

St. Stephen City Council and Planning Commission Joint Meeting Minutes Tuesday, December 12, 2017 @ 6:30 p.m.

Planning Commission Members Present: Dan Schultz - Chairperson, Perry Nistler - Deputy Chairperson, Mike Gillen, Lisa Marvin, Ben Supan, and Ken Traut

City Council Members Present: Cindy VanderWeyst, Danita Traut, Jeff Blenkush, Tom Vouk and Gene Skaj

Recorder present: Julie Jacobs

Guest: Ron Wasmund, President of Inspectron, Inc., from Rosemount, Minnesota

Dan Schultz called the meeting to order at 6:30 p.m.

Discussion on building permit process with guest speaker.

Ron Wasmund introduced himself, stating he's been in building code education since 1979. Ron presented handouts "Minnesota Guide to the State Building Code", and "Minnesota State Building Code, Code Adoption Guide". Ron explained the building code requirements are currently amended every six years. One of the biggest challenges is being uniformed with the neighboring cities. A normal concern is the cost of adopting these codes. The State allows permit fees to be applied towards the relationship area of the development. Ron reviewed several pages in the Minnesota Guide to the State Building Code. Ron explained when additions homes and businesses they need to meet current codes, but the existing home/business not does, with the exception of smoke and carbon monoxide detectors need to be up dated.

Ron reviewed the Minnesota State Building Code, Code Adoption Guide handout. Dan Schultz inquired if the City can decide which codes require a permit, Ron stated no. The fees should stay reasonable, but cover the permit costs. Dan inquired how fees are split between administration and permits costs. Ron explained to put in a RFI. Fee schedules are developed by the local jurisdiction. The example of a \$200,000 home being built, a building permit, a plan review, and a state sir charge permit would cost approximately \$2,000. Plus adding mechanical, electrical and plumbing permits to a new home. Discussion held. Cindy VanderWeyst inquired what a building inspector cost. Ron explained if he were the building inspector, his cost would be 70% of the permit fee and all of the plan review. Much discussion held.

Mike Gillen inquired about residential homes that are pole barn style, how much these styles are being built. Ron hasn't seen many of these, but feels they are structurally well built.

Ben Supan inquired if individuals will understand all the codes.

Tom Vouk inquired the time frame of reaching an inspector to keep the home building process moving. Ron stated usually within 24 hours of the request an inspector will inspect.

Gene Skaj inquired about window inspections. Ron gave the window inspection requirements.

Tom Vouk inquired of fixing an old building to keep the characteristics of the windows. Ron suggested meeting with the inspector and reviewing the window plan, but there are many exceptions.

Ken Traut inquired about farm and agricultural land within the city. Ron explained the assessor would determine if it was agricultural land. Only inspections needed are electrical, heating and

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plumbing. Tom Vouk inquired about selling this to residents. Ron stated the biggest would be safety and consumer protection (i.e. healthy internal air, carbon monoxide detectors, etc.).

Lisa Marvin suggested having a cost estimated list of all fees listed. Ron will put a current list together. Lisa will e-mail him requesting this, and cc Dan Schultz. Ron left meeting at 8:15 p.m.

Lisa Marvin inquired how the building permit request started. Dan shared a City Council member brought this forward. Lisa also asked about insurance inspections, is this another level occurring? Much discussion held regarding the benefits and negatives about having a building inspector in the City of St. Stephen.

Dan Schultz inquired if any other items for the joint meeting brought forward by the Planning Commission or City Council members.

Danita Traut shared the issue of people leaving things in the post office box outside the bank. Cindy VanderWeyst stated the individual needs to talk with the post master.

Adjournment of joint meeting at 8:25 p.m. Danita Traut will take Jeff Blenkush place on the Planning Commission tonight.

Review of Minutes for November 14, 2017:

A motion was made by Lisa Marvin, seconded by Perry Nistler, to approve the November 14, 2017 minutes. All in favor, motion carried.

Old Business:

Old Business As brought forward by members: None

New Business:


New Business As brought forward by members: None

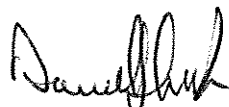
Mike Gillen stated he has a home built in 1980, installation in the attic does not have proper circulation, and windows are rotted. In today's world with all the new window requirements, it's another way to spend more money. Mike understands some of the permit fees, unsure about it costing \$2,000 for a \$200,000 home.

Dan Schultz questions politically if this can be passed through the public. Dan suggested going through the Minnesota State Building Code and the Code Adoption Guide handouts. Dan asked members to way through all the benefits of building permits in the next couple of months.

A motion was made by Mike Gillen, seconded by Ken Traut, to adjourn the meeting. All in favor, meeting adjourned at 8:35 p.m.

Respectfully submitted,


Julie Jacobs,
Recording Secretary


Dan Schultz,
Chairperson