

City of St. Clair
#1 Paul Parks Dr. St. Clair, MO. 63077
Planning & Zoning Board Meeting
September 12, 2011

Mayor Ron Blum called the meeting to order at 7:00 pm.

Roll Call:

Present were Mayor Ron Blum, Ken Scott, Euvalda Young, Travis Dierker, Terry Gasaway, and Doug Komo. Absent were Chairman Turner and Jeff Rego.

Approval of the Minutes:

Mayor Blum asked the members to read the meeting minutes from August 8, 2011. Mayor Blum stated that he would need a motion to accept meeting minutes. Travis Dierker made a motion to accept the minutes of August 8, 2011 and Ken Scott seconded the motion. Motion Carried by voice vote.

Old Business:

Scheduled Business:

1. IBC Codes changes and corrections.

Inspector Jeremy Crowe provided clarification of IBC Codes:

a. Section 109.4 Work commencing Before Permit Issuance – the Board requested clarification on the percentage – changed to 50% on top of the initial fee if a person is caught working without a permit. Inspector Crowe explained to the Board that there was a typo that needed to be corrected. He explained that the fine was originally 100% of the permit cost and the word “one hundred” prior to the (50) percent should have been worded fifty (50) percent. Crowe informed the board that the fine for work commencing before permit issuance would be 50% of what the permit cost would be on top of the initial fee. Board agrees.

b. 115.3 Unlawful Continuance: a fine not to exceed \$500, Mayor Blum commented there is an additional sentence stating, “Each day that a violation continues after due notice has been served shall be deemed a separate offense”. Mayor Blum asked for clarification, “Is that to mean that the fine will continue on a percentage basis?” Inspector Crowe responded yes, each day after would be considered a new offense. Mayor Blum asked for the Boards input on this matter. Inspector Crowe advised this is directly out of our Ordinances and other Cities implement this type of fine within their Ordinances as well. Travis Dierker asked for clarification, the fine was not to exceed \$500 and who would determine that? Inspector Crowe advised it would be determined by the Board of Alderman or the City Attorney. Inspector Crowe commented this would only be in extreme circumstances. Mayor Blum reminded that a Stop Work Order would be issued due to public safety and would be presented before the Board of Alderman. Board agreed with language.

c. Item 907.2.23 Battery Rooms - Inspector Crowe advised the changes made to this section should address ventilation issues and concerns. Mayor Blum reminded the concern was no definition for ventilation and feels this covers the concern very well. Mayor Blum asked the

Board for any further changes or clarifications concerning the IBC Code changes and corrections? No further questions or concerns at this time.

2. IPC Codes changes and corrections.

a. Item P 305-6-1 Sewer Depth – Mayor Blum clarified the concern was the minimum depth on the sewer line with water not being continuously in the pipe, the chances of freezing are minimal and asked why was the standard inches thought to be 30 inches? Inspector Crowe clarified for freezing purposes it is recommended to stay below frost level. Inspector Crowe informed the board that this is the standard that the City of Pacific is following. Mayor Blum commented on one item which would fall under this definition is the forced mains because they are full of water and could be an assumption made that if the sewer line isn't 30 inches the forced main doesn't have to be. Inspector Crowe advised in regards to that concern it is up to the Board, this is just a rough estimate and it is best to stay at or below frost level. Mayor Blum feels as far as a gravity flow sewer lines, 24 inches is adequate as there isn't continuous flow in those pipes, but feels the forced main should be 30 inches as they are full of water all the time and feels there should be a definition between the two. Board agrees.

b. Item P 417.3 Shower Waste Outlet – Inspector Crowe informed the Board that other Cities have changed this code section to waste outlets serving showers shall be at least 2 inches in diameter. Mayor Ron Blum agreed that the size should be changed to 2 inches. Board agrees.

c. Item P 506.1 Water Heater Sizing Chart – Mayor Blum commented the concern that was raised at the last meeting, was if there is a split zone and more than one water heater, it seems as if the chart doesn't really address the size and capacity. Mayor Blum commented some residents elect to use two units depending on the size of the home and where the hot water heater unit is located. Inspector Crowe responded that a combination of appliances on the chart could meet the demands of a split zone. Mayor Blum asked Inspector Crowe if there was any restriction on the size and if the recovery time was addressed in that chart? Inspector Crowe answered yes, the chart does address recovery times on the recovery line in the chart and also referred to the note at the bottom of the chart that states: "Storage capacity, input and the recovery requirements indicated in the table are typical and may vary with each individual manufacturer. Any combinations of these requirements to produce 1-hour draw stated will be satisfactory." Inspector Crowe commented that in regards to inline water heaters the 2009 IPC code really does not address or regulate the use of them. Crowe commented that In-line water heaters are not very popular due to their expense and cost of maintenance and due to the fact that 2009 Codes do not address the installation or sizing of these appliances he advised the use of the manufacturer's recommendations for sizing and installation. Inspector Crowe informed the Board that he added to the bottom of the Chart within the note that: "In addition to this chart, the use of tank-less or instantaneous water heaters is permitted and these appliances shall be sized and installed according to the manufacturers recommendations. The use of more than one of these tank-less or instantaneous water heaters is also permitted, but only when approved by the manufacturer.

Mayor Blum asked the Board for any questions concerning either the IPC or the IBC changes and corrections and asked if they were comfortable recommending the changes to the Board of Aldermen.

Ken Scott made a recommendation for the Board of Alderman the IPC & IBC Code changes and Terry Gasaway seconded the motion. Motion Carried by voice vote.

3. Discuss and consider allowing the placement of landscape screening in the front yard of 1023 Lee Court creating a barrier between two residential properties.

Mayor Blum advised the Board Mr. Smith is at the meeting to inform the Board what he is trying to accomplish. Mr. Smith advised the Board he is trying to put a lull between himself and the neighbor. Mayor Blum advised a concern he had was for Mr. Smith to be sure the landscape would not encroach on the neighbor's property. Mr. Smith advised he was considering planting 1 ½ - 2 feet inside the property line. A question was asked if a survey will be done to be sure the property line was where it's indicated. Mr. Smith responded he was trying to locate a Plat map for the survey that he had done when the property was purchased. Inspector Crowe asked if the Board is going to consider this as a fence, if so he will have to refer this issue to the Board of Adjustments and request a variance. Inspector Crowe said that there are contradicting sections of the code one section has the height requirement set at 30 inches, but the zoning code states no more than six foot. Mayor Blum commented if the neighbor doesn't have any issues with Mr. Smith planting those bushes, then he doesn't either as long as they stay within the height frame of 30 inches or 6 foot. Ms. Terry Gasaway commented he seems to be very accommodating by even bringing this in. Inspector Crowe informed that he has an e-mail confirmation from the neighbor that she has no objections to Mr. Smith installing the bushes as long as they do not encroach on her property. Inspector Crowe showed the Board the e-mail from Mr. Smith's neighbor Lynn Wagner regarding this issue. Inspector Crowe wanted to point out in Chapter 9, Section 9 ½-6 to the Board. Landscape treatments – states: Landscape treatments as defined herein shall be permitted provided that they do not exceed three feet in height, 32 feet in total length, 16 feet in one continuous direction, and are erect at least ten feet from the nearest edge of the traveled portion of any street, avenue, highway or road. Mayor Blum suggested noting the concerns within the minutes and not making a motion regarding this issue.

Public Comments: None

Commission Member Items: None

Mayor Blum asked for a motion to adjourn. Board member, Travis Dierker, made the motion to adjourn and the second was provided by Doug Komo. Motion carried by voice vote. Meeting adjourned at 7:56 p.m.

Chairman Myrna Turner