

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, April 13, 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

Excused: Manos, Eder, Edler.

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

SHOWCAUSE:

DB-2003-025 LEO/DOLORES SOLYTS (KATHY SCHMIDLIN) 9380 N. River Rd.
DB-2003-026

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

Kras: This had a Show cause on July 14, 2004. I received a call from Kathy Schmidlin, asking for more time, that her dad's health was bad, and her mother was also having problems. She asked for more time. I also spoke to her brother Dennis Solyts, he came into my office, said he would take care of this property. It's been over a year, and there hasn't been anything done. I have had complaints about tires being dumped and cars going back on the property.

Chairman Uschwald called Kathy Schmidlin to the floor to state her case.

Kathy Schmidlin: My parents have had this property since my brother was born, its' fifty years or so old. The roof pealed back from the high wind. My brother found it on the ground. At that point there was a stop work order put on the property. I was dealing with my dad's illness, and he is now deceased. My mom also took ill, and I couldn't deal with another thing. My brother was the last person to talk to you.

Kras: I did an inspection on the roof, we have issues with the front trailer, and back trailer, along with the debris. The building itself is in good shape. It's too soft to go back there. I haven't been able to get back there to physically see it.

Kras: We need to get some movement, a date of when this will be taken care of.

Mrs. Schmidlin: Can I get a permit to fix it? It looks like a stop work order is on it.

Kras: It's not a stop work order, it's posted as a Dangerous Building.

Mrs. Schmidlin: If I can pull a permit, I will.

Kras: I don't think that building can be repaired. It's not a good building.

Miller: Do you think it needs to be torn down?

Kras: Yes.

Kot: Why don't you setup a meeting with your family, and get priorities together. How about your brother or someone else that can help you?

Williams: Mike, I realize that they are quite confused right now. Mrs. Schmidlin, why don't you meet with Mike at the property, and Mike can show you what you need, whether it can be fixed or not. I would like to see you meet with the owners, and bring it back next month.

Kras: Give your phone number to Marie, you contact the building department. I can even meet you on a Saturday if that's what you need.

Moved by Williams, supported by Miller, MOTION CARRIED, to table case DB-2003-025 & DB-2003-026, for thirty (30) days and owners to contact Mike, to meet out at the property to discuss exactly what needs to be done over there. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

SHOWCAUSE:

DB-2005-01 RICHARD DAWSON 5360 S. CHANNEL DR.

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

Kras: Mr. Dawson called, and wrote a note, that Larry Havens is working on the seawall. When he's done with that, he wants to tear down the boathouse. I told him that the building was in bad shape, he said that he would secure the building while they are working on the seawall. I told him we would table this until August.

Miller: Is that strictly a boathouse?

Kras: Yes.

Piotrowski: How is the seawall coming along?

Kras: He's waiting for permits.

Piotrowski: Does he have the permit, or is he waiting for it? It can take along time, if he hasn't got one yet.

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Kras: No, he has already applied for the seawall permit.

Moved by Williams, supported by Miller, MOTION CARRIED, to table Case No. DB-2005-01 until August to allow time to obtain the seawall permit, work on that, then tear the boathouse down. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler,

DB-2005-02 LOUIS KOSSUCH GOOSE BAY

Uschwald called Mike Kras, Building Official, as first witness to this case.

Kras: Mr. Kossuch is an elderly man, his son called me, and said they know that the building needs to come down. He would like an extension until August.

Williams: How bad is the building?

Kras: It's bad.

Miller: I see a note on this, that he will demo piece by piece.

Kras: He wants to demo and clean up the property.

Uschwald: Mike can you get back there in two months, and bring us an update?

Kras: Probably. Not until June.

Moved by Miller, supported by Kot, MOTION CARRIED, to table Case No. DB-2005-02 until August to allow time to start to demo, and clean up the property. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

STATEMENT OF PARTICULARS

DB-2005-07 ALEXANDER MOSKATOW 2231 PTE. TREMBLE RD.

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

Kras: My recommendation is that we take this for show cause in sixty (60) days.

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

DB-2005-08 STATE OF MICHIGAN 7266 GOODRICH HWY.

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

Kras: I suggest that we have a show cause in sixty (60) days. These properties take time. I talked with Tom Graf he told me to keep a list going of these properties. There is no money available at this time for these properties.

Miller: Who's responsible if anyone gets hurt?

Kras: The State. They own the property.

Kras: My goal is to find ten (10) properties like this, and send them all to the Twp. Board for a resolution to demo, then send it to the State.

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

UPDATE ON OLD CASES:

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

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

Kras: I was there yesterday, you can dismiss this case.

Moved by Williams, supported by Piotrowski, MOTION CARRIED, to dismiss Case No. DB-2004-05, John/Lois Rhodes, 7488 Venice Hwy. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

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

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

Kras: Nothing has been done.

Uschwald: How long has that roof been down?

Kras: Last August.

Miller: How long is that permit good for?

Williams: Till June 20th 2005.

Moved by Miller, supported by Terrien, MOTION CARRIED, to table Case No. DB-2004-17 until June meeting, needs to start work on permit by then. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

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

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

Kras: This is an accessory structure. Posted letter, no response. All letters have come back. I suggest we send this to the Township Attorney.

Williams: Anyone living there?

Kras: Yes.

Williams: I wouldn't get a title search yet, just turn it over to the lawyer, he can send them a letter.

Moved by Williams, supported by Terrien, MOTION CARRIED, to turn Case No. DB-2004-23 over to the Township Attorney. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

Dennis Soltys (9380 N. River Rd.) arrived at 2:45 p.m.

Leonard Uschwald explained what took place with his sister and mom at the meeting.

Dennis Solyts: I just got back to work, sorry I'm late. I need to find out what I can and can't do.

Further discussion on Case DB-2004-23 by Dennis Soltys.

Piotrowski: When Mike meets with you and your sister, he will explain what needs to be done.

Moved by Kot, supported by Miller, MOTION CARRIED, to adjourn meeting at 2:50 p.m. AYES: ALL. NAYS: NONE. Excused: Manos, Eder, Edler.

Marie A. Johnson
Recording Secretary