

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, October 8, 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 Kot, supported by McQuade to approve the minutes of September 10, 2008 as amended. Page 3 – change DB-2008-012 to DB-2006-012 and Page 4 – change DB-2009-009 to DB-2008-009.

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

**SHOWCAUSE:**

**DB-2008-011                      JEFFREY R. DUCEATT                      6040 HIGH ROAD**

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

Kras: A Building Permit has been issued to tear this accessory structure down. I recommend we extend this case for 60 days to see what progress has been made.

Motion Kot, supported by William to table case #DB-2008-011 for 60 days.

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

**DB-2008-012                      DAVID/RENEE PURANEN                      480 FRANK ST.**

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

Kras: I have talked to the home owner a couple of different times and as you can see the building is out of plumb and the roof is sagging. He said he has actually fixed the building so it won't sag or lean anymore and I told him it basically has to be brought into plumb and he said he was going to do that. The last time I talked to him was August 18, 2008.

Williams: You haven't talked to him since then?

Kras: I haven't talked to him since then, but he told me he was going to straighten the building out.

Miller: David and I looked at it today and nothing has been done.

Uschwald: He doesn't need a permit to do those minor repairs, does he?

Kras: No, but he needs to fix the building. So I recommend a title search, send him a letter and table for 60 days.

Motion by Williams, supported by Miller that a letter be sent advising the property owner on our decision, perform a title search and to table case #DB-2008-012 for 60 days.

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

**STATEMENT OF PARTICULARS:**

**DB-2008-018                    EGON J. SYSTEMANN                    7929 PERRY HWY.**

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

Kras: This building is starting to decay to the point where it is starting to fall down by itself. My recommendation is that we have a Showcause hearing in 60 days.

Williams: Does anyone live in there?

Kras: No, it is on an island.

Motion by Miller, supported by McQuade to have a Showcause hearing on case #DB-2008-018 in 60 days.

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

**DB-2008-019                    CONST./ROB./CRAIG KASPARK                    10535 ST. JOHNS DR.**

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

Kras: As you can see by the pictures, that is the roof of the boathouse that has fallen down on top of the pilings. We have advised the owners on several occasions that this happened, and nothing has been done. This is ready to fall in the river.

Motion by Kot, supported by McQuade to have a Showcause hearing on case #DB-2008-019 in 60 days.

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

**UPDATES:**

**DB-2007-013                    GEORGE ARNTFIELD                    8700 ANCHOR BAY DR.**

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

Kras: I talked to the son of Mr. Arntfield, George, and he has worked on 8709 Anchor Bay Dr. and has that one completed. They also put in a new seawall. I will be going out to inspect that. He said 8686 Anchor Bay Dr. will be worked on shortly – that property is owned by his uncle, Reginald Arntfield. He said 8713 Anchor Bay Drive has been started on. He has removed the parts of the

building that were going to fall down. The seawall needs to be replaced on this one and some backfill, so he still has some other issues before the repairs are completed. He said he has not had a chance to start on 8700 Anchor Bay Dr. as that one is leaning and it has to come back towards the road as it is leaning towards the canal. I would like to go out and inspect each of these properties, so I would like an extension of 60 days on the following addresses I just gave you an update on: 8700 Anchor Bay Drive, 8709 Anchor Bay Drive, 8713 Anchor Bay Drive, and 8686 Anchor Bay Drive.

Uschwald: Okay let's make a motion one case at a time.

Motion by Miller, supported by Salvadore to table case #DB-2007-013 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2007-016                      GEORGE ARNTFIELD                      8709 ANCHOR BAY DR.**

Motion by Salvador, supported by Kot to table case #DB-2007-016 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

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

Motion by Kot, supported by Williams to table case #DB-2007-014 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

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

Motion by Williams, supported by Salvador to table case #DB-2007-015 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Don Drake, Rick Edler, and Jon Manos.  
MOTION CARRIED.

**DB-2008-007                      S & S INVESTMENTS CO.                      2153 NORTH CHANNEL DR.**

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

Kras: I talked with Sam Agosta. He said they are waiting for the insurance company. Supposedly, the insurance company has been dragging their feet and he said that he would show them the letter we sent him and that we want something done. His plans are the minute he gets his insurance check is to get a dumpster and tear the building down and build a new home.

Miller: Is it boarded up?

Kras: Yes, it is boarded up, but not very good. So he asked if we could give him another 30 days.

Motion by Miller, supported by Salvadore to table case #DB-2008-007 for 30 days.

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

**DB-2008-003**

**ERIC/HELENE STANCZAK**

**222 LA CROIX**

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

Kras: I have met with John McNamee and Mr. McNamee said basically it is still going to be considered a dangerous building, but the fact is that zoning is the bigger issue of the two. What Mr. Stanczak did is he purchased that property from the previous owner, who when it was rezoned told Barb that the building on the property was a house. We said fine. If it is a residential building and it is supposed to be a house it needs to be brought up to code. It needs to meet all the requirements of a house. Mr. Stanczak keeps claiming it is a commercial building and that it has always been a commercial building. That is not the case. The case is we have paperwork in evidence that shows that building was built well before building permits were issued. The fact is that the building does not have a septic field and it doesn't have a bathroom and he has to bring the building into compliance or tear it down. So I would say we continue our progress with it. Mr. McNamee has to handle anything beyond what we do.

Motion by Williams, supported by Kot to perform a Title Search and issue an Order of Compliance through the township attorney on case #DB-2008-003.

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

**MEMBERS COMMENTS:**

Discussion amongst members and Mike Kras on updates on different addresses on the dangerous building list and discussed possible dangerous buildings throughout the township.

**ADJOURNMENT:**

Motion by Miller, supported by Kot to adjourn the meeting @ 2:55 pm.

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

Respectfully Submitted,

Patty Watson  
Recording Secretary