

Village of Mapleton

ZONING COMMITTEE MEETING MINUTES

Wednesday, March 31, 2021

6:30 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

A. Call to Order at 6:30 pm by Harvey Stidham, Chair

B. Pledge of Allegiance

C. Role Call

Present: Harvey Stidham, Chair; Rodney Smith; Patti Monks

Also present, Jim Harvey, Plant Manager of Lonza

Jim Harvey: Jim thanked the committee for meeting on such short notice. Lonza is building a new processing building identical to the one that was built in 2007-2008. Sits way off from the road, the tallest building that sits by itself. They have approval to build another one 30' behind that one. They hire an engineering firm to make sure it is being built to code. IBC2009 which the village follows for code for H-2 occupancy.

H-2 Occupancy because of the chemistry we have in there. The building is 65' tall and has 3 stories based on the equipment that uses gravity. The IBC code you have to protect all the steel with fire proofing for two hours. They're looking at residential property like hotels, skyscrapers, etc. to protect the steel. Industry doesn't care what it looks like. So instead of protecting the steel with coating, we would like to protect it with waters by using sprinklers. Instead of fireproofing the steel with roll-on stuff is fire protecting with water and sprinklers. Technical page gives options. It's very flammable but the building is completely empty and operated remotely. (Hydrogen, MMA, Ammonia, Methanol). It's a production building for product to sale. Harvey: Insurance company is ok with it? Yes, they are. Patti, when are they starting? The building is in the design stage and need to know what it needs to look like. They need approval for that. The other building has water protection. Harvey – Need

to talk with the lawyer because it is all about liability. The biggest thing is what the lawyer says. Fire team at Lonza doesn't go into any building on fire unless a life is involved. That's why they build it so far away from everything. The amount of water that comes out of the sprinkler system is a lot. There are three monitors that hit every spot. Next meeting will be April 14. We will speak to the attorney and see what his response is. The latest should be after the meeting. Clerk to put it on the Agenda for meeting.

D. Subject

- a. Meet with Lonza about new building project
Variance needed for Fire Protection (See above)

E. Additional Business

A. Spring Street property owner was given a \$2,000 fine and gave him 30 days to complete cleanup. Carl will take pictures as close to the date as possible. He will do that for the next court date. I'm not sure what happens if it isn't cleaned up at that time, probably more fines. He would like to get the attorney fees back. Rodney stated if it is sufficient to drop the fine. Patti said if it was cleaned up he shouldn't have to pay a fine. Harvey, it's been going on for a while. If it is clean and we can drive by and look at it and he did a good job the judge might drop the fine anyway but do we want to go back for court costs and lawyer fees. Rodney said if it was cleaned up he was for just getting over it. There was some concern about the length of time and expense in pursuing this. Harvey stated that the resident doesn't have the money to be paying court cost and fees. It was agreed that it is not a good representation for a trustee on the board. Harvey voiced concerns that what if the property is cleaned up and the fine is dropped and then in 30 days all the junk comes out of the garage and it is a mess again. We can't keep going back to court. Rodney and Patti said they don't want innocent people getting caught up in issues like this. They are our neighbors. Harvey stated that there are 2-3 houses in the city that look like this and the village doesn't have money for legal fees so we've tried talking to them and sending letters before going to court. He said he would be furious if he lived in the area.

B. Astle Lane - There were issues with the house being abandoned and not being able to serve papers on the owner. This is being done by the attorney.

b. Spring Street property is supposedly in foreclosure. Someone has to clean it up. The owner passed on last year and the husband moved out, stating it was in foreclosure, but we have been unable to find any foreclosure documents to know who to contact. Rodney stated that his guys can't be responsible for cleaning it up and Harvey agreed. Fence is falling down exposing all the junk. Patti asked why the board allowed the fence on the front of the property in the first place. Rodney heard there was a variance for it. Harvey just wants to get someone to clean it up. No one is living there but the status is unknown. If they would pay our guys to clean it up (the outside) that would be fine. Rodney said the house they cleaned up at the top of the hill I talked with the bank and the attorney. They didn't go into the garage or the house. This one is a really big job! Patti said we still need to address the fence; does it need to come down? Patti wants a dumpster to come in because there is so much garbage and debris. Rodney said we need to find out who is responsible for it and let them take care of it. Harvey is concerned about rats and whatever else is hiding in there. Ideally, we don't go to court we send out a letter saying they are violating codes if we know the owner. Give them a timeline for cleaning it up. Pat put in the water bill about cleaning up property and we might need to go talk to a few residents and ask them to clean it up a bit. Rodney, we don't want to nitpick on people. We're not the suburbs. We have 3 or 4 extreme cases in the town with very limited resources and money. Hopefully a letter will be sufficient.

Astle Lane had someone living there and working on it and they just disappeared. If the guy was sick and needed help, I'd go down and help him but if they're going to just keep throwing things out so he is not wasting my time.

Rodney said the bank we worked with was very easy to work with. It was repossessed and they wanted it cleaned up. They asked us to mow the grass but there was too much junk until it was cleaned up. Patti asked if we knew what the inside looked like and it wasn't too bad. Would take some work but could be a good rental. Patti, wasn't there a water leak? Rodney said he didn't see any evidence of a water line problem. He could see any evidence of a leak in the house. The water had been shut off for a long time so there might not have been any evidence of a leak at that time. Rodney tracked the owner down and he would never call him back.

Harvey suggested having another meeting this summer and look at ordinances to see if they need modification.

A. Adjourned Open Session at 7:14 pm

Recorded and transcribed by Patricia S. Briggs, Clerk

Patricia S. Briggs

Approved by the trustees of the Village of Mapleton 14 April 2021

APPROVED