MINUTES
BUILDING BOARD OF APPEALS
APRIL 16, 2026
City Commission Chambers

CALL TO ORDER

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

ROLL CALL OF BOARD MEMBERS

Members Present: Andy Van Lente, Matt Maycroft; Khari Worthy; Richard Emig.

Members Absent: Ryan Long – excused
Jillian Hocking – excused, sick

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Sarah Van Hyfte, City Attorney

COMMUNICATIONS AND ANNOUCEMENTS

NONE

APPROVAL OF PREVIOUS MINUTES

Mr. Van Lente, seconded by Mr. Worthy moved to approve the minutes of January 15, 2026, as submitted, approved by voice call vote.

CITIZEN COMMENTS

NONE

INITIAL HEARINGS

1710 Humphrey – This property is located in a Residential, Single Dwelling (Use Zone RS5) in the Eastside neighborhood. The 66' x 132' (0.200 acre) property contains a 1,275 sq. ft. residential building. 3 Visions LLC to Xavier Raymonit Little aka Xavier Little, is shown as Owner. Vision 3 LLC is shown as Taxpayer. A 2025 Memorandum of Purchase Option agreement.

Mr. Iveson read the Information Summary into record. Mr. Iveson stated the property has been boarded and blighted since 2024.

Joe Howard, 3 Visions LLC, the owner, was present along with Mr. Little, who was/is purchasing on a lease to own option. Mr. Howard stated he was notified the day before by Mr.

Little that there was a hearing on this property. Mr. Howard stated he was not aware of the notice or the conditions of the property. Mr. Howard asked for a 60-90 day extension.

Mr. Iveson asked when the permits would be pulled. Mr. Howard stated they could pull permits in the next 10 days. Mr. Iveson stated he could work with owner if the permits are pulled.

There was also a mention of a motor home on the property. Mr. Little stated he would have that moved over the weekend.

FINDING OF FACT

Mr. Worthy moved the Finding of Fact as follows:

The Finding of Fact for 1710 Humphrey shall include all information included in the Notice of Determination dated 4/2/2026 and the summary information.

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

Mr. Van Lente moved to approve the application, to accept the Staff recommendations as stated, seconded by Mr. Maycroft.
Motion approved by roll vote unanimously.

833 E Walnut – This property is located in a Manufacturing, General (Use Zone M2) in the Edison neighborhood. The 35' x 150' (0.202 acre) property contains a 1,630 sq. ft. residential building. Dorothy Rankin is shown as Owner. Dorothy Rankin is shown as Taxpayer. A 2023 Warranty Deed in the amount of $78,600 was recorded 10/2/23.

Mr. Iveson read the Information Summary into record. This is a fire damaged property that has been vacant and blighted since 2025. Mr. Iveson stated there has been no contact with the owner and no work has been done on the property.

No one was present to represent this property.

FINDING OF FACT

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

The Finding of Fact for 833 E Walnut shall include all information included in the Notice of Determination dated 4/2/2026 and the summary information.

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

Mr. Van Lente moved to approve the application, to accept the Staff recommendation as stated, seconded by Mr. Maycroft.
Motion approved by voice vote unanimously.

OTHER BUSINESS

ADJOURNMENT

Mr. Emig moved to adjourn the meeting at 4:39pm.

Submitted by: Karleen Steppenwolf Date 8/20/26
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: _____ Date 8-20-2026
Building Official
Roger Iveson

Approved by: _____ Date 8.20.26
BBA Chair
Richard Emig