

**City of Bellefontaine Neighbors  
Planning & Zoning Commission Minutes  
June 10, 2019 (revised)**

The meeting was called to order by Chairman Wiese at 7:01 pm.

Present: Chairman Wiese, Members Borzymowski, Gordon, Duhadway, Barrett, Lane, Alderwoman Dailes, Inspector Raben  
Excused: City Engineer Klein

Members were asked if there were any changes to the minutes of the P&Z meeting May 13, 2019. No changes were requested; motion to accept minutes was made by Barrett, seconded by Duhadway. The motion passed unanimously.

Wiese opened the meeting to discuss two points:

- He passed out copies of the April 1998 Comprehensive Plan for Bellefontaine Neighbors
- A two-page handout titled “Review of Bellefontaine Neighbors Comprehensive Plan”

Alderwoman Dailes suggested charging \$500 quarterly for vacant homes. She also stated that the City of Jennings has had a \$300 quarterly fee for vacant homes in place for a year, raising \$150,000 in the first year.

BN would register the LLC’s and REIT’s (real estate investment trusts) that own rental property in the city. Florissant charges rental homeowners a \$50 registration fee annually; it is basically a license to rent a house in Florissant.

Inspector Raben stated that imposing fees/fines for deteriorated property will not mean that BN will see that much revenue from them. He gave the example of a problem home in BN whose owner is in Maryland. Despite issuing court summons to the owner, since they are out of state, no responses have been received nor fines collected.

Gordon asked how would we enforce these laws.

Dinah Tatman, in the audience, asked if having a list of vacant homes and/or finding out those homeowners who are delinquent on the tax roles is legal? She also stated that she’s working with someone who is doing investigative work that way for all homes in BN and expects to be completed late July or early August.

Borzymowski asked in the City Attorney should be involved in this? Gordon agreed.

Wiese stated that Florissant requires landlords to take out a \$50 annual permit if they intend to rent a home.

Gordon said there should probably be some rules attached to renting consistent with HUD concerning number of people being allowed to live in the same home and disallowing boys & girls 13+ years old sharing the same room.

Alderwoman Dailes recognized that hiring additional staff would require additional funds. She indicated those funds could come from new fees discussed.

Member Lane asked if we would consider requiring an annual fee from the homeowner on the title.

Inspector Raben stated that Judy Mantych in City Hall already gets tracking information on the Owner or Manager of rental and/or vacant homes.

Gordon suggested greater or more consistent enforcement of the existing code would stem deterioration, for example, if someone puts up an unauthorized fence, it is not taken down if that person complains to their alderperson to avoid having to remove it.

A member of the audience asked if residents of Section 8 property are required to take care of it by the federal government. The answer was Yes.

Alderwoman Dailes brought up an example of a rental home in BN where children said, after living in the home for 24 years, there was no plumbing.

Gordon recommended the City doing an inspection of a home prior to occupancy and only being able to re-inspect it before new tenants move in. He felt that BN re-inspecting rental property annually, with the same occupants living there, would be an invasion of privacy.

Member Lane stated that, from past experience owning Section 8 property, that Section 8 rules do provide for annual inspections by the federal government.

Inspector Raben stated BN does have the latitude of re-inspecting the exterior of a house. It was felt that the exterior condition would probably be a fair representation of a home's interior condition.

Dailes stated that BN should consider adopting an annual license fee for rental homes, without a re-inspection requirement.

Gordon pointed out that, if a renter is dissatisfied with the condition of their residence, they can always call City Hall to have the home re-inspected. It was suggested to send notices to renters to that effect.

Chairman Wiese tried to steer the group by asking, "What can we do to incentivize people to take care of their residences"? Inspector Raben stated that, from his experience, LLC's & REIT's are the entities with the least interest in maintaining homes.

Wiese emphasized enforcement, an annual license renewal fee of \$50. He asked if that should go higher? It was suggested that the state may have a limit for such fees we would have to abide by.

To shed light on how much vacant & rental housing there is in the City, Raben stated there are 213 vacant homes here with 35 on the tax levy list. Additionally, approximately 60% of the homes in BN are owner-occupied and 40% are rental properties.

Wiese mentioned that HUD will charge Section 8 residents to pay no more than 40% of their income as rent.

Attention turned to the handout "Review of Bellefontaine Neighbors Comprehensive Plan", category 2: Someone suggested adding Insurance to handout line 2iv, i.e., "Proof that they are current on mortgage" (and insurance) Matt B. suggested that we shelve handout line 2v, "Attachment, Crime Free addendum" for now. The purpose of the line was for landlords & residents to agree not to allow any crime to be carried out from the home. Mr Ruckerman, in the audience, stated a landlord shouldn't be held responsible for any crimes committed by occupants, a point that was widely agreed with.

Wiese stated that leases allow for landlords to kick out renters who commit crimes.

Borzymowski made a motion to present the list of new requirements on Page 2 (below) of the handout to the BOA, seconded by Dailes. Motion passed unanimously.

City of Bellefontaine Neighbors Planning & Zoning Commission  
Recommendations to Board of Alderpersons June 10, 2019

Landlords/Investment property, we proposed new rules for any entity owning home for investment purposes within the City of Bellefontaine Neighbors, MO.

New Requirements

1. List company officers & contact information
2. Annual license requirement \$50
3. Proof they are current of Real Estate taxes
4. Proof they are current on mortgage and insurance
5. Attachment, Crime Free addendum
6. Annual or quarterly fees on rental homes that are vacant longer than six months continuously.

Wiese offered that, for any initiative to succeed, citizens will have to be involved to gain support. Lane stated the challenge will be to get residents interested.

Motion to adjourn was made by Borzymowski, seconded by Lane. The motion passed unanimously. The meeting adjourned at 8:10 pm.

Respectfully Submitted, Pat Barrett