

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, October 11, 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, Piotrowski

Excused: Williams, Manos, Drake, Edler

Also Present: Michael J. Kras, Building Official

Moved by Kot, supported by Miller, to approve the minutes of August 9, 2006. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

*Recording Secretary's Note: It was suggested by several board members to take the cases where the citizens are present, so they would not have to wait. Therefore, some of the cases are out of order from the agenda to accommodate the public.

SHOWCAUSE:

DB-2006-11 SHELLIE A. DOMALSKI 8238 ANCHOR BAY DR.

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

Kras: Ms. Domalski is here so I think she can talk on her behalf.

Domalski: I have about 3 or 4 people giving me bids on demolition or fixing. I am not sure which way I should go, but the electric has been turned off. I know I have to do something and I can't just sit on this, but one contractor says he can fix it and I am waiting on his quote to compare to the demolition quotes. I should hear from him by Sunday.

Motion by Miller, supported by Kot to table Case #DB2006-11 for 60 days. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

DB-2006-09 M.WONSOWICZ REVOC. TR. 2244 NORTH CHANNEL DR.

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

Kras: I talked to the gentleman twice this week and he plans on repairing and stabilizing the boathouse before winter.

Miller: David and I looked at it today and it looks like it is ready to fall down. It is really in bad shape.

Motion by Miller, supported by Salvador to table Case #DB2006-09 for 30 days. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

DB-2006-10 MICHAEL P. DENNIS 6344 HIGH RD.

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

Kras: Mr. Dennis is the new owner of this property and I have talked to him on two different occasions. He has repaired the roof, repaired the sides, and in the process of fixing up the inside. My recommendation is that we dismiss this case.

Motion by Kot, supported by Piotrowski to dismiss Case #DB-2006-10 as repairs have been done and plan on doing more.

AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler

MOTION CARRIED.

UPDATE ON OLD CASES:

DB-2004-24 MARY BETH ANDRES

8602 MIDDLE CHANNEL DR.

Chairman Uschwald called the property owners (Mary Beth Andres and her sisters) to the podium to give an update:

Andres: Haven't done much this past summer and I have had some physical and financial problems. We have kept the grass cut, cleaned up the property, and we have new windows and doors that are stored in the front room of the house, but we have not installed them yet. The taxes are now all paid in full. The cottage was originally our parents and it is now owned by four sisters and two brothers and we have fallen on financial hardships and we do not want to lose it.

Miller: What are your future plans?

Andres: To put on new siding, new doors, new windows and use the cottage. We have repaired the roof and fixed any broken windows to keep it secure for the winter.

Miller: Then you have gone just about as far as you can for this year.

Motion by Miller, supported by Salvador to table Case #DB-2004-24 until June of 2007.

AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler

MOTION CARRIED.

DB-2005-16 K. GABRIEL/S/ GOBLE

8967 ANCHOR BAY DR.

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

Kras: We have tabled this several times and now Mr. Gabriel wants to meet with me at the property on October 23rd to discuss what can be done with the property. There are a lot of issues with this property.

Miller: Mike, do you have any idea what he wants to do with the property, once the house is down?

Kras: My understanding is that he wants to put a seawall in, grade the land up and rebuild.

Motion by Kot, supported by Salvador to table Case#DB-2005-16 for 30 days to see what comes out of the meeting between Mr. Gabriel and Mike Kras. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

STATEMENT OF PARTICULARS:

DB-2006-12 MELISSA FAIRCLOTH 7313 BEALANE

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

Kras: Nobody is living in the house. Under Ordinance # 46 I recommend a Show Cause is 60 days.

Motion by Miller, supported by Salvador to have a Show Cause on Case #DB-2006-12 in 60 days. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

DB-2006-13 ALBERT C. KASPARK 10535 ST. JOHNS DR. (VAC)

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

Kras: The roof is falling in. It should either be fixed up or torn down in 60 days.

Motion by Piotrowski, supported by Miller to have a Show Cause on Case#DB-2006-13 in 60 days. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

UPDATE ON OLD CASES:

DB-2004-14 TIMOTHY NELSON 7833 LAKE DR.

Kot: Nothing is being done over there as far as the boathouse is concerned. I know the owner has been doing work on his house.

Kras: I think we need to take some action on this. He is kind of getting away with things that he should not be getting away with. I think we should finish the process on this one.

Kot: I know, this case goes back to 2004. Next year will be three years.

Motion by Miller, supported by Kot to do a Title Search and send a resolution for a tear down of the structure to the Clay Township Board. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

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

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

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Kras: I have talked with Mr. Wolfe on numerous occasions. He has cleaned up around the building, but has done nothing to the building and the building is still in bad shape.

Miller: David and I were out there today and it looks like it is ready to fall over.

Motion by Piotrowski, supported by Miller to do a Title Search and send a resolution for a tear down of the structure to the Clay Township Board. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

DB-2005-13 RONALD KAYE 2430 NORTH CHANNEL DR.

Motion by Miller, supported by Piotrowski to dismiss Case #DB-2005-13 as structure is completely down and area is cleaned up. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

DB-2006-04 STEPHEN/LARISA WALTERS 7300 SOUTH CHANNEL DR.

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

Kras: Mr. Walters has pulled a Building Permit. I don't want to dismiss this, I would like to give him more time to make sure he does the work. I will write him a letter regarding his permit will be up for expiration and the Dangerous Building Commission will have his case before them to make a decision.

Motion by Miller, supported by Salvador to table Case#DB-2006-04 for 30 days. AYES: ALL. NAYS: NONE. Excused: Williams, 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: My recommendation is to dismiss this case as roof has been repaired.

Motion by Kot, supported by Piotrowski to dismiss Case #DB-2006-06 as structure has been repaired. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

Motion by Miller, supported by Kot to adjourn meeting at 3:30pm. AYES: ALL. NAYS: NONE. Excused: Williams, Manos, Drake, Edler MOTION CARRIED.

Patty Watson
Recording Secretary