



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CHAMBER OFFICES
MAY 22, 2023
6:00 PM

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Board of Building and Engineering Appeals - Regular Meeting - Apr 24, 2023 6:00 PM**
- 3. Agenda Items**
 - 1. 1408 King Arthur Dr. - Staff Report**
 - 2. 1408 King Arthur Dr. - Public Hearing**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 27th day of April, 2023.

Daniel Barnett, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CITY HALL
APRIL 24, 2023
6:00 PM

1. Call to Order

The meeting was called to order at 5:55 PM by Chair Mike Cox

Attendee Name	Organization	Title	Status	Arrived
Mike Cox	Harrisonville	Chair	Present	
Tony Meister	Harrisonville		Present	
Jeff Cryderman	Harrisonville		Present	
Vince Farr	Harrisonville		Absent	
Kevin Stucker	Harrisonville		Absent	
John Foster	Harrisonville		Present	
Bryan Wooten	Harrisonville		Present	

Also in attendance were Robert and Mandy Harris, Property owners; John Morris, Building Official; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

1. Board of Building and Engineering Appeals - Regular Meeting - Mar 27, 2023 6:00 PM

With no additions or corrections, the minutes from the March 27, 2023, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jeff Cryderman
SECONDER:	Bryan Wooten
AYES:	Cox, Meister, Cryderman, Foster, Wooten
ABSENT:	Vince Farr, Kevin Stucker

3. Agenda Items

1. International Swimming Pool and Spa Code Section 305

John Morris presented Section 305 of the International Swimming Pool and Spa Code. This section states that fencing is required around pools.

Ms. Harris spoke to the Board. She stated that she understands the risk of drowning, but her property is fully fenced and the pool is being constructed next to a lake so fencing the pool is not eliminating the risk.

2. Request for consideration of Interpretation of the International Swimming Pool and Spa Code

Mike Cox opened the floor for discussion.

Tony Meister asked Ms. Harris what the distance from the fence at the road and the pool. Ms. Harris said that there is a lake in between, but approximately 1000 feet.

Mr. Meister asked what the neighboring properties were. Ms. Harris said a subdivision north and a subdivision south.

To clarify, John Foster asked what was to the west. Ms. Harris answered that it is the City Park.

Tony Meister pointed out that Section 104.10 of the IRC does give the Board wiggle room on the code where practical. He also said that requiring the pool barrier doesn't necessarily reduce the drowning risk.

Jeff Cryderman stated that he would rather the Board not set a precedent on this.

Bryan Wooten stated that he understood that this property is a unique situation, but there is a difference between lakes and pools. He said that he doesn't want something to go wrong and it come back on the City as liable.

Jeff Crydeman stated that Cass County Building Division requires fencing around pools as well.

Mike Cox said that the code does not have exemptions for the size of a property and that just because a drowning hazard already exists that the pool should not be exempt.

Mr. Wooten stated that lakes are not under City code.

Jeff Cryderman made a motion to concur with Staff and require a barrier around the pool at 3001 E Mechanic Street. John Foster Seconded the motion.

The motion passed 4 Aye, 1 Nay.

RESULT:	ADOPTED [4 TO 1]
AYES:	Mike Cox, Jeff Cryderman, John Foster, Bryan Wooten
NAYS:	Tony Meister
ABSENT:	Vince Farr, Kevin Stucker

4. Discussion Items

Mr. Foster asked about the progress at 1800 E. Mechanic. John Morris stated that the property owner was there today dropping off supplies and to mow.

5. Adjourn

With nothing further to come before the Board, John Foster made a motion to adjourn. Jeff Cryderman seconded. The meeting adjourned at 6:17 PM.

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Board of Building and Engineering Appeals
FROM: Jamie Martin, Assistant
DATE: April 26, 2023
SUBJECT: 1408 King Arthur Dr. - Staff Report

Type of Item: *Approval*

1. Action Item (ID # 4509)

1408 King Arthur Dr. - Staff Report

Attachments:

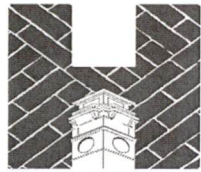
Doc1176 (PDF)

1408 King Arthur Pictures (DOCX)

1408 KA DEMO ORDER 4-10-23 (PDF)

Doc1177 (PDF)

Doc1178 (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Building and Engineering Appeals

From: John Morris, Building Official

Date: April 24, 2023

Re: 1408 King Arthur Drive Harrisonville, MO 64701

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Determination of finding and order.

