

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, April 11, 2007, at 2:00 p.m., at the Clay Township Meeting Hall, 4710 Pte. Tremble Rd., Algonac MI.

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

Roll Call: Leonard Uschwald, Mary Kot, David Salvador, Jim Miller, Georgia Williams. Excused: Ted Piotrowski, Don Drake, Rick Edler, and Jon Manos.

Also Present: Michael J. Kras, Building Official

Motion by Miller supported by Williams to approve the minutes of March 14, 2007.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

STATEMENT OF PARTICULARS:

DB-2007-005            BETTY JENNETTE            7149 MAC DONALD DR.

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

Kras: The house can be repaired, but as you can see by the pictures, it is quite distressed. I recommend we have a Showcause in 60 days.

Motion by Miller, supported by Salvador to have a Showcause Hearing in 60 days.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

DB-2007-006            JACK/JULIE HODGES            7186 SOUTH CHANNEL DR.

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

Kras: This house has been neglected. The roof is caving in and the gutters are falling off. I recommend we have a Showcause in 60 days.

Uschwald: It looks like it has not been occupied for some time.

Miller: It looks like it could be saved. Do you think it can be saved?

Kras: Well, that is always what we write in the Showcause letter, that we will give them the opportunity to bring the building up to the current codes or take it down. It is their financial decision.

Motion by Williams, supported by Kot to have a Showcause Hearing in 60 days.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

SHOWCAUSE:

DB-2007-001            WILLIAM BUNN            9298 STONE RD.

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

Kras: Mr. Bunn has written you a letter that he intends to demolish the house. The house was involved in a fire and is not repairable. He is just waiting on the disconnection of power by DTE and his insurance company. I recommend we give him another 30 days.

Miller: Has he pulled a demolition permit yet?

Kras: No, he is going to have a contractor do the work and pull the permit.

Motion by Kot, supported by Miller to table Case # DB-2007-001 for thirty (30) days.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

DB-2007-002                      EDWARD/RITA WASIK                      5365 HARCUS COURT

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

Kras: This is a burned down house and it has been removed and the ground has been leveled. We can dismiss this case.

Motion by Williams, supported by Miller to dismiss Case #DB-2007-002 for 5365 Harcus Court.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

RESOLUTION TO DEMOLISH:

DB-2004-014                      TIMOTHY J. NELSON                      7833 LAKE DRIVE

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

Kras: The next four cases (DB-2004-014, DB-2004-023, DB-2005-003, and DB-2005-006) we have on the agenda Mr. McNamee sent out Orders of Compliance and Findings of Fact and now we are going to ask the Township Board to continue on with these cases to adopt resolutions to demolish as none of the four cases have complied. So we will need motions from the Dangerous Building Commission to send these cases to the Clay Township Board of Trustees to ask for compliance.

Miller: At what point do we send it to the board, that is, how much time do they have to comply?

Kras: Here is what would happen. The township board will adopt the resolutions to demolish and then sent back to Mr. McNamee. Mr. McNamee will take the resolutions to court and ask the judge for an Order to Demolish. The judge will probably in the beginning give the owners six months to demolish. After two months, if nothing has been done, then the judge will tell us that we can board up the structure. Then four months later, (a total of six months) even though the structure has been boarded he will probably tell us that it can be demolished and we will take bids for the work.

Williams: So you have heard nothing from any of these homeowners regarding these cases and they have not complied at all. Right?

Kras: Correct.

Uschwald: Mike, have we had a title search on all of these?

Kras: Yes

Motion by Miller, supported by Kot to ask the Clay Township Board of Trustees to adopt a Resolution to demolish the boathouse/accessory structure at 7833 Lake Drive – Dangerous Building Case #DB-2004-014 as cited in Findings of Facts.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

DB-2004-023            WILLIAM D. DOUST            5127 PTE. TREMBLE RD.

Motion by Salvador, supported by Kot to ask the Clay Township Board of Trustees to adopt a Resolution to demolish the accessory structure at 5127 Pte. Tremble Rd. – Dangerous Building Case #DB-2004-023 as cited in Findings of Facts.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

DB-2005-003            E. MC INTYRE/A. BETZOLD            SNI BORA LOTS 182-183

Motion by Williams, supported by Miller to ask the Clay Township Board of Trustees to adopt a Resolution to demolish the main structure on Lots 182 & 183 Sni Bora – Dangerous Building Case #DB-2005-003 as cited in Findings of Facts.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

DB-2005-006            RICHARD WOLFE LIV REV TR            8139 SOUTH CHANNEL DR.

Motion by Kot, supported by Salvador to ask the Clay Township Board of Trustees to adopt a Resolution to demolish the main structure at 8139 South Channel Dr. – Dangerous Building Case #DB-2005-006 as cited in Findings of Facts.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

Motion by Salvador, supported by Miller to adjourn the meeting at 2:55p.m.

AYES: ALL. NAYS: NONE. Excused: Piotrowski, Drake, Edler, Manos. MOTION CARRIED.

Respectfully Submitted,

Patty Watson  
Recording Secretary