

DANGEROUS BUILDINGS HEARING
JULY 9, 2008
2:00 P.M.

City Hall
Commission Chambers
10 N. Division Street
3rd floor – Room 301
Battle Creek, MI

Call to Order: Carman Hamilton, Hearing Officer, called the meeting to order at 2:00 p.m.

Members Present: Carman Hamilton, Hearing Officer

Members Absent: None

Staff Present: Jon Presecan, Code Officer, Susan Bedsole, Director of Licensing and Compliance and Sandra Gray, Secretary

NEW BUSINESS

101 Angell Street (House & Garage): Precious Holder, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house and garage, he found the following: missing siding, deteriorated roof.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

159 Battle Creek Avenue (House): Sharon Hoyt, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: failing roof system, extensive interior damage due to high moisture levels.

Sharon Hoyt, property owner, stated that her husband will be making the repairs and once completed, they will use it as rental property.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

144 Dunning Avenue (House): Sharon McIntyre, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: exterior requires siding repair and the interior requires restoration.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

28 W. Fountain Street (House): Henry Moye, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: extensive interior repairs needed.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

224 S. Kendall Street (House): TLC Property Management LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: peeling paint, missing siding, boarded, tuck point chimney and no water record.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

35 Magnolia Avenue (Shed): Shed demolished and removed from the agenda.

469 E. Michigan Avenue (House): Robert Watson and Ollie Simpson, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: eextensive exterior deterioration.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

196 North Avenue (Structure): Sandra Swartz, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the structure, he found the following: fire damaged, plumbing system, vandalized, utilities need to be brought to code and exterior violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

81 Post Avenue (House): Property removed from agenda and rescheduled for next month.

159 Post Avenue (House): Shirley Birmingham, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: eextensive siding repair and replacement needed along with roof repair.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

199 Post Avenue (House): Sean Lawson, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: failing foundation, roof, chimney and soffit repairs needed, and electrical service replacement needed.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

203 Post Avenue (House): GMAC Mortgage LLC, property owner, was not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: roof needs to be replaced and water damaged side walls.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

35 Ridge Street (House): Shirley Thornton and Sandra Richmond, property owners, were not present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: property condemned, foundation collapsing, electric system unsafe and exterior violations.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

373 Riverside Drive (Structure): Removed from agenda and to be rescheduled.

29 Seivour Avenue (House): Gareth Ferree, property owner, was present.

Jon Presecan, Code Officer, stated that upon the inspection of the house, he found the following: requires new roof, siding repair, foundation repair, installation of stairs and landings at front door and the interior needs to be brought up to code.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated that this property represents a hazardous condition in this neighborhood and the community as a whole; therefore, the Board has granted the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

PUBLIC COMMENTS: None.

BOARD/STAFF COMMENTS: None.

ADJOURNMENT:

Hearing Officer Hamilton adjourned the meeting at 2:45 p.m.

/sfg