Date of Application: N/A

PROPOSAL

- Acceptance of staff findings and an order to demolish the offending structure at 1408 King Arthur Drive

PREVIOUS ACTIONS

- Structure posted as unsafe for human habitation in January 2023.
- Utility departments have discovered theft of utilities by vagrants on multiple occasions.
- Police and Codes onsite multiple times with multiple vagrants.
- Fifteen code enforcement cases since 2018.

KEY ISSUES

- The structure does not have electric or water/sewer utilities.
- Sanitation, plumbing, mechanical, electrical and security violations per adopted property maintenance code.
- Unsecured openings are causing an attractive nuisance situation.
- Constant issues with trespassing vagrants.
- Habitual offender of Municipal Ordinance requiring city funded abatement of violations.

STAFF COMMENTS AND SUGGESTIONS

- Tax records show the owner to be Michael Crafton who has been missing for several years and presumed deceased by Harrisonville Police Department.

STAFF RECOMMENDATION

- Staff recommends BBEA support of the Inspector's order to demolish the offending structure with all costs associated provided by the owner(s) of the offending property.

ATTACHMENTS

- Thirteen photos

STAFF CONTACT:

John Morris, Building Official
jmorris@harrisonville.com



Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



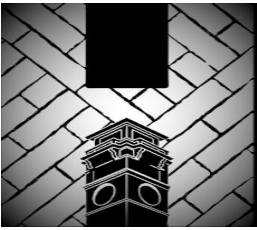
Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



Attachment: 1408 King Arthur Pictures (1408 King Arthur Dr. - Staff Report)



Harrisonville

300 E. Pearl Street
 PO BOX 367
 Harrisonville, MO 64701
 Phone: (816) 380-8958
 Fax: (816) 380-8906
 www.harrisonville.com

April 10, 2023

1408 KING ARTHUR DR
 HARRISONVILLE, MO 64701-0000

RE: Code Compliance Case No. DB-23-0001

CRAFTON, MICHAEL C ETAL,

Location : 1408 KING ARTHUR DR , HARRISONVILLE MO

Complaint Description:

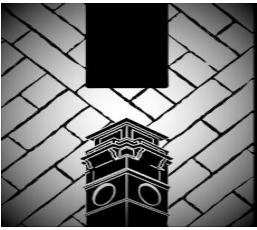
1408 KING ARTHUR DRIVE - DEMOLITION ORDER

Abandoned mobile home without utilities being occupied by vagrants who refuse to vacate the premises. An order of demolition has been placed on the property due to unsanitary conditions that make the structure unfit for human habitation.

This letter is a notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of municipal ordinance and the International Property Maintenance Code has been observed on your property, see the applicable referenced sections below.

TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 510 DANGEROUS STRUCTURES/REPAIR OR DEMOLITION OF CERTAIN STRUCTURES - SECTION 510.010 DANGEROUS STRUCTURES [Ord. No. 2903 §§1 — 3, 3-7-2005]

Attachment: 1408 KA DEMO ORDER 4-10-23 (1408 King Arthur Dr. - Staff Report)



Harrisonville

300 E. Pearl Street
 PO BOX 367
 Harrisonville, MO 64701
 Phone: (816) 380-8958
 Fax: (816) 380-8906
 www.harrisonville.com

A. Defined. All buildings or structures, including accessory structures, which are detrimental to the health, safety or welfare of the residents of the City and that, have any or all of the following defects shall be deemed "dangerous buildings".

1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting members or fifty percent (50%) damage or deterioration of the non-supporting members enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.
8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.
9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.
10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City.

[Ord. No. 3238 §1, 8-5-2013]

B. Dangerous Building Declared Nuisance. All dangerous buildings, as defined in Subsection (A), are hereby declared to be public nuisances, and shall be repaired, vacated and repaired, or demolished as provided in Subsection (C).

C. Standards For Repair, Vacation Or Demolition. The following standards shall be followed in substance by the Director of Community Development or his/her designee in ordering repair, vacation, or demolition of any dangerous building.

[Ord. No. 3238 §2, 8-5-2013]

1. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section, it shall be repaired.
2. If the dangerous building is in condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard, existing or erected in violation of the terms of this Section or any Section of the Code of Ordinances or Statute of the State of Missouri, it shall be repaired or demolished.



