



AGENDA
CITY OF BELTON, MISSOURI
CODE ENFORCEMENT ADVISORY COMMITTEE
THURSDAY, SEPTEMBER 19, 2024 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. REVIEW OF MAY 16, 2024, MEETING MINUTES**
- IV. DISCUSSION ITEMS**
 - A.** Demonstration of the [MyBelton Request Tracker](#) (presented by Ahlara Kent, Customer Service Specialist)
 - B.** Inoperable vehicles explanation (presented by Rex Navarro, Neighborhood Improvement Officer)
 - C.** Tall grass and weeds with brush
- V. NEXT MEETING DATE:** Thursday, January 16, 2025
- VI. ADJOURNMENT**

*A quorum of the City Council may be in attendance; however, no City Council votes will be taken.
Agenda posted at 506 Main Street, Belton, MO, and on the City's website on September 13, 2024.
– Madison Rust, Development Technician*

**Minutes of Meeting
Code Enforcement Advisory Committee
City Hall Annex, 520 Main Street
Thursday, May 16, 2024**

CALL TO ORDER

Matt Wright called the meeting to order at 6:00 P.M.

ATTENDANCE

Committee: Councilmember Wanda Thompson, Keith Richardson, Rob Powell, Dawn Thomas, Rosemary Howard, Steve Hackett, Robert Miller, Dennis Hull

Absent: Tim York

Staff: Matt Wright, Community Development Director; Demetrius Ramirez, Chief Building Official; Tyler Farrow, Neighborhood Improvement Officer; Rex Navarro, Neighborhood Improvement Officer; and Carol Lee, Neighborhood Improvement Secretary

REVIEW OF January 18, 2024, MEETING MINUTES

- Rob Powell read Section 19-106 & 19-107 Maintenance of sidewalks. Regarding snow removal Rob wants to confirm last minutes to reflect on what was said in the meeting about not enforcing.

DISCUSSION ITEMS

Review of Code Enforcement Advisory Committee by-laws

Staff reviewed the Code Enforcement Advisory Committee By-laws with the Committee.

Common code violation handouts (residential and commercial properties)

Staff reviewed the common code violation handouts.

Councilmember Wanda Thompson asked about dumpster enclosures. Matt Wright stated that some dumpsters that are unenclosed are legal non-conforming and there are some situations along Loop Rd. that will require a long-term strategy with business owners for shared enclosures and services.

Update on Community Development module/online portal

Staff provided a status update on the new module and online portal. An extension to the Rental Registration and Inspection Program start date to January 1, 2025 was approved by the City Council. Additionally, a new citizen concerns tracker will begin in October.

Code abatement policy

Staff discussed the new contractor abatement policy, with the goals of improving communication, ensuring the best value, and providing a fair process.

Staff discussed with the Committee the process of determining when an abatement is needed and how bids are accepted and selected.

Ribbon Driveways

At a committee member's request, the pros and cons of permitting ribbon driveways was discussed. There was a discussion on the possibility of allowing them with minimum dimension requirements and the use of concrete or pavers for the drivable surface. Staff said that they could research requirements from other communities and bring those forward for further discussion.

OTHER DISUCSSIONS

Committee members brought other items up, including concerns regarding construction and electrical installation methods at houses constructed in recent years.

NEXT MEETING DATE: Thursday, July 18, 2024

ADJOURNMENT

Matt Wright adjourned the meeting at 6:53 P.M.



Code Enforcement Advisory Committee
Discussion Topics
Thursday, September 19, 2023

Discussion Item B – Inoperable vehicles

An inoperable vehicle is defined as *a vehicle which cannot be driven upon the public streets for reason including, but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.* More specifically, a vehicle is deemed to be inoperable per Sec. 1-5 of the Unified Development Code, if it meets one or more of the following criteria regardless of the circumstances of how the vehicle came to be in its current location or ownership:

- (1) Does not display current valid license plates registered to the vehicle;
- (2) Does not display a valid inspection decal that is valid;
- (3) It has flat or missing tires or wheels;
- (4) It is wrecked or junked;
- (5) It is wholly or partially dismantled;
- (6) It is missing parts or equipment necessary to safely and legally operate on a public street;
- (7) It has mechanical or other problems that prevent the vehicle from being driven under its own power;
- (8) It has vegetation or debris is collected in, on, around or under the vehicle; and/or
- (9) It is used to store auto parts, household items, lawn equipment or other types of storage.