

**LAPEER CITY COMMISSION
MINUTES OF A WORKSHOP MEETING
OCTOBER 19, 2017**

A workshop meeting of the Lapeer City Commission was held October 19, 2017 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 5:30 p.m.

ROLL CALL

Present: Mayor Sprague.
Commissioners Atwood, Bennett, Bostick-Tullius, Gates, Marquardt.
Absent: None.

City Manager: Dale Kerbyson, present.

Workshop: Building Department.

City Manager Dale Kerbyson introduced Jeffrey Bowdell, Director of Building Plan Review and Inspection Services with Wade Trim.

Discussion: history with Construction Code Authority (CCA), City establish Building Department to provide better quicker service in City and to be less expensive than CCA; complaints received from citizens/businesses; high fees; are permits required or not required, example of roofing and windows; City reputation for not being builder friendly; State Building Code; the need for a streamline step-by-step process; interaction with Building Official themselves have been positive, have heard interaction with others has been negative and the need for classes, overall Building Official is doing a good job; rentals; communication; driveway permit issues, were inspections done or not; authority to enter property; Building Official and working with contractor or home owner; contractor responsible for their work; people do not know what to do, do not ask or feel afraid to come in and ask.

Mr. Bowdell commented on concerns; different inspectors have different personalities, work habits; Commission as a policy making body is to guide and shape department; feels inspector wants to do the right thing in spite of all the complaints; code requirements regarding roofing, people should make application, inspector to decide if a permit is needed based on information provided; inspector deals with permit holder as law says contractor or responsible designee for license to be pulled; if a dumpster is on a lawn, should find out why it is there and for how long; inspector can stop at any reasonable time, if permit holder/owner is not there can leave card and request an appointment be made.

Commissioner Bennett and Commissioner Bostick-Tullius left at 6:35 p.m.

Discussion: review and look at who is doing what, zoning issues and how to be completed; should dumpsters be left there all year; how does public body want rules enforced; rental inspections not covered by code but through ordinance; window replacement and safety requirements, history on home for what was done and when, make application to know; the law is subjective, certain things that are required, need to understand before anything is altered/changed, driveways for example do not require a building permit and should be under zoning compliance permit, a lot of things fall down and trickle to building department and should not be there, building department should apply building code standards; cannot circumvent the law; sheds and reasons why permit is needed, you don't know what someone plans to build unless you see a plan; review best practices and put into play; Oakland County and initiative to adopt a 1 Stop Ready Community; fee issues, review and look at ways to apply on line and make payment on line, building department fees need to stand alone; rental inspections should be a separate fund, building department is an enterprise fund; signs applications are a zoning issue, only when sign is built is a permit needed for building and electrical issues; liability; rentals need to meet code and obtain certificate of occupancy, upgrades to rentals and code, replacement of items need to meet code; the need for processes, to make application and decide if permit is needed, public body needs to shape and guide; better to have building department in-house than if out sourced; Building official makes decisions, public body sets parameters; Building Official does a good job, good to review concerns, review and fix processes as well as fees.

PUBLIC COMMENTS

None.

ADJOURNMENT

By general consensus, the meeting was adjourned at 7:29 p.m.

William J. Sprague, Mayor

Donna L. Cronic, MMC, City Clerk