

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, August 9, 2006, at 2:00 p.m., at Clay Township, 4710 Pte. Tremble Rd., Algonac MI.

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

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

Excused: Piotrowski, Manos, Drake, Edler

Also Present: Michael J. Kras, Building Official

Moved by Miller, supported by, Salvador, to approve the minutes of June 14, 2006. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

SHOWCAUSE:

DB-2006-05 CROWN ENTERPRISES 4303 PTE. TREMBLE RD.

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

Kras: I talked to Mr. White, a representative from Crown Enterprises, and he would like you to table this for 60 days because he is working on a getting a contractor to come out and let him know if it is repairable. It is boarded up.

Moved by Williams, supported by Miller, to table Case # DB-2006-05 for 60 days. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2006-06 CHRISTOPHER GARDNER 2639 PTE. TREMBLE RD.

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

Kras: This is a boathouse that sits next to the State of Michigan launch site. It doesn't have a roof on it. The property owner is here so we can let him speak. I would like to give him the opportunity to fix it up and that would be fine with me

Mr. Gardner: If this is a safety issue and you think someone is going to get hurt, I will take care of it right away. Right now I just don't have the money to sink into the boathouse. I already have quotes to do the work, but financially it will take me 13 months to get the finances.

Williams: Mike, is it dangerous?

Kras: It is obviously dangerous as it does not have a roof on it. Is there imminent danger? No it is out in the middle of the water. Basically, I think Mr. Gardner is asking for some time to fix it up.

Mr. Gardner: I would like to keep it and fix it up, but if you think someone will get hurt, I will take it down.

Williams: Mike, if he takes it down, will he be able to build it back? Has that law been changed yet?

Kras: It hasn't been changed as yet and no, he probably wouldn't be able to build it back in that area. He would have to go to the ZBA.

Williams: What would he have to do to not make it dangerous?

Kras: Fix the roof.

Miller: Mr. Gardner, fixing the roof would not be prohibitive, would it?

Mr. Gardner: No, if I could just fix the roof to keep water out. I could put on a pole barn type roof, if it is okay with Mike.

Kras: The roof would be sufficient.

Moved by Williams, supported by Miller to give Mr. Gardner – Case #DB-2006-06 90 days to fix roof and get with Mike to bring back to the board. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2006-07 SHERYL PITCOCK/GREG WALKER 362 MONROE BLVD.

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

Kras: This is an accessory structure. As you can see in the pictures it is starting to lean and becoming deteriorated so much so that I don't know if it can be repaired, but I always give the property owners the opportunity to do so.

Mr. Walker: The property has been in the family for over 50 years and do realize that the building is leaning and something must be done. The beginning of the summer we tried to straighten it out, so we are trying to address the problem. I think if we can straighten it and brace it we should be able to save the structure.

Miller: Our concern is safety. What kind of time frame are you looking at?

Mr. Walker: We hoping to fix it this summer.

Kras: It will have to be wind braced from the inside before this winter.

Moved by Miller, supported by Williams to give Mr. Walker – Case #DB2006-07 90 days to straighten and brace building. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB2006-08 DAVID BITTNER 8910 MARSH RD.

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

Kras: A couple a years ago we had the accessory structure on the Dangerous Building and Mr. Bittner removed it. At that time I asked him if he was going to do anything with the primary building and he said he was. However, nothing has been done. My recommendation is that we file with the court to have the building removed.

Uschwald: No one is here for t his case.

Williams: Mike, have you had any contact with the owners?

Kras: No. It has contacted me whatsoever.

Kot: Do you think we should have the township attorney send him a letter, before we go into a title search?

Kras: We can do that.

Moved by Kot, supported by Salvador, to have the township attorney send a letter to Mr. Bittner regarding Case #DB2006-08 to contact us regarding his intentions within 30 days, otherwise we will begin a title search. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

UPDATE ON OLD CASES:

DB-2004-18 JAMES CHRISTENSEN SNI BORA

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

Kras: The building is down.

Moved by Miller, supported by Salvador to dismiss Case #DB2004-018 Sni Bora being the building has been demolished. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2004-20 ROSEANNE HARTMAN 9337 NORTH CHANNEL DR.

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

Kras: This is quite an old case and I don't have any pictures.

Uschwald: Mike, we have Roseanne Hartman here today.

Mr. Sanborn (representative for Roseanne Hartman): It has been about a year since we have been here. A septic field has been installed with permits. We applied to the DEQ for dredging permit and it took a while to get it. We have dredged and repaired the seawall and have planted grass. I would like to discuss with Mike while we are here today about a demolition permit and building permit to rebuild a new house.

Miller: Are you planning on demolishing the house?

Mr. Sanborn: Absolutely.

Moved by Miller, supported by Williams, to table Case#DB2004-20 for 90 days. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2005-16 KEN GABRIEL/SANDRA GOBLE 8967 ANCHOR BAY DR.

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

Kras: This building is still up, but I have had several contractors contact me within the last couple of weeks, asking me questions about the building and they are basically getting quotes together for the homeowner to demolish the structure.

Miller: Has Mr. Gabriel or Ms. Goble contacted you?

Kras: Yes, Ms. Goble has contacted me and told me she was taking bids on the project.

Moved by Williams, supported by Salvador, to table Case #DB2005-016 for 30 days and have Mike Kras write a letter to the homeowner. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2005-17 PERRY G. SHARROW 6615 HOLLAND

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

Kras: The building has been repaired.

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Moved by Miller, supported by Kot to dismiss Case#DB2005-17, 6615 Holland as building has been repaired. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

DB-2006-01 JOSEPH/PHYLLIS FOURNIER 3280 PTE. TREMBLE RD.

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

Kras: All buildings have been taken down.

Moved by Williams, supported by Miller to dismiss Case#DB2006-01 as buildings have been demolished. AYES: ALL. NAYS: NONE. Excused: Piotrowski, Manos, Drake, Edler
MOTION CARRIED.

Miller: Mike, the garage that was falling down on North Channel, Ron Kaye, has been demolished.

Mike Kras discussed the Property Maintenance Code again and will again try to take back to the Township Board and asked the Dangerous Building Commission to write a letter to the Township Board regarding the Property Maintenance Code.

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

Patty Watson
Recording Secretary