

Minutes of the Clay Township Dangerous Building Commission meeting held on Wednesday, February 11, 2009, 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 Jay DeBoyer.

Also Present: Michael J. Kras, Building Official.

Motion by Kot, supported by Salvador to approve the minutes of December 10, 2008.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer.

MOTION CARRIED.

Chairman Uschwald: We are going to take the cases first where the citizens are present, so they will not have to wait. Therefore, some of the cases will be out of order from the agenda to accommodate the public.

**SHOWCAUSE:**

**DB-2008-021                      JON/SHARON MC LANE                      2095 COLUMBINE**

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

Kras: Today is the day for Showcause. He was issued a Statement of Particulars previously and Mr. McLane is here to explain what he is going to do with the building. The building is basically a horse barn where the roof is in pretty bad shape.

Mr. McLane: I am not denying it needs some repairs. I started stripping the roof and am going to repair it for my wife to have a shelter for her horses. I haven't worked on it in the last two months as the weather has been too nasty. It is in bad shape, but it didn't collapse with two feet of snow on the roof, so I am going to repair it.

Miller: What would be your time frame on this?

Mr. McLane: It depends on the weather. I've got to put a new upright in and the ground is too frozen to do that yet, one new beam, and shingles. I should be able to have most of it done in 90 days.

Motion by Salvador, supported by Williams to table case #DB-2008-021 for 90 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer

MOTION CARRIED.

**UPDATES:**

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

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

Kras: As you know for Showcause, Mr. Puranen asked for additional time and we did give him additional time and this is the date we gave him. He is here and will explain what he is going to do with the building.

Mr. Puranen: My wife Renee is here with me. We own the property at 480 Frank Street and we reside there. I acknowledge that there are some difficulties with the building. It is out of plumb. I talked with Mike a couple of times after the complaint and I did not fully realize the procedures and time lines involved until I actually read the ordinance. I have taken measures to stabilize the building over the years. I have put in some cross ties, rafter clips, and some other bracing across the front and back of the building to try and stop it from moving much more. Currently on the eastern side of the building the base plate is rotted and I am going to replace that and on the north corner I am going to raise that up to bring the building back into plumb. If you could extend the case 90 days, I think I can get the work done.

Motion by Williams, supported by Miller to table case #DB-2008-012 for 90 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer

MOTION CARRIED.

**SHOWCAUSE:**

**DB-2008-018**

**EGON J. SYSTERMANN**

**7929 PERRY HIGHWAY**

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

Kras: This particular property is on a little island off of Perry Highway and as you know Perry Highway is a canal. The building is actually falling down. I have not been out there to take a look as we have been in this ice situation with the ferry and I did not want to get stuck on the island. We did receive a letter from Mr. Systemann and basically the letter is asking for more time due to monetary issues.

Kot: He indicated in the letter about a controlled burn being an option and it seems that he is willing to go that way.

Kras: I am not so sure that type of burn would be available as the fire fighters would not know the building that well. I will pose it to Daryl, but I am not sure.

Uschwald: Mike, I talked to the captain of the Harsens Island Fire Department the other day and there is another issue with a controlled burn and that is asbestos. He said that some of houses might have asbestos in them. They would have to go in and check the house out and remove all the asbestos before they can get a permit for the controlled burn. I don't think we will ever see anymore controlled burns.

Motion by Miller, supported by Kot to table case #DB-2008-018 for 120 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer

MOTION CARRIED.

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

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

Kras: We have had no response from the property owners whatsoever. This is a boathouse that has been lying on the dock. I recommend a Title Search and an Order of Compliance.

Motion by Kot, supported by McQuade to perform a Title Search and issue an Order Compliance through the township attorney's office on case #DB-2008-019.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**DB-2008-020                    MATTHEW/KELLEY ANN RIVARD                    7314 EDLANE**

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

Kras: This particular building is a trailer. He has cleaned up a number of things and I have talked with his attorney. The attorney said that Mr. Rivard is working six days a week – twelve hours a day – and he asked if Matt could have some additional time. I told him we could give him until the end of June to remove the building and the attorney said that would be great. My recommendation is that we give him 120 days to comply.

