

**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, April 16, 2018  
Turk Cannady Briefing Room, Government Center**

Members Present

Jack Frost  
Mike Bechdol  
David McDaniel  
Joe Pitt  
Mark Dale  
Tom Tahaney  
Deborah Fulwiler  
George Ferguson

Staff Present

Gail Lux  
Stacey Graves

**I. Call meeting to order.**

Chairman Joe Pitt called the meeting to order at 7:02 pm declaring it an open meeting and that all notices had been properly posted and verified.

**II. Approve minutes of the March 26, 2018 meeting.**

Mark Dale made a motion to approve the minutes for the March 26, 2018 meeting. Jack Frost seconded the motion. The motion was approved by all.

**III. Review and consider a request by Charlene Nijmen, Green Education Foundation for an exception to the Cedar Hill Code of Ordinance Section 10-108(e) to allow a donation collection container measuring 20 ft. x 8 ft. and 8.5 ft. in height on Lot 6, Block A, Acs 2.57, Pleasant Run Towne Crossing, more commonly known as 747 N. J Elmer Weaver Frwy.**

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Kayla Ygarra of Green Education Foundation spoke in favor of the exception to the ordinance. She stated that she is here to answer any questions that the board may have. Debra Fulwiler asked if there was any additional information that she can share to assist the board in making their decision. Green Education Foundation provided a review of the amount of materials that has been picked up at this location. They also provided a copy of the permit that was issued by Wichita Falls. Wichita

Falls has issued a permit as a building with an exception to the restroom requirements for a building.

David McDaniel asked about the revenue produced by this collection container however Kayla did not know the breakdown but explained the collected materials are sent to be resold or remanufactured.

Jack Frost asked if Green Education Foundation would agree to the donation collection container being considered to be two units and at no time would Green Education ask or place another container of this size within the city limits. Kayla agreed that they would not ask.

Debra Fulwiler asked Gail Lux if there were any outstanding fees owed for any violations and Gail responded as there are no outstanding fees.

Jack Frost made a motion to accept the request of Green Education Foundation an exception to the Cedar Hill Code of Ordinance Section 10-108(e) to allow a donation collection container measuring 20 ft. x 8 ft. and 8.5 ft. in height on Lot 6, Block A, Acs 2.57, Pleasant Run Towne Crossing, more commonly known as 747 N. J Elmer Weaver Frwy however that two permits will be issued for this collection container. The motion was seconded by George Ferguson. The motion passed unanimously.

**IV. Review and consider a request by Kathy Creeach, Starlite Sign for an exception to the Cedar Hill Code of Ordinance Section 4-244 (2) b.1 and b.4 to allow a single sign greater than 100 sq. ft. and a sign letter or logo greater than 30" in height on Lot 8RA1, Block C, Acs 15.595 Cedar Hill Crossing more commonly known as 432 N J Elmer Weaver Frwy.**

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Gail Lux explained that revised drawings have not been received by the Building Department from Planet Fitness

Tom Tahaney made a motion to deny the request for an exception to the Sign Ordinance. Mike Bechdol seconded the motion. The motion passed unanimously.

**V. Review and consider a request by Donald Ramsey for an extension on the completion date for the house at 2415 Amber Leaf Court to March 31, 2018.**

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of the request.

Gail Lux explained that the meeting in December Mr. Ramsey asked for a March 31<sup>st</sup> extension for the completion of the exterior of the residence.

Donald Ramsey spoke on his behalf. Mr. Ramsey explained that with the inclement weather he was not able to complete the exterior. He explained that he had spoken with DeFord Lumber about having an engineer come to the site to evaluate the items that the building department has required to be addressed prior to an inspection being performed by the City Building Department. DeFord explained that they do not have an engineer that does these types of inspections.

Mr. Lux explained that the city is requesting a meeting with the structural engineer to determine to what extent the building may be required to be repaired from the deterioration of the materials that have been exposed to the prolonged weather. Mr. Lux explained that the city could not all for the work to proceed until that is determined to assist Mr. Ramsey in making informed decisions on the cost of completion of the project.

Mr. Aldridge from DeFord Lumber (retired) stated that Joe Hill is the engineer that DeFord referred Mr. Ramsey to and possibly meet with the Building Department.

Mr. Ramsey stated he had a schedule to show the board on how the progress would be laid out but did not present it to the board. He stated that he spoke with the engineer and the engineer did not feel that allowing the brick to be placed on the house would affect the structure because it rests on the brick ledge of the foundation and the walls. Mr. Ramsey stated that if the brick could be started by the end of April it would take approximately five weeks to complete.

Mr. Lux asked Mr. Aldridge if the engineer Mr. Hill was the engineer that designed the floor trusses for this particular job and he stated that they have software that designed the floor system and they are only stamped if the city requires it.

Mr. Ramsey stated that he is in the process of getting financing to complete the project and that this is going to take a few weeks to complete.

Jack Frost stated that we have a structure that may be unsound and my need to be demolished. This needs to be discussed with a professional engineer.

James Quinn spoke in opposition that they had bought the house next door and it is frustrating that it has taken this long to complete the house. He stated it is a nuisance and that there is never enough people working on this house to ever get it completed. They work on it at all hours and that the working hours are supposed to be 7:00 am to 7:00 pm not 10:00 pm. There has been very little work done to the house in the past months. He feels the city should take some action to have the house completed or demolished.

Mr. Ramsey stated that the main problem lately has been financing and he has been preapproved for the loan and the broker is working to getting the funding. He stated the structural engineer should be available to meet this week.

Jack Frost made a motion that Mr. Ramsey should provide a report by a professional engineer on the structural soundness and provide this information to the Building Department and a letter of commitment from the finance company within 21 days or declare this a public nuisance and abate the nuisance. The motion was seconded by David McDaniel. The motion was approved unanimously.

**VI. Adjourn.**

George Ferguson made a motion to adjourn. Tom Tahaney seconded the motion. The motion was approved unanimously.

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Gail Lux