Mr. Lang called the meeting to order at 1:30 p.m. The roll was called with eight members being present. He further informed the public that a notice of the meeting was published in the Daily Record. Mr. Lang stated that the Nebraska Open Meetings Law was in effect and that a copy was available in the room for review.

Mr. Standerford moved to approve the minutes of the November 3, 2016 meeting. Second by Mr. Reimer.

AYES: Andersen, Bexten, Cowman, Deane, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 8-0
Case No. 16-27  
Antonio Allen  
7108 Iowa Street  
Omaha, NE 68152  

LOCATION: 906 South 33rd Street – Dwelling Exterior & Interior  

At the Property Maintenance Appeals Board meeting held on December 1, 2016 Antonio Allen (General Contractor) appeared before the board. Kevin Denker and Yvonne Barna appeared on behalf of the City. 

Ms. Barna stated that the property had been written up for violations for several years. She stated that the applicant had been in constant communication with her regarding all aspects of the process. Taking into consideration weather and contractor’s schedules, Ms. Barna suggested that the applicant be granted a 90-day extension in order to complete all necessary repairs. 

Mr. Allen stated that he had been working on the property for the last 30 – 45 days. He agreed that 90 days was sufficient for him to complete all repairs. 

Ms. Bexten moved to GRANT a 90-day extension. Mr. Reimer seconded the motion. 

AYES: Andersen, Bexten, Cowman, Deane, Palu, Reimer, Standerford, Lang 

MOTION CARRIED: 8-0
At the Property Maintenance Appeals Board meeting held on December 1, 2016 Charles Clowers appeared before the board. Kevin Denker and Yvonne Barna appeared on behalf of the City.

Ms. Barna stated that the property was under a purchase agreement and that the purchaser owned the lots to the side and rear. The owner wanted to allow the homeowner to remain in the home until it was demolished which would be approximately February 2017. Ms. Barna stated that the home was safe and that she did not object to Mr. Clowers remaining in the home until demolition. Taking into account the weather, she was in agreement with an extension of up to 6 months.

Mr. Reimer moved to GRANT a 6-month extension. Mr. Palu seconded the motion.

AYES: Andersen, Bexten, Cowman, Deane, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 8-0
This case was heard last.

Case No. 16-29
John M. Oien
4810 South 19th Street
Omaha, NE 68107

LOCATION: 4810 South 19th Street

At the Property Maintenance Appeals Board meeting held on December 1, 2016 John Oien appeared before the board. Kevin Denker and Todd Shearer appeared on behalf of the City.

Mr. Shearer explained that there were ongoing issues with this property which had been transferred from a previous owner to Mr. Oien. He stated that the property was unsightly and that no repairs had been made. The previous owner obtained a structural engineer's report in 2014, but none of the suggested repairs had been done.

Mr. Oien stated that he intended to fix the building; however, due to financial hardships it would take him more time to do so. In response to Mr. Reimer, he stated that he would be willing to accept a 1-month layover to give him time to create a plan and present it to the board.

In response to the board, Mr. Oien stated that he was aware of the issues before he purchased the property. He stated that he did some repair and restoration on the site. He also used the site for storage. Mr. Denker stated that the current R5 zoning, coupled with the fact that the building had sat vacant for more than 6 months resulted in the site losing its grandfather rights with regards to any commercial activities. The applicant would need to rezone the property in order to continue to perform any commercial activities.

Mr. Davis stated that he was mainly concerned with the stability of the building and the safety of the applicant. He noted the significant damage that had been mentioned in the engineer’s report from 2014 and the amount of deterioration that had occurred since that time. Mr. Shearer added that the south wall in the southeast corner of the building had deteriorated since 2014.

Mr. Davis stated that the applicant would need to submit plans showing proposed repairs. He suggested that Mr. Oien contact the engineer who inspected the structure in 2014 so that it could be determined what had changed. He added that a decision as to what should be done with the property should be made as soon as possible.

Mr. Shearer stated that there were unregistered vehicles parked on the site along with a large amount of debris.

Mr. Standerford moved to LAYOVER until the January 5, 2017 meeting subject to the applicant cleaning up the property, registering all vehicles and submitting an updated plan and schedule to the board at the next scheduled meeting. Mr. Deane seconded the motion.

AYES: Bexten, Cowman, Deane, Palu, Reimer, Standerford, Lang

NAYES: Andersen

MOTION CARRIED: 7-1
At the Property Maintenance Appeals Board meeting held on December 1, 2016, Patrick S. O’Donnell appeared before the board. Kevin Denker, Yvonne Barna and Jay Davis appeared on behalf of the City.

Ms. Barna stated that the applicant had been issued a notice for a fence. She had previously met with the applicant and Cheri Rockwell from the Planning Department due to there being no Certificate of Occupancy (CO) for the use. The applicant subsequently applied for a CO and also applied to the Planning Board to have it approved, but had to wait until the Planning Board meeting so that it could be determined what type of fence was required for the use. Ms. Barna requested a layover to allow the Planning Board to meet so that the applicant would know what type of fence to install.

Mr. O’Donnell stated that he was unaware that he needed a Certificate of Occupancy. He stated that he had issues with graffiti on his fences. He proposed installing an 8’ tall, vinyl fence. He stated that he would not be able to make the January 4, 2017 Planning Board meeting, so he would not be able to meet with the Property Maintenance Appeals Board until its February 5, 2017 meeting.

Mr. Davis stated that he was in support of laying the case over until the February 2, 2017 meeting of the board.

Mr. Palu moved to LAYOVER until the February 2, 2017 meeting to give the applicant the opportunity to meet with the Planning Board. Mr. Reimer seconded the motion.

AYES: Andersen, Bexten, Cowman, Deane, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 8-0

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at 2:16 p.m.