Motion by Miller, supported by Salvador to table case #DB-2008-020 for 120 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**STATEMENT OF PARTICULARS:**

**DB-2009-001                    OLIVER/ALFRED HOOVER                    6473 BENOIT RD.**

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

Kras: This is a fire that happened on Christmas day. The building is burned beyond repair. Obviously it is an insurance investigation. There is a possibility that they want to remove the building and put up another one. The building is boarded up and I recommend a Showcause hearing in 60 days.

Motion by Williams, supported by Miller to have a Showcause hearing on case #DB-2009-001 in 60 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**DB-2009-002                    GEORGE A. COSTIGAN IV                    211 WILLIAMS**

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

Kras: This particular building also had a fire. It burned the rear portion of the house and the building can be fixed. Obviously we need to get the procedures under way.

Uschwald: Mike, were you in the house at all after the fire?

Kras: No, I talked to Daryl about it and he said this was an electrical fire.

Williams: So the damage is mainly inside.

Kras: Yes, along the rear side of the wall.

Motion by Miller, supported by Salvador to have a Showcause hearing on case #DB-2009-002 in 60 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**DB-2009-003                      MARILYN KENZIE REVOC. TR.                      9117 ANCHOR BAY DR.**

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

Kras: As you can see by the pictures the rear end of the boathouse is down. I would like a Showcause hearing in 60 days.

Motion by Kot, supported by McQuade to have a Showcause hearing on case #DB-2009-003 in 60 days.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**UPDATES:**

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

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

Kras: They have fixed the roof and the interior floors. They have done a pretty good job in cleaning that property up and my recommendation is to dismiss this case. They still have a little more work to do but there is a permit in place and they are doing the work.

Motion by Williams, supported by Salvador to dismiss case #DB-2007-006.

AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

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

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

Kras: This case can be dismissed. Mr. Arntfield has worked pretty diligently on this building and has it in pretty good shape.

Motion by Miller, supported by Williams to dismiss case #DB-2007-013.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

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

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

Kras: This case can also be dismissed. He has repaired all the bad parts of this building.

Motion by Salvador, supported by Miller to dismiss case #DB-2007-016.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

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

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

Kras: This building is still in bad shape and he has yet to do anything to it. It still looks like it is ready to fall into the canal. My suggestion is that we go through the process and do a Title Search and issue an Order of Compliance.

Motion by Miller, supported by Salvador to perform a Title Search and issue an Order Compliance through the township attorney's office on case #DB-2007-014.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
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 building is not in as bad shape as 8713 Anchor Bay Drive, but it is still leaning. Mr. Arntfield has done nothing to it. All we are asking him to do is bring it into compliance. We have had numerous boathouses up and down that road that they have either tore the boathouse down, replaced it, or fixed it up. We can't be telling everyone else to do it, if we don't tell him to do it.

Motion by Kot, supported by Williams to perform a Title Search and issue an Order Compliance through the township attorney's office on case #DB-2007-015.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

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

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

Kras: This building is still up, but we have issued a building permit for a demolition. So the building is going to be removed and will be replaced. So my suggestion is that we just give him some additional time. I'd say another 60 days.

Motion by Salvador, supported by McQuade to table case #DB-2008-007 for 60 days.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

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

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

Kras: This building is gone. This case can be dismissed.

Motion by Miller, supported by Williams to dismiss case #DB-2008-011.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer  
MOTION CARRIED.

**MEMBERS COMMENTS:**

Members discussed with Mike Kras a couple of complaints they have personally received from citizens that might be dangerous buildings.

**ADJOURNMENT:**

Motion by Miller, supported by Williams to adjourn the meeting @ 3:05 pm.  
AYES: ALL. NAYS: NONE. Excused: Drake, Edler, and DeBoyer.  
MOTION CARRIED.

Respectfully Submitted,

Patty Watson  
Recording Secretary