

THE **BOARD OF APPEALS** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, March 31, 2015** IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: CHAD BUCK, RANDY REED, LLOYD BROWN, MIKE COX AND ALTERNATE DICK MAYNARD. ABSENT WAS BOARD MEMBER MEREDITH HAUCK. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, BUILDING OFFICIAL JON WOERNER, AND CITY ATTORNEY GEORGE KAPKE.

1. **Call to Order** – Chairman Buck called the meeting to order at 6:00 p.m.

2. **Roll Call** -

3. **Old Business** –

A. Minutes of December 4, 2013 meeting

On a motion by Brown, 2nd by Reed the minutes of the December 4, 2013 meeting were approved by a 5-0 vote.

4. **New Business** –

A. Election of Officers

Motion by Brown, 2nd by Reed to nominate Chad Buck as Chairperson. Motion passed 5-0.

Motion by Cox, 2nd by Buck to nominate Lloyd Brown as Vice-Chairperson. Motion passed 5-0.

B. Dangerous Building Order - Delbert Collins, 312 S. Jefferson Street

Jon Woerner presented his inspection findings and order to demolish the accessory building located at 312 S. Jefferson Street.

City Attorney George Kapke clarified for the Board that the staff recommendation is that the accessory building be demolished within 30 days. Mr. Kapke indicated the Board has the authority to extend the deadline beyond the 30 days.

Marjorie Collins, owner of the property at 312 S. Jefferson Street, indicated that there is no disagreement that the accessory building has

to come down. Mrs. Collins indicated that her husband recently passed away and she was asking for a total of 90 days to demolish the building. She also asked if the concrete slab of the accessory building could remain.

Board member Maynard asked what the size of the concrete slab was. Jon Woerner indicated its size is approximately 14' x 20'.

Chairperson Buck asked if a new shed could be placed upon the existing concrete slab. Mr. Woerner indicated yes, provided setbacks are met and a permit is obtained if the new building is 121 square feet or larger in size.

Mrs. Collins asked the Board what would occur if the City has to demolish the building.

Mr. Woerner indicated the City must obtain bids from qualified contractors and the City Council would award a bid for demolition. All costs associated with the demolition would then be billed to the property owner and if not paid the costs would be added as a special tax assessment against the property.

Chairperson Buck asked if the concrete slab could remain without a structure upon it. Mr. Woerner indicated yes it is allowable.

Board member Brown asked Mrs. Collins if it would be easier for the City to demolish the structure and add the costs to the property taxes.

Mrs. Collins indicated it may be easier for the City to demolish the building, but if 90 days were allowed that she should be able to have the building demolished.

Board member Brown made a motion, seconded by Cox, to order the demolition of the accessory building at 312 S. Jefferson Street within 60 days of the date of the meeting and that the concrete slab could remain. Motion passed 4-1 (Maynard dissenting).

C. Dangerous Building Order - George Beckwith, 416 S. Washington Street

Jon Woerner presented his inspection findings and order to demolish the house located at 416 S. Washington Street.

Mr. George Beckwith, owner of the property, indicated the structure was built in the 1880's and he moved in during the 1970's. Mr. Beckwith indicated the house is unsafe and needs to come down.

Chairperson Buck asked Mr. Beckwith how much time he would need or specifically what he was requesting of the Board.

Mr. Beckwith indicated he is unable to demolish the structure.

Board member Maynard asked if there was a mortgage on the structure and Mr. Beckwith indicated no.

Mr. Woerner reviewed the City bidding and demolition process for the Board.

Scott Beckwith, the son of George Beckwith, indicated the sooner the structure was demolished the better. He also indicated the owner would have some interest in working with the South Metropolitan Fire Protection District to use the house for fire training.

Board member Cox made a motion, seconded by Maynard, to order the demolition of the home within 30 days of the date of the meeting. Motion passed 5-0.

5. Adjournment

On a motion by Brown and 2nd by Cox the meeting was adjourned at 6:45 pm.


Chad Buck, Chairperson