Harrisonville

300 E. Pearl Street
 PO BOX 367
 Harrisonville, MO 64701
 Phone: (816) 380-8958
 Fax: (816) 380-8906
 www.harrisonville.com

SECTION 510.020 PENALTIES - In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action.

SECTION 510.060 NOTICE TO ABATE NUISANCE- If the inspector finds that any person is maintaining a nuisance as herein provided, the inspector shall serve notice in writing upon the owner or other person having control or use of the premises notifying same that the property has been declared a nuisance and specifying that the property is to be vacated, if such be the case, reconditioned or removed, listing a reasonable time for commencement of said work. Said notice shall be by either personal service or by certified mail, return receipt requested, but if service cannot be had by either of these modes of service, then service may be made by publication. Notice shall be given to the owner, the occupant, the lessee, the mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Recorder of Deeds of the County wherein the land is located.

SECTION 510.070 WHEN HEARING CALLED- If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

SECTION 510.080 FINDINGS OF HEARING- After the hearing provided for by this Article, if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety and welfare of the residents of the City and ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety and welfare of the residents of the City, no order shall be issued.

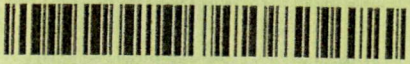
SECTION 510.090 ABATEMENT BY CITY, EXPENSES DEEMED LEIN- If no appeal is taken to the County Circuit Court, nor have the aggrieved parties taken steps to comply with the order of the City Administrator, then he/she shall issue an order whereby the building or structure will be demolished or repaired by the City with the cost of performance to be certified to the City Clerk who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of issuance shall be a lien on the property until paid.

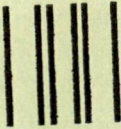

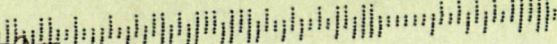
City of Harrisonville Municipal Ordinance may be viewed at www.harrisonville.com or www.ecode360.com/HA3317

2018 International Property Maintenance Code may be viewed at <https://codes.iccsafe.org/content/IPMC2018>

Thank you for your cooperation in resolving this matter.

Regards,
 John Morris
 Building Official
 (816) 380-8958

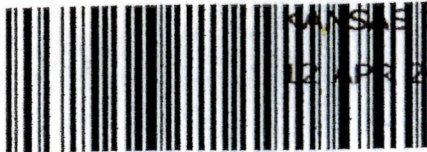
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>Crystal Crafton</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Michael Crafton ETAL 1408 King Arthur Dr. Harrisonville, MO 64701  9590 9402 7775 2152 3958 54	B. Received by (Printed Name) <i>Crafton, Crystal</i>	C. Date of Delivery
2. Article Number (Transfer from service label) 7020 3160 0002 3124 2885	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
Domestic Return Receipt		

USPS TRACKING# KANSAS CITY 640		First-Class Mail Postage & Fees Paid USPS Permit No. G-10
 20 APR 2023 PM 6 L		
9590 9402 7775 2152 3958 54		
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box• City of Harrisonville 300 E Pearl St. PO Box 367 Harrisonville, MO 64701	
CODES DEPT 		

Attachment: Doc1177 (1408 King Arthur Dr. - Staff Report)

CITY OF
BRISONVILL
TRADITION MEETS INNOVATION
P.O. Box 367 - Harrisonville, Missouri 64

CERTIFIED MAIL



KANSAS CITY 640
12 APR 2023 PM 1 L



US POSTAGE
\$08.10⁰
First-Class

Mailed From 64701
04/11/2023
032A 0061853940

7020 3160 0002 3124 2892

UTX

Michael Crafton ETAL
702 Havanah St.
Butler, MO

NIXIE 64121 04/18/2023
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 569989999955

64730 99112202

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Michael Crafton ETAL 702 Havanah St. Butler, MO 64730</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7020 3160 0002 3124 2892</p>	
<p>9590 9402 7775 2152 3958 61</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

Attachment: Doc1178 (1408 King Arthur Dr. - Staff Report)

STAFF REPORT

TO: Board of Building and Engineering Appeals
FROM: Jamie Martin, Assistant
DATE: April 26, 2023
SUBJECT: 1408 King Arthur Dr. - Public Hearing

Type of Item: *Approval*

2. **Action Item (ID # 4510)**
1408 King Arthur Dr. - Public Hearing