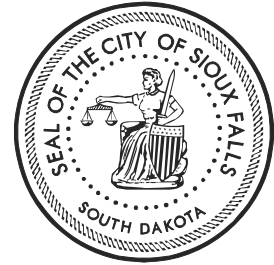


Minutes

Monday, June 11, 2007



Land Use Committee

4:55 p.m.
Carnegie Town Hall
235 W. 10th Street

Members Present: Bob Jamison and Kermit Staggers. Absent: Bob Litz.

Staff Present: Assistant City Clerk, Denise D. Tucker

Guests: Mark Schempp, with Schempp Heating and Air Conditioning Inc.; Mark de Wit, with Baete-Forseth HVAC; Mike Cooper, Director of Planning and Building Services

1. Call to Order

2. Approval of Minutes

- A. Committee members Bob Jamison and Kermit Staggers approved the June 4, 2007, minutes.

3. Presentation

A. Mechanical Board

Mark Schempp, with Schempp Heating and Air Conditioning Inc.
Mark de Wit, with Baete-Forseth HVAC

- Mark de Wit explained that he and Mark Schempp, who both serve on the Mechanical Board, were there as citizens and contractors. They were also representing other contractors who are concerned about the code process. De Wit said they have been working out of the 2003 Code books and (now that it has been approved) will begin working out of the 2006 Code books starting July 1st. He said the Appeals Board and City went through the Mechanical Code and found things that didn't fit, didn't fit the City right, or were a bit extreme. They also went through the International Fuel and Gas Code book and Residential Code book. De Wit said they have been told for years that once the new Code books have been enacted you can't change them. He questioned why can't they be updated every once in a while. He said he wasn't talking about safety changes. De Wit wanted to know what is the process to make updates?
 - Committee member Staggers said that that's the way some people want it - to make changes every three years. Committee member Jamison asked how often do you find areas within the Code that probably, logically need to be changed? Have you come across that much since we adopted this new Code? De Wit said some things have already been found. He said there was a meeting about a month and a half ago that City Code officials put on for contractors (so that we knew what changes were coming up). They were telling us stuff that the group was not happy about.
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- De Wit suggested that maybe every three months they could bring a list (of changes) to the City and get help writing something up. He said they don't want to be there every month. Maybe it would be every quarter or half.
- Jamison asked how many variances (appeals to the board) they get that they couldn't approve because of the Code? Schempp said they get maybe 3-4 a year. Stagers asked how much do the appeals cost? He was told \$65 to \$70.
- Discussion of the appeals process.
- De Wit wanted to know if contractors or citizens had the ability to come here and work on some of these ordinances. Jamison said you have to have a recommendation from somebody (Board of Appeals, Staff or contractor) that the ordinance needs to be changed. He said they would want both sides there so they are not steamrolled by a big contractor.
- Jamison asked Mike Cooper if there were reasons that changes can't be made in the ordinance in less than three years. Cooper said the International Code is done every three years and that is the time that they make the local amendments. He said he didn't know why they couldn't change it, but he would have to find out. Cooper said he could certainly look into it and let the Council members know.
- Stagers said this was a preliminary discussion.
- Schempp and de Wit gave an example (and gave handouts) of code that needed to be changed – involving line sets.
- Cooper asked Schempp and de Wit if they have talked to a board on some of these issues and concerns. The men said no.
- De Wit asked where do we go from here? Cooper said there has to be a process.
- Cooper asked de Wit and Schempp to let him work with the Council. Jamison said they need to hear from both sides (when it comes to making a change).
- Jamison told de Wit and Schempp that if they brought forth an issue to a City official and were told "we don't want to talk to you" to let the Council know.
- Cooper said they typically like to see the Board review any changes. He said, whatever Board is being impacted they want to work with them as well.

4. Adjournment at 5:45 p.m.

Denise D. Tucker
Assistant City Clerk