

Minutes of the Clay Township Dangerous Building Commission held on Wednesday, September 14, 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 2:10 p.m.

Roll Call: Uschwald, Kot, Piotrowski, Miller, Salvador, Williams.

Also Present: Mike Kras, Building Official.

Excused: Eder, Edler, Manos.

Moved by Miller, supported by Williams, MOTION CARRIED, to approve the minutes of August 10, 2005. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

SHOWCAUSE:

DB-2005-11 LINDA SCHOBER/ANNE E. MORIN 7909 LAKE DR. (ACCESSORY)

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

Kras: They sent a letter requesting an extension, and I also talked to her last month. She's contacted several people, and they do want to tear the building down. I suggest we table this for another sixty (60) days. They have the building cleaned out, and the building is secured. She's getting bids to take everything down.

Moved by Williams, supported by Miller, MOTION CARRIED, to table Case No. DB-2005-11, 7909 Lake Dr., for sixty (60) days, bringing it back on the December meeting. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2005-12 LINDA SCHOBER/ANN MORIN 7909 LAKE DR. (MAIN STRUCTURE)

Moved by Williams, supported by Miller, MOTION CARRIED, to table Case No. DB-2005-12, 7909 Lake Dr., for sixty (60) days, bringing it back on the December meeting. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2005-013 RONALD KAYE/DENISE LAVALLEY 2430 N. CHANNEL DR.

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

Kras: This is the Show cause for this property. Mr. Kaye is here, and I will let him explain what his intentions are.

Mr. Kaye: I do have intentions of tearing it down. I never new anything about this until I received the certified letter and one regular mail. I need money to buy a portable storage building or tent, or find a place where I can store the stuff. I will have to tear the building down myself, can't afford to hire anyone.

Williams: What is in there?

Mr. Kaye: Tools and I use it for storage. Next year I would like to be able to build a new garage. My intentions were to tear it down in the spring, but if I have to tear it down sooner, I will.

Kras: It doesn't necessarily have to be demolished; it can be repaired to code.

Williams: Mike can that one side be fixed?

Kras: I don't know, I haven't been inside.

Miller: Would you be able to take it down a little at a time?

Mr. Kaye: Yes. But I need somewhere to store my tools, etc. Get a small shed for the moment.

Uschwald: Maybe you can fix this temporarily.

Williams: I think if you work with Mike, and we give you sixty (60) days, we can look at it again.

Miller: It's still a dangerous building; it could fall down on someone. The sides are open.

Moved by Williams, supported by Miller, MOTION CARRIED, to table for sixty (60) days, and have Mr. Kaye work with Mike, and he will report back to the committee.

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

Uschwald: Mike, it would be favorable if you could get in and look inside. Mr. Kaye, could you meet with Mike?

Mr. Kaye: I will call him when I have a few days off.

#### UPDATE ON OLD CASES

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

Chairman Uschwald asked Mary Beth Andres to give them an update.

Mary Beth Andres: I called Steve Demick, Health Dept., about the septic field. He says I would be ok as long as I have 50' clearance from each waterway. He said once I'm ready for it, just apply for a permit.

Miller: So now you can continue on what you want to do, to fix the cottage up.

Mary Beth Andres: Yes. I put new front doors on, siding, new windows, grass is all cut. The neighbors are telling me how nice it looks. I have some pictures. (pictures were passed around.)

Miller: Mike, what are your recommendations, now?

Kras: Septic field has to be installed.

Mary Beth Andres: We don't stay there. We work from around 1:00 p.m., and leave by 9:00 p.m.

Mary Beth Andres: It's locked up tight. The only way people can get in, is to break in.

Kras: Is there siding all around the building?

Mary Beth Andres: No, not yet. We did the part that everyone can see.

Kras: I don't want the board to dismiss this case at this time, because then we would have to start over. The septic field needs to be addressed. Let's table it for six (6) months.

Moved by Salvadore, supported by Miller, MOTION CARRIED, to table Case No. DB-2004-24 until June, 2006. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

#### STATEMENT OF PARTICULARS

DB-2005-19 DANIEL/SHERRIE FREDRICK 7141 MACDONALD

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

Kras: This is the Statement of Particulars. I suggest we have a show cause in sixty (60) days, as why the building should not be repaired or demolished.

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

DB-2005-20 ROBERT KAMPHAUS/DONNA JUTTE 4744 MIDDLE CHANNEL

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

Kras: This is also a Statement of Particulars. The building is in bad shape, and has two boats in it. I suggest we have a Show Cause in sixty (60) days, as why it can't be repaired or removed.

Salvadore: It's really bad, the building is collapsing.

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

#### UPDATE ON OLD CASES

DB-2004-18 JAMES CHRISTENSEN SNI BORA

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

Kras: Don't know where this is at. They have a permit to demolish, but I need to get out there by boat. I suggest we table this for another thirty (30) days.

Moved by Kot, supported by Piotrowski, MOTION CARRIED, to table Case No. DB-2004-18 for thirty (30) days. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2004-19 STEPHEN/DOUGLAS BAKER NORTH CHANNEL DR.

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

Kras: He contacted us, said he demolished the building, cleaned up the property and going to start construction when he gets all the necessary permits. I suggest we dismiss this case. He also had a permit to demolish.

Miller: Have you been out there to look at it?

Kras: No, I need to get out there by boat. Mr. Baker has been very cooperative from the start; I believe that it is all taken care of.

Moved by Miller, supported by Piotrowski, MOTION CARRIED, to dismiss Case No. DB-2004-19. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2004-22 FRANK/CARRIE SWARTZ JR. 8176 ANCHOR BAY DR.

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

Kras: Mr. Swartz wants to take this boathouse down. He wants to build a new boathouse. He has to go to the Zoning Board of Appeals, because you can't have an enclosed boat house according to the new ordinance. He's requested more time to get to the Zoning Board of Appeals. The decision will be made whether he will repair the boathouse or tear it down.

Moved by Piotrowski, supported by Miller, MOTION CARRIED, to table Case No. DB-2004-22 until the November meeting. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

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

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

Kras: Mr. Havens is taking over this project. They had problems with D.E.Q., they have come to an agreement. He needs to have an extension. They need at least ninety (90) days.

Moved by Williams, supported by Salvadore, MOTION CARRIED, to table Case No. DB-2005-01 until December. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2005-04 WALTER O. HOPPER 8497 N. CHANNEL DR.

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

Kras: Mr. Hopper has kept in contact with the building department from the start. I haven't been out there to see it. I need to get out there by boat. He said this is all taken care of. I recommend we dismiss this case.

Moved by Williams, supported by Salvadore, MOTION CARRIED, to dismiss Case No. DB-2005-04. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

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

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

Kras: Not much done, just some debris has been picked up. Nothing has been done with the building.

Miller: David and I looked at it today; it's ready to fall down.

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Kras: I can write a letter.

Uschwald: Can you write a letter asking him to re-appear at a meeting?

Moved by Piotrowski, supported by Miller, MOTION CARRIED, to have Mike Kras write a letter asking for Mr. Wolfe to appear at the next meeting. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

DB-2005-14 SHIRLEY MARLOW 1860 COLUMBINE

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

Kras: The building has been removed. My recommendation is to dismiss this case.

Moved by Miller, supported by Piotrowski, MOTION CARRIED, to dismiss Case No. DB-2005-14. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

Moved by Miller, supported by Piotrowski, MOTION CARRIED, to adjourn the meeting at 3:00 p.m. AYES: ALL. NAYS: NONE. Excused: Eder, Edler, Manos.

Marie A. Johnson  
Recording Secretary