Andy Van Lente, Ben Bierlein

Members Absent: Linda Bruckbauer

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Yvonne Wright, Housing Inspector

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mr. Kiplinger, seconded by Mr. Van Lente moved to approve the minutes of September 19, 2019 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

Mr. Kiplinger seconded by Mr. Van Lente moved to approve the agenda as submitted.

Motion approved by roll call unanimously.

RE-HEARINGS

121 E Bush St
Mr. Iveson stated that a roof permit has been pulled, but no work has been done. Mr. Iveson stated that the house is secure and is not a high priority. Mr. Iveson will monitor the property.

INITIAL HEARINGS

The following properties are presented to the board for a public hearing:
2115 Aberdeen

Ms. Lindsay Flynn, Property Manager, for Eliot Rachman was present to represent this property. The reason for the appeal is this home is an original Norm Carver design and is a unique contemporary build. The property has been maintained in a way to preserve the integrity of the design and while there are windows that open, it would affect the original design greatly if an alternative window style is installed. The house was built in 1966.

Ms. Flynn did propose alternative options. The first option is to install an emergency glass breaker, also used to break car windows in the event of an emergency. They could install the tool on the wall or window sill in any room where an emergency exit is needed. An additional option would be to install a double hung window that could pop out easily. That modification would not be able to be installed until February 2020 per the contractor due to their availability. Additionally, this solution would change the design slightly which is not as desired by the owner. The double hung would be the same size as what is there now.

Mr. Iveson stated that this house was owner occupied and has recently been purchased and the owners want to use it for a rental property.

Ms. Wright stated there are four bedrooms, three in the basement (that are not being used as sleeping areas) and the master bedroom (main floor). Ms. Wright provided pictures of the windows to the board for review. Ms. Wright stated that the windows were hard to open and once open they don’t completely open and they are not wide enough to get out of. Ms. Wright also stated that the building is not sprinkled.

Ms. Wright suggested that they pull a building permit within 30 days.

Ms. Flynn stated the owner purchased the property in October 2019 and has a two-year lease with the current tenants and then the owners will move in. Ms. Flynn stated they can do custom windows, but they can’t make them any wider to meet code.

Mr. Bierlein stated that they could change to egress able hardware.

There were no comments from the public.

Mr. Emig closed the public hearing.

Mr. Kiplinger moved to allow Ms. Flynn to come back to next meeting with more information after talking with contractor, to meet city requirement, seconded by Mr. Bierlein.

Motion approved by roll vote unanimously.
1603 Fulford St
This property is located in a Manufacturing, General District (Use Zone M-2) in the Edison neighborhood. The (0.599 acre) property contains a 40,045 sq. ft. Industrial building. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.
No one was present to represent this property.

Mr. Iveson read the Information Summary into record.

Structural and exterior repairs for the building are estimated to cost approximately: $1,367,336. Estimated costs for demolition are approximately $600,675. The 2019 SEV is $39,100. According to Assessor records, the Estimated True Cash value of the land alone is approximately $21,699 and that of the entire property $79,202.

There were no comments from the public.
Chair Emig closed the public hearing.

FINDING OF FACT

Mr. Kiplinger moved the Finding of Fact as follows:

1. The Finding of Fact for 1603 Fulford St shall include all information included in the notice of public hearing dated January 8, 2020 and the summary information.

Mr. Van Lente seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Bierlein moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Kiplinger.

Motion approved by roll vote unanimously.

1024 Lake St
This property is located in a Commercial, (local) neighborhood District (Use Zone CN-1) in the Edison neighborhood. The 33’ X 132’ (0.100 acre) property contains a 1,420 sq. ft. 2 story single family building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the Information Summary into record.

Structural and exterior repairs for the building are estimated to cost approximately $67,691. Estimated costs for demolition are approximately $14,200. The 2019 SEV is $12,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately $11,322 and that of the entire property $29,475.
There are no comments from the public.
Chair Emig closed the public hearing.

**FINDING OF FACT**

**Mr. Bierlein moved the Finding of Fact as follows:**

1. The Finding of Fact for 1024 Lake St shall include all information included in the notice of public hearing dated January 8, 2020 and the summary information.

**Mr. Van Lente seconded the Finding of Fact.**

Motion approved for the Finding of Fact by voice vote unanimously.

**Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.**

Motion approved by roll vote unanimously.

**222 W Ransom St**
This property is located in a Manufacturing, Limited District (Use Zone M-1) in the Northside neighborhood. The 66’ X 66’ (0.100 acre) property contains a 8,712 sq. ft. warehouse storage building. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the Information Summary into record.

Structural and exterior repairs for the building are estimated to cost approximately $628,309. Estimated costs for demolition are approximately $130,680. According to Assessor records, the Estimated True Cash value of the land alone is approximately $27,123 and that of the entire property $79,239.

There are no comments from the public.
Chair Emig closed the public hearing.

**FINDING OF FACT**

**Mr. Van Lente moved the Finding of Fact as follows:**

1. The Finding of Fact for 222 W Ransom St shall include all information included in the notice of public hearing January 8, 2020 and the summary information.

**Mr. Kiplinger seconded the Finding of Fact.**
Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

Mr. Emig enquired about elections for the board. The members will stay the same.

ADJOURNMENT

Mr. Kiplinger moved to adjourn the meeting and was seconded by Mr. Bierlein.

With a unanimous vote the meeting was adjourned at 5:00pm.

Submitted by: Karleen Steppenwolf Date 3/19/20
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 3/19/20
Building Official
Roger Iveson

Approved by: Richard Emig Date 3/19/20
BBA Chair