

DANGEROUS BUILDINGS HEARING
JUNE 10, 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 1:05 p.m.

Members Present: Carman Hamilton, Hearing Officer

Members Absent: None

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

NEW BUSINESS

4 N. 32nd Street (House & Garage): Bobby Jackson, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated roof, peeling paint, missing window/door, overgrown and contacting foliage.

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.

45 S. Broad Street (House & Garage): Brian Watkins II, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated roof, siding and soffit/fascia, peeling and unpainted surfaces, missing doors, broken/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.

402 E. Burnham Street (Structure): Removed from agenda.

95 N. Cedar Avenue (House): Ted Watson and Renee Edwards, property owners, were present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: extensive fire damage to surfaces and structural components, missing windows and glass.

Ted Watson stated he and Renee Edwards were buying the house on a land contract from Stephen Latta and had a fire. They are waiting for the insurance company to settle their claim and once that's done, they'll decide what they will do with the house.

Carman Hamilton stated he would give them 30 days and hopefully, you will have heard from the insurance company.

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.

67 Cleveland (House): Adenika Tian Bacon, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: fire damaged surfaces and structural components, missing window glass and door.

Ralph Britton, Fire Inspector, stated the house is has sustained serious structural damage and recommends that it be demolished.

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.

142 Cliff Street (House): Kimberly Yoder and Kelly Elzina, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including siding, peeling paint, broken/missing windows and broken 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.

400 Cliff Street (House & Garage): US Bank NA, property owner, was present.

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

450 Cliff Street (House & Attached Garage): Shane Osborne, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: structural violations, deteriorated soffits and other surfaces, peeling paint, broken window glass, improper electrical, broken screen door.

Shane Osborne stated a lot of his time and money and been put into the house and he intends to finish correcting the violations but needs more time.

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.

27 Cynthia Street (House & Garage): Gary Lee Bilbrey, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: overgrown/contacting foliage, deteriorated surfaces, peeling paint and missing handrail.

Gary Bilbrey stated he could have the repairs done by the end of July.

Pam Lawson, Code Officer, stated that Mr. Bilbrey would need to get a safety inspection and if there are additional violations, he would be aware of them. Also, until a certificate of occupancy is issued, you cannot not rent it or live there yourself.

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 **until July 31, 2009** to bring it into compliance and/or demolish the structure.

62 Euclid Avenue (House & Garage): Calhoun County Treasurer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated siding and soffit, peeling paint and bare surfaces and broken 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.

431 Fairfield Avenue (House & Garage): S2B Investments, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: overgrown/contacting foliage, deteriorated siding and roof, improper electrical, peeling paint, missing handrail/guardrail and collapsing retaining wall.

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.

108 Fox Avenue (House): Mathew Hoover, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including threshold, open eaves, improper electrical, cracked front porch foundation.

Matthew Hoover stated he would need at least two months to correct the violations.

Carman Hamilton stated he would need to get a safety inspection to determine the extent of the violations and is willing to give 45 days to allow for that and correct the violations. If that cannot be accomplished, you'll be scheduled to appear before the Housing Board of Appeals.

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 **(45) forty-five days** to bring it into compliance and/or demolish the structure.

72 Frelinghusen Avenue (House): Calhoun County Treasurer, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated and fire damaged surfaces, peeling paint, broken window glass and gaps in foundation.

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.

50 Frisbie Avenue (House & Garage): Darlene Hendrix, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: structural alterations without proper permit, improper electrical, deteriorated siding, peeling paint and missing handrail.

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.

374 W. Gogzac Street (House & Garage): Oak Shores Investments Inc., property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, boarded, lack of property maintenance, deteriorated front steps and no handrail, deteriorated siding and other surfaces, peeling paint and overgrown/contacting foliage.

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.

399 W. Gogzac Street (House): Erik Long, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, collapsing porch roof, deteriorated surfaces, overgrown/contacting foliage, peeling paint and improper electrical.

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.

267 Greenwood Avenue (House): Robert Moore, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated roof, siding and soffit, peeling paint, missing and broken window glass.

Robert Moore stated he recently retired and has not started receiving his monthly check and until then, could not correct any of the violations.

Carman Hamilton commented that some of the items on the list could be taken care of such as the missing and broken window glass. He also stated that the safety inspection could be scheduled to determine if there are any other violations that exist.

Robert Moore reiterated that he could not do anything until he started getting his retirement checks.

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.

