

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, June 11, 2008, at the Clay Township Meeting Hall, 4710 Pte. Tremble Rd., Algonac MI.

Chairman Uschwald called the meeting to order at 2:05 p.m.

Roll Call: Leonard Uschwald, Mary Kot, Jim Miller, David Salvador, Georgia Williams, & John McQuade Excused: 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 May 14, 2008.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**SHOWCAUSE:**

**DB-2007-014                      REGINALD ARNTFIELD                      8713 ANCHOR BAY DR.**

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

Kras: I talked with Mr. Arntfield's son (Mr. Arntfield is here today) regarding this property and he has removed part of the building and I advised him what he needed to do to fix up the remainder of the building. I recommend a 90 day extension on this case.

Motion by Miller, supported by Salvador to table case #DB-2007-014 for 90 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2007-015                      REGINALD ARNTFIELD                      8686 ANCHOR BAY DR.**

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

Kras: This is the same property owner as the previous case and like the previous case I talked to the son of Mr. Arntfield about this building also and I recommend a 90 day extension on this case. (Mike Kras then explained everything to Mr. Reginald Arntfield so he would understand what was happening.)

Motion by William, supported by Miller to table case #DB-2007-015 for 90 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-001                      CHESTER/RONALD ROHN                      6310 BENOIT RD.**

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

Kras: This building has been removed and this case can be dismissed.

Uschwald: The building has been razed and the debris has been removed.

Kras: Yes.

Motion by Kot, supported by Miller to dismiss case #DB-2008-001.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-002                    CHESTER/RONALD ROHN                    6310 BENOIT RD.**

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

Kras: This building has also been removed and the debris has been cleaned up. This case can be dismissed.

Motion by Salvador, supported by Williams to dismiss case #DB-2008-002.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-005                    S.HANSEN/K/GRENADIER                    8507 SOUTH CHANNEL DR.**

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

Kras: Mike Stephenson has applied for a demolition permit for this structure and we have received a letter by fax from Karen Grenadier stating she has hired Mike Stephenson to take down the structure.

Sue Hansen: I am the sister of Karen Grenadier. Could I get a copy of that letter?

Kras: Yes.

Sue Hansen: I have to get some things out of the cottage and I have a broken leg, so I would like an extension.

Kot: Mike, do you think we could give a 60 day extension as they have a signed contract to take the structure down?

Kras: I think we could give them a 90 day extension.

Motion by Kot, supported by Williams to table case #DB-2008-005 for 90 days.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-006                    MARY FARVER TRUST                    9469 NOOK RD.**

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

Kras: The building has been cleaned up and painted. (Mrs. Farver's daughter presented pictures taken today). I recommend this case be dismissed.

Motion by Williams, supported by McQuade to dismiss case #DB-2008-006.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**STATEMENT OF PARTICULARS:**

**DB-2008-009                    THOMAS/MARYANN STOWERS                    8536 ANCHOR BAY DR.**

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

Kras: This building was a fire building. I have not been inside it because it has been boarded up for fire investigation. It was an electrical fire. The authorities are investigating it to see if it was pre-set. The building has been sitting there for better than 60 days, so I decided to put it on Dangerous Building as all the debris is still laying around and the neighbors have been complaining.

Miller: How long ago was the fire?

Kras: Back in March.

Motion by Miller, supported by McQuade to have a Showcause hearing on case #DB-2008-009 in 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-010                    KEITH/KATHLEEN WINGFIELD                    8280 MAYBURY HWY.**

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

Kras: This is an old, dilapidated boathouse that is about to fall into the water. I talked with Kathleen Wingfield and she wanted some additional time, but I told her we were going to start the process and she would have 60 days to determine what they wanted to do with it. I recommend a Showcause hearing in 60 days.

Miller: The property is difficult to get to but you can see how bad it is.

Motion by McQuade, supported by Salvador to have a Showcause hearing on case #DB-2008-010 in 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**UPDATES:**

**DB-2003-025                    D.SOLTYS/K.SCHMIDLIN                    9380 NORTH RIVER RD.**

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

Kras: It took us 11 years, but we finally got both structures down. We can dismiss this case.

Motion by Williams, supported by McQuade to dismiss case #DB-2003-025.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2003-026                    D.SOLTYS/K.SCHMIDLIN                    9380 NORTH RIVER RD.**

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

Kras: This is the second building on this property that is down. This case can also be dismissed.

