

DANGEROUS BUILDINGS HEARING
APRIL 8, 2009
1:00 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 1:02 p.m.

Members Present: Carman Hamilton, Hearing Officer

Members Absent: None

Staff Present: Pam Lawson, Code Officer, Dennis McKinley Code Compliance Administrator, and Sandra Gray, Secretary

NEW BUSINESS

23 Caine Street (House): LaTorrey Whitehead, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: fire damaged surfaces, including roof, broken and missing window glass, deteriorated stucco surfaces and peeling paint.

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.

12 Hancock Court (House): Rose Acceptance Inc., property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces, peeling paint, broken window framing and glass.

Sandra Gray, Secretary, stated that we received a faxed communication from Rose Acceptance Inc. stated they anticipate a sale of the property and are asking the Board to delay proceeding with this property as a dangerous building.

Dennis McKinley, Code Compliance Administrator, recommended that the Hearing Officer act on the property and if there is a new owner before the Housing Board of Appeals acts on it, they will be notified of the hearing and will be able to present their case to that Board.

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.

43 Hancock Court (House): Richard Culpepper, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated soffit and other surfaces, broken window glass.

Richard Culpepper stated he is a licensed contractor and he intends on correcting the violations and asking his daughter to rent it from him. He asked for a 60-day extension.

Pam Lawson, Code Officer, recommended that Mr. Culpepper schedule a safety inspection by contacting the Inspections Division. This safety inspection would determine what if any other violations exist and need correcting. She stated that the violations would need to be corrected and a Certificate of Occupancy issued by the Inspections Division before any one could reside there.

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.

137 Hazel Street (House): LaVonza Wilson-Fields, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated surfaces, gaps at eaves, improper guardrail, deteriorated porch decking, deteriorated foundations on dwelling and garage, peeling paint, missing window glass.

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.

234 Kellogg Street (House & Shed): Andrew Askler, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated and unpainted surfaces, peeling paint, broken windows and electrical 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.

239 S. Kendall Street (House): Esmer French, property owners, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: roof collapse and other deteriorated surfaces, peeling paint and boarded windows.

Esmer French stated that he uses the house for storage and would need additional time to correct the violations.

Carman Hamilton asked how much time do you need to correct the violations.

Esmer French replied he is in the business of selling cars and would need time to sell some cars to take care of the repairs.

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.

1253 W. Michigan Avenue (House): Brian Watkins and Ben Reed, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated porch decking, and other surfaces, peeling paint, broken window, missing guardrail and handrail, front porch supports shifting and stone chimney cracked.

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.

169 Parish Street (House): Removed from agenda and rescheduled for next month.

196 W. Rittenhouse Avenue (House & Garage): Alvin Armstrong, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated surfaces, missing window glass and peeling or bare surfaces.

Alvin Armstrong stated he has owned the property since 1999 and it has not been occupied for three years. He stated he would need additional time to save money and correct the 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.

119 Seivour Avenue (House): Mary Ellen Denton, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: peeling paint.

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.

125 Spring Street (House): Lee Cornish, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated roof and other surfaces and peeling paint.

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.

318 S. Union Street (House): James & Virginia Hubbard, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: ddeteriorated surfaces, peeling paint, improper egress, broken window framing, front porch decking and structural 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.

PUBLIC COMMENTS: None.

BOARD/STAFF COMMENTS: None.

ADJOURNMENT:

The Hearing Officer adjourned the meeting at 2:00 p.m.

/sfg