

The Plan Commission met in regular session with Mayor Neitzel presiding. The meeting was called to order at 7:00 p.m.

Members present: Mayor Steve Neitzel, Mark Sullivan, Dave Westimayer, Tom Tisdale, Dave Magnussen, Carl Fausett and Chester Ward.

Members absent and excused: Mark Neitzel and John Flouro.

Motion by Mark Sullivan, second by Chester Ward, to approve the minutes of the August 8, 2016 meeting as printed.

All voting AYE. Motion carried.

A review of the building issues on the property located at 401 E. Lake Street, owned by Robert Coffey, was held.

Mayor Neitzel opened with discussion of ongoing building repairs at 401 E Lake Street and reviewed correspondence dated August 29, 2013 in which an agreement to repair the front façade with siding, west side cleaning, roof completion, and east side and rear of building cleaned and repaired was made. As of October 10, 2016, these items are still not completed. Discussion was also held on the structural engineering report submitted by Mr. Coffey, dated September 14, 2015, and the items listed by the engineer that need to be completed to the first floor joist, second floor joist and supports and the west side stairs. These items were listed as a high priority. Mr. Coffey reported that the first floor is near completion, but not done, and that the second floor was reinforced. Mr. Coffey provided no engineered drawings or photos to support the information on the progress.

The commission discussed City ordinances 11-3-5, Junk Storage, 11-7-5(h) Public Nuisances Dilapidated Buildings, 11-7-7, Cost of Abatement, 15-1-2, Alterations and Repairs, Site Plan Approval, 15-1-5, New Methods and Materials, 15-1-6, Unsafe building and 15-1-16, Penalties and Violations.

Mr. Coffey shared his plans for the building which included: repairing the front façade with 10-12 feet of poured concrete completed with brick face, two bay windows - one on the first floor and one on the second floor, new windows installed in the existing openings on the west side and rebuilding the stairs and landing on the west side.

Discussion was held on codes for the stairs and the need for engineered drawings for both the stairs and the wall, which need to be submitted prior to the building permit being issued. Mr. Coffey needs to complete the flooring and interior walls framing and have this work inspected before replacing the front wall to be sure that the supporting construction will support the planned rebuild of the wall.

Motion by Carl Fausett, second by Tom Tisdale, to require code compliant plans for the west side exterior stairs be submitted to the building inspector by October 24, 2016 with completion of the new stairs with 60 days of issuance of the permit, front exterior elevation and code compliant

plans to the building inspector by October 24, 2016 with completion within 90 days of issuance of the permit, west side windows and doors completed 90 days from October 24, 2016, and removal of all stored items on the west side sidewalk by October 24, 2016.

All voting AYE. Motion carried.

Discussion was held in regard to the Property Maintenance Ordinance and what should be worked on next. The commission will continue to identify issues on the Highway 33 corridor and work on those properties. Carl Fausett and Steve Neitzel will continue to work to complete a procedure for the steps of enforcement of the ordinances.

Discussion was held regarding how the building permit issuance could be controlled to stop open ended permits which allow construction to be ongoing for years and never completed. The building inspector stated that the City would need to create an ordinance, outlining the steps and requirements, to change this process. The commission will work on some draft ordinance changes to require completion of projects as to the exterior and yard issues.

Non-Action Discussion:

Chester Ward stated he has been noticing a number of signs and items in the street terrace area around the City since the issue had been discussed at previous meetings and he thought they should be addressed. He also inquired as to the permit for Breselow Auto on Chandler Street and what was permitted as there are a large number of items on the property.

Motion by Carl Fausett, second by Chester Ward, to adjourn.

All voting AYE. The meeting adjourned at 9:10 p.m.



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Steven Neitzel, Mayor

SN/lw