Uschwald: It sure looks a lot better driving down the River Road.

Motion by Williams, supported by McQuade to dismiss case #DB-2003-026.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2006-012                    MELISSA FAIRCLOTH                    7313 BEALANE RD.**

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

Kras: They have cleaned this property up immensely, but they still need to work on the building. Also the garage needs to be cleaned out and they seem to be doing it very slowly, but they are working on it. I would suggest that we table this for 60 or 90 days.

Miller: David and I looked at it this afternoon and yes it is cleaned up a lot better than what it was.

Williams: I think the people need to be encouraged to keep cleaning and fixing up. I would like to see letters sent notifying people of their extensions, but also telling them that we do appreciate the progress of their work.

Motion by Miller, supported by Salvadore to table case #DB-2006-012 for 60 days.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2006-013                    CONSTANCE/ROB/CRAIG KASPARK 10535 ST. JOHNS DR.**

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

Kras: This gentleman has done absolutely nothing. We have contacted him several times and I gave him contractors' name and phone numbers and still he has done nothing. He just simply refuses to do anything with the building.

Kot: What is our course of action?

Kras: My recommendation is that we send it to John McNamee for Order of Compliance.

Kot: Have we had a Title Search?

Kras: No.

Kot: Do you want a Finding of Fact?

Kras: Yes, we can do that also.

Williams: Does he live there, Mike?

Kras: No.

Motion by Miller, supported by Salvadore to do a Title Search, Findings of Fact, and Order of Compliance for case #DB-2006-013.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2006-015                      GERALD ZAMBOROWSKI                      9652 ISLAND DR.**

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

Kras: They have actually repaired most of what they were supposed to. The building is not dangerous anymore. It doesn't look very good, but I can't do anything about that.

Miller: It is open in the front and we have already extended him 180 days – 6 times.

Kras: There isn't anything more to do to it.

Miller: What do you want to do then? Just let it go?

Williams: He said there is not much he can do.

Miller: The building is an eyesore.

Kras: I can't do anything about an eyesore. It is not dangerous. An eyesore is an eyesore. A dangerous building is if the building is going to fall down or it is dilapidated.

Motion by Kot, supported by McQuade to dismiss case #DB-2006-015.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

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

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

Kras: They have removed the porch that was falling in and the deck that was damaged. I don't know what he has done on the inside as the last time I looked in the windows, the ceiling was falling in, but he has since covered up the windows. The outside of the building is okay, but the inside needs a lot of work.

Williams: Is someone living there?

Kras: No. He has requested each time to have me tell him what he needs to do, but it is really not my responsibility to tell him what needs to be fixed. It is my responsibility to tell him that it does not meet the proper code in the ordinance in the fact that it is unlivable. He needs to bring it into a standard that is habitable.

Kras: If you want to extend this that is fine and I will write him back a letter and I will tell him that he has to bring the structure into a habitable state.

Uschwald: Would McNamee write him a letter?

Kras: Sure.

Motion by Miller, supported by Williams to table case #DB-2007-005 for 30 days and have John McNamee send him a letter.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2007-006                      JULIE C. HODGE    7186 SOUTH CHANNEL DR.**

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

Kras: They have applied for a Building Permit. They have repaired the roof and are working on the structural repairs. I recommend an extension.

Motion by Miller, supported by Salvadore to table case #DB-2007-006 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2007-019                      TIMOTHY/NANCY GOURLAY    8600 ANCHOR BAY DR.**

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

Kras: This building has been repaired to my satisfaction. We can dismiss this case.

Motion by Kot, supported by McQuade to dismiss case #DB-2007-019.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.

MOTION CARRIED.

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**SHOWCAUSE/UPDATE:**

**DB-2008-003**

**ERIC/HELENE STANCZAK**

**222 LA CROIX**

Kras: Mr. McNamee asked that we adjourn this case to the July 9<sup>th</sup> Dangerous Building meeting.

Motion by Salvadore, supported by Miller to table case #DB-2008-003 until the July 9, 2008 meeting.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.

MOTION CARRIED.

**MEMBERS COMMENTS:**

Discussion amongst members and Mike Kras on a couple different addresses in the township and whether they were dangerous.

**ADJOURNMENT:**

Motion by Salvadore, supported by Miller to adjourn the meeting @ 3:25 pm.

AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.

MOTION CARRIED.

Respectfully Submitted,

Patty Watson  
Recording Secretary