

Minutes of the Clay Township Dangerous Building Commission held on Wednesday, July 14, 2004, at 2:00 p.m., at the Clay Township Hall, 4710 Pte. Tremble Rd., Algonac MI.

Chairman Uschwald called the meeting to order at 2:05 p.m.

Roll Call: Rick Edler, Fire Chief, Piotrowski, Kot, Uschwald, Miller, Terrien, Williams.

Absent: McKoan, Eder.

Also Present: Mike Kras, Building Official.

Moved by Kot, supported by Williams, to approve the minutes of June 9, 2004. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

SHOWCAUSE:

DB-2004-007 RAYMOND VIGNEAU 7357 VENICE HWY.

Chairman Uschwald called Mike Kras as first witness to this case.

Kras: I did talk to the owner of the property, and he has asked for more time. The building needs some repair, porches are falling down. Mr. Vigneau is here today, I'll let him tell you what's going on.

Chairman Uschwald asked Mr. Vigneau to tell the board his intentions.

Mr. Vigneau: I own the marina next door, and have kind of neglected this place. It's old, the porches are falling in. I did tell Mike I need some more time. I've already working on porches, stabilizing the building, boarding it up, and putting latches on the building. It then will be completely sealed up. It will only be accessible by lock and key. This is on an island.

Miller: The pictures that you are showing us, the windows are open.

Mr. Vigneau: That's the porches that are being torn off. The roof was put on about 12 years ago. Within a week or two, I plan on having all the work done.

Miller: Are you a full time resident?

Mr. Vigneau: I'm there all summer.

Miller: Just want to make sure everything is boarded up so people can't get in.

Williams: Do you own the marina next door?

Mr. Vigneau: Yes.

Williams: So there are people around the marina at different times?

Uschwald: How long has it been since this building has been occupied?

Mr. Vigneau: About 25 years.

Kras: I would like to do an interior inspection of the building. When you take care of everything, we still will have a vacant building boarded up. I need to do an inside inspection.

Mr. Vigneau: If I tear this down, can I put my permanent residence there?

Kras: I see no problem if you want to do that. Stop in the building department and I will explain to you the permits needed.

Kras: Explained further details on what Mr. Vigneau will need to build a new residence.

Mr. Vigneau: I'm worried about the setback on this island.

Uschwald: Are there any utilities to that building at this time?

Mr. Vigneau: No.

Piotrowski: Is that building being used for anything right now, storage, etc.?

Mr. Vigneau: No.

Kras: What we are looking for is some kind of deadline from you.

Mr. Vigneau: Taking it down because it's on an island, will become quite expensive. What I will do is board it up, and leave the doors accessible for you to come in and inspect it.

Kras: We can schedule an appointment to meet.

Committee reviewed pictures brought in by Mr. Vigneau.

Moved by Miller, supported by Williams, MOTION CARRIED, to have Mike Kras report back to the board in thirty (30) days, after he meets with Mr. Vigneau for a walk through at 7357 Venice Hwy. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.
DB-2004-008 GINA GIANFORMAGGIO 7352 EDLANE

Chairman Uschwald called Mike Kras as first witness to this case.

Kras: There was a building permit for this demolition. You can dismiss this case. The building was taken down and inspected on July 6, 2004.

Moved by Williams, supported by Miller, MOTION CARRIED, to dismiss Case No. DB-2004-008, Gina Gianformaggio, 7352 Edlane. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

STATEMENT OF PARTICULARS (SIXTY (60) DAYS

DB-2004-013 VINCENT/SUSAN LUCINDO VAC. MIDDLE CHANNEL

Chairman Uschwald called Mike Kras as first witness to this case.

Kras: I've taken pictures, as you can see the boathouse is falling down, needs to be removed completely. I believe it can't be repaired. I suggest we have a show cause in sixty (60) days.

Moved by Kot, supported by Terrien, MOTION CARRIED, to have a show cause in sixty (60) days. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

AMEND AGENDA TO READ: PAUL HASTING TO TIMOTHY NELSON 7833 LAKE DR.

DB-2004-014 TIMOTHY J. NELSON 7833 LAKE DR.

Chairman Uschwald called Mike Kras as first witness to this case.

Kras: As you can see by the pictures, the boathouse is deteriorated. My recommendation is that we hold a show cause in sixty (60) days, as why the building should not be fixed or demolished.

Moved by Williams, supported by Kot, MOTION CARRIED, to have a show cause in sixty (60) days. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

UPDATE ON SHOWCAUSES:

DB-2003-021 PATRICK MARLOW 1803 COLUMBINE

Chairman Uschwald called Mike Kras as first witness to this case.

Dangerous Building Minutes July 14, 2004
Page Four

Kras: Pat Marlow has dug the footing behind the garage. I did the inspection July 13, 2004. He hasn't moved the building yet.

Miller: He dug the footing? When is his building permit expiring?

Kras: He started in time, so he can continue to work.

Miller: What is your recommendation?

Kras: We continue to monitor this, and bring it back in thirty (30) days.

Moved by Miller, supported by Terrien, MOTION CARRIED, to bring Case No. DB-2003-021, 1803 Columbine back in thirty (30) days. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

DB-2003-024 RONALD/LINDA RICHARDS 7046 MARTZ HWY.

Kras: I did an inspection the other day. Pilings are done; they straighten most of the building, and are about to put a new roof on. I suggest we dismiss this case.

Moved by Piotrowski, supported by Kot, MOTION CARRIED, to dismiss Case No. DB-2003-024, 7046 Martz Hwy. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

DB-2003-025 LEO SOLYTS/KATHY SCHMIDLIN) 9380 N RIVER RD.

Kras: I talked to Kathy Schmidlin, the daughter of Leo Solyts, just before the Show Cause on this case. Her parents are elderly and in bad health. She asked for time to take care of those buildings. I haven't talked to her since. It's looks like they cleaned up some, but nothing has been done on the buildings. Let's give them another thirty (30) days. I will either call them or get a letter sent out, to get an update for next meeting.

Miller: Does the building have to be boarded up?

Kras: No, it's locked.

Moved by Miller, supported by Terrien, MOTION CARRIED, to bring back to board in thirty (30) days. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

DB-2003-026 LEO SOLYTS/KATHY SCHMIDLIN 9380 N. RIVER RD.

Kras: That's the trailer. I will also contact her on this case.

Dangerous Building Minutes July 14, 2004
Page Five

Moved by Kot, supported by Piotrowski, MOTION CARRIED, to bring back to board in thirty (30) days.

Moved by Williams, supported by Kot, MOTION CARRIED, to adjourn the meeting at 2:40 p.m. AYES: ALL. NAYS: NONE. Absent: McKoan, Eder.

Marie A. Johnson
Recording Secretary

