

**COMMUNITY DEVELOPMENT COMMITTEE
CITY OF WILLMAR, MINNESOTA
THURSDAY, DECEMBER 13, 2012**

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, December 13, 2012, in Conference Room No.1 at the City Office Building. Chair Dokken called the meeting to order at 4:45pm.

Present:

Jim Dokken	Chair
Ron Christianson	Council Member
Bruce DeBlieck	Council Member
Steve Ahmann	Council Member
Bruce Peterson	Director of Planning and Development Services

Others present: Mayor Frank Yanish, Audrey Nelson, John Sullivan

1. PUBLIC COMMENTS (FOR INFORMATION ONLY)

John Sullivan inquired about progress on a Zoning Ordinance amendment dealing with the administration of variances. Staff stated that they would review the matter and pursue the necessary amendment.

2. UNSAFE BUILDING DECLARATION FOR 511 7TH ST NW (MOTION)

Staff presented information relative to the status of the home at 511 7th ST NW (see Attachment A). The owner of the property has not responded to City orders to repair the property. Because of the continued deterioration, Staff requested that the Council issue a formal declaration for the house as an unsafe building. This declaration will be delivered to the building owner and would allow 30 days to bring the building up to standards or have the building demolished. Failure to do so could result in the City pursuing court action to allow the City to demolish the structure.

Staff has been in contact with a representative of the owner, Fannie Mae. The property representative had requested the formal declaration in an attempt to move Fannie Mae to action.

A motion was made by Council Member Christianson, seconded by Council Member Ahmann, and passed for the following:

RECOMMENDATION: To issue an unsafe building declaration for the house at 511 7th ST NW.

3. EXTERIOR MAINTENANCE ORDINANCE (FOR INFORMATION ONLY)

The Committee reviewed and discussed a draft ordinance dealing with exterior maintenance for commercial/industrial/institutional buildings. The draft ordinance was fairly comprehensive and it was the opinion of the Committee that the length of the ordinance could be shortened, and that it needed to be reviewed with other ordinances for redundancy and duplication. Staff stated that a number of sections had already been removed due to duplication, but would review the ordinance again and eliminate any redundancies and inconsistencies. The Committee decided to receive the draft for information only. Staff will revise the draft and provide copies to all Council members

prior to the next Committee meeting. The Committee agreed to discuss the ordinance further in January.

4. ANN'S CAFÉ AND JOHN'S SUPPER CLUB UPDATE (FOR INFORMATION ONLY)

Staff presented status reports for the former Ann's Café and John's Supper Club buildings (see Attachment B). The Ann's site has been secured and no longer poses a safety hazard. Council member Ahmann stated he had met with Paul Kidrowski regarding progress on the John's Supper Club building. Mr. Kidrowski told him that some progress has been made, but the work done has not required formal inspections. The Committee saw no value in revoking the permit and will continue to work with Mr. Kidrowski to complete work on the building.

5. MISCELLANY (FOR INFORMATION ONLY)

Chair Dokken informed the Committee that staff was dealing with a problem house on Mary Avenue. A neighbor had contacted several Council persons regarding the conditions on that site.

Council member Ahmann inquired about HRA reporting on the conditions of rental properties at Welshire and other locations. His main concern was the condition that the HRA received the units in when a unit was abandoned.

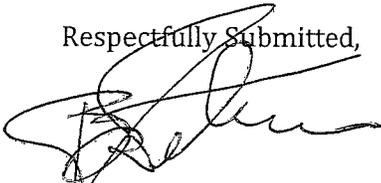
Council member Christianson briefly informed the Committee about information prepared by the Attorney General's Office regarding local units of government paying dues to chambers of commerce and service clubs.

Council member DeBlick informed the Committee that Willmar Municipal Utilities has put the subject of LED street lights on hold due to decreasing prices.

The Committee decided not to meet the last week of December. If a meeting is necessary before the next Council meeting, it was agreed that they would meet January 3rd. Otherwise, the next regular Committee meeting will be Thursday, January 17th.

6. There being no further business to come before the Committee, the meeting adjourned at 6:05pm.

Respectfully Submitted,



Bruce Peterson, AICP
Director of Planning and Development Services



WILLMAR

Attachment 4
12-13-12

PLANNING AND DEVELOPMENT SERVICES

City Office Building
333 SW 6th Street, Box 755
Willmar, MN 56201

GENERAL DEPARTMENT & INFORMATION	320-235-8311
DIRECTOR	320-214-5184
PLANNER	320-214-5195
BUILDING OFFICIAL	320-214-5185
BUILDING INSPECTION TECH	320-214-5187

FAX: 320-235-4917

MEMO

TO: Bruce D. Peterson, Director of Planning and Development Services

FROM: Randy L. Kardell, Building Official *RLK*

DATE: December 6, 2012

RE: **511 7th Street Northwest**

The 30 day voluntary period of compliance and the 45 day extension period expired on December 1, 2012. There have been no corrective actions performed on the above reference property. It is now time for the formal "Unsafe Building" declaration by the governing body as required in Minnesota State Statues, section 463.15 to 463.26.





Attachment B
12-13-12

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MEMO

TO: Bruce D. Peterson, Director of Planning and Development Services

FROM: Randy L. Kardell, Building Official *RLK*

DATE: November 30, 2012

RE: Anns Café and John's Supper Club

I met with UMEC, Inc. on Friday, November 30th in regards to the open excavation behind their facility. The open excavation will be protected by a 42" high fencing barrier with proper framing supports. This work will be done on December 1st as stated by the person in charge. The project will be secured as requested.

The last scheduled building inspection of the John's Supper Club was conducted on April 18, 2012. There have been no further documented construction inspections. Minnesota State Rules, Chapter 1300.1021 Subd. 11 states "Every permit issued shall become invalid unless the work authorized by the permit is commenced within 180 days after its issuance. If the work authorized by the permit is suspended or abandoned for 180 days after the time is commenced, the building official may grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated." The City Council granted Mr. Kidrowski an indefinite time for compliance. There never was any written request for extension as required by code. Building permit #19042 has become invalid, due to lack of construction activity. Technically, this office is required to revoke the permit and ensure there is no further construction. Mr. Kidrowski will be required to submit new construction documents and re-apply for a new building permit. Does this office revoke the permit or adhere to the non-deadline given by the Council?