277 Greenwood Avenue (House & Garage): Robert Moore, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated siding, soffit/fascia, peeling paint and front steps cracked.

Robert Moore stated the same thing applies to this property as with 267 Greenwood Avenue.

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.

9 Harrison Street (House & Garage): Artemio Calderon, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including siding, soffit/fascia, decking, missing handrail, improper guardrail and unpainted/unfinished surfaces.

Artemio Calderon stated he should be able to complete the work in 45 days.

Pam Lawson commented that he should schedule a safety inspection to determine what other violations may exist. She also reiterated that a certificate of occupancy would need to be obtained before it could be rented or lived in by Mr. Calderon.

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 **(45) forty-five days** to bring it into compliance and/or demolish the structure.

108 Harvard Street (House): Calhoun County Treasurer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including roof, soffit/fascia, siding, peeling paint, improper electrical, broken 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.

30 Hazel Street (House): Robert T. Woodward Estate, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, lack of property maintenance, deteriorated/damaged siding and roof, peeling paint and missing/broken 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.

199 W. Helen Montgomery Avenue (House): Henry Moyer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, no gas meter, no handrail on front steps, deteriorated surfaces, cracks in foundation and overgrown/contacting foliage.

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.

103 Highway Street (House & Garage): John J. DeGolia, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including siding and front porch ceiling, peeling paint and bare surfaces.

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.

118 Highway Street (House): John Farhat, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including fascia and roof, peeling paint, cracked foundation and deteriorated retaining wall.

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.

230 Howland Street (House): Myrlene Johnson-Lewis, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated soffit/fascia, peeling paint and broken 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.

54 Illinois Street (Garage): Thomas and Linda Briggs, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces and structural components and peeling paint.

Thomas Briggs stated he plans to demolish the garage.

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.

62 Inn Road (House): Calhoun County Treasurer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated front steps and porch ceiling, gaps in foundation, broken window and 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.

55 Jericho Road (House & Garage): Warren Truran, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated soffit/fascia, siding and foundation and peeling paint.

Warren Truran stated he has obtained a building and electrical permits and they have been finalized. He asked for an additional 30 days to complete the work.

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.

23 Kimber Avenue (House): Elouise Bowen, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: contacting foliage, deteriorated surface and peeling paint.

The daughter of Elouise Bowen submitted a copy of the power of attorney that she has for her mother. She stated she would schedule the safety inspection and that if repairs are needed, her husband would handle it. She asked for an additional 45 days because she would not be in town for the meeting in July.

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 **(45) forty-five days** to bring it into compliance and/or demolish the structure.

75 E. Kingman Avenue (House): Randall and Cordell McGhee, property owner, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated soffit/fascia and other surfaces, peeling paint, improper handrail and guardrail.

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.

278 Limit Street (House): Deutsche Bank National Trust Company, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, deteriorated surfaces, peeling paint, overgrown/contacting foliage.

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.

319 Meachem Street (House & Garage): Secretary of Urban Development, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: structural violations, deteriorated surfaces, peeling paint, unpainted surfaces and boarded windows.

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.

469 E. Michigan Avenue (Garage): Robert Watson, property owner, was not present.

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

473 E. Michigan Avenue (House & Garage): Bank of New York, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including roof, siding, soffit/fascia, peeling paint, deteriorated steps and damaged garage door.

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.

501 E. Michigan Avenue (House): Removed from agenda.

527 E. Michigan Avenue (House): Betty Blackamore Trust, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including soffit/fascia, siding, broken front steps, improper guardrails 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.

114 Nelson Street (House & Garage): Gold Land Realty LLC, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, boarded, overgrown/contacting foliage, broken/missing window glass, deteriorated surfaces and foundation, peeling paint and missing handrail.

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.

155 Nelson Street (House): Laurie Butler, property owner, was not present.

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

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.

144 Post Avenue (House & Garage): Independent Bank, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, broken windows, deteriorated roof, soffit/fasciam siding, chimney, foundation, peeling paint 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.

121 W. Rittenhous Avenue (House & Garage): Sharon and Stanley Hoyt, property owners, were present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated/damaged surfaces, peeling paint and boarded window(s).

Sharon Hoyt stated she and her husband intend to correct the violations and need more time to save money and do the work.

Pam Lawson stated if you have not had a safety inspection, you should schedule that with the Inspections Division.

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.

142 Roseneath Avenue (House): Calhoun County Treasurer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated front steps, no handrail, deteriorated roof