

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, March 9, 2005, at 2:00 p.m., at the Clay Township Hall, 4710 Pte. Tremble Rd., Algonac MI.

Chairman Uschwald called the meeting to order at 2:00 p.m.

Roll Call: Uschwald, Piotrowski, Kot, Miller, Terrien, Williams

Also Present: Fire Chief Rick Edler, Building Official, Mike Kras

Moved by Miller, supported by Kot, MOTION CARRIED, to approve the minutes of February 9, 2005. AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

SHOWCAUSE:

DB-2004-24 MARY ANDRES 8602 MIDDLE CHANNEL DR.

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

Kras: I went out to the island August 18, 2004. As you can see from the pictures, there are broken windows, door was open. Had some complaints about the septic field leaching. The building is in dire need of repair, which I stated in the Statement of Particulars. She has written a letter, and needs more time, I'll let her tell you her intentions.

Mary Andres: Hi, I'm, Mary Andres, co-owner. There are six owners of the cottage right now. I'm in the process of buying the rest of the owners out. I am going to fix the cottage up it's been in my family for 40 years. I've had some tragedy in my family, and the last couple of years, we have let the cottage go. I'm going to get out there this year, I took out a mortgage out on my house, so I can fix the cottage up. We want to get the outside done first, to make it look presentable (new windows, siding). I just need more time.

Kot: Let's give her some more time. As long as you have good intentions, we are happy to work with you.

Uschwald: Mike, does Ms. Andres know what she has to do in order to work with you?

Kras: It needs some work.

Miller: Is the building structurally sound?

Kras: It needs some support. It is on pillars. A few pillars might need replacing. The septic field needs to be looked at.

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Mary Andres: There hasn't been a septic/bathroom facility in there for at least 10 to 15 year's, that I know of.

Kras: Anything they do, will require Health Dept. approval.

Kras explained how the septic is handled on the out islands.

Williams: So as long as she works with you Mike, we have no problem?

Kras: Yes.

Moved by Kot, supported by Miller, MOTION CARRIED, to table Case No. DB-2004-24 until July, to allow owner to get the repairs done, and to inform us of her progress.
AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

DB-2004-23 WILLIAM D. DOUST 5127 PTE. TREMBLE RD.

Chairman called Mike Kras as first witness to this case.

Kras: As you can see by the pictures, the building is in pretty bad shape, along with all the debris around it. The neighbor next door, said they were in the process of helping him clean it up, but nothing is done yet.

Williams: Is that trailer on their property?

Kras: Yes.

Uschwald: The one building, the roof looks like its ready to fall in.

Kras: Right.

Williams: There are boats, cars, trailer on the property.

Kras: Tim has been working on that part.

Miller: What can we do, now that he did not show up?

Kras: We can order a title search.

Kot: Is there anything else we can do so we don't have to go to that expense?

Kras: We can give him another month or two, contact him with another letter.

Moved by Williams, supported by Kot, MOTION CARRIED, to have the building inspector post the property, send another notice certified, and regular mail stating that further action will be taken, if he does not make his intentions known, and that it will be placed on the April agenda. AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

Edler: What have we done to contact these people so far?

Edler: Have you posted the property?

Kras: We've only sent registered letter. I posted the building, but it wasn't there the other day when I was over there.

STATEMENT OF PARTICULARS

DB-2005-05 HOMER TOLLIER DEDERICHS HWY.

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

Kras: This building is not repairable. Needs to be torn down, and all debris removed from the property. Would like to have a show cause in sixty days.

Moved by Miller, supported by Piotrowski, MOTION CARRIED, to have a show cause in (60) sixty days. Excused: Manos, Eder.

DB-2005-06 RICHARD/JEAN WOLFE 8139 S. CHANNEL DR.

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

Kras: Mr. Wolfe took the boathouse down several years ago, but has not done nothing on the house. He's an elderly gentleman. Something needs to be done. It's really starting to deteriorate. It's even worse than the picture you have. I recommend a show cause in sixty days.

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

UP DATE ON OLD CASES:

DB-2002-22 WILLIAM/BEVERLY SOCIA 7624 S. CHANNEL

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

Kras: The building is not down yet, they do have a permit to demo it. They have their new septic in, the garage is built. I haven't talked with Mrs. Socia in awhile, but she was having trouble with the contractor getting the work done. Might be looking for someone else. We explained the steps that needed to take place, so she is following them.

Edler: Does she need another building permit?

Edler: This one is expired.

Kras: No I will just extend that one.

Moved by Kot, supported by Piotrowski, MOTION CARRIED, to table Case No. DB-2002-022 to allow time to demolish the building, bring it back at the July meeting.

AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

DB-2004-05 JOHN/LOIS RHODES 7488 VENICE HWY.

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

Kras: Larry Havens is going to go in and lift the boathouse, put in new pilings, and repair the boathouse. They are in the process of doing that. He needed ice. He showed me pictures, and it's almost done. We could probably take this off the Dangerous Building list.

Miller: Do you want to monitor this for another thirty (30) days?

Moved by Miller, supported by Kot, MOTION CARRIED, to postpone Case No. 2004-05, 7488 Venice, for thirty (30) days. AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

DB-2004-17 MELISSA A. HUGHES 7444 DYKE RD.

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

Kras: I talked to Melissa Hughes several times. In-laws took the roof off the garage. She has applied for a permit, but hasn't picked it up as of yet. She wants to take care of the building. I can contact her by letter, that her time has expired, and we want to know what she is doing.

Moved by Kot, supported by Piotrowski, MOTION CARRIED, to table Case No. DB-2004-17 for thirty (30) days. The building department to send letter, and inspector to check the electrical for disconnect.

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Moved by Kot, supported by Piotrowski, MOTION CARRIED, to adjourn meeting at 2:30 p.m. AYES: ALL. NAYS: NONE. Excused: Manos, Eder.

Marie A. Johnson
Recording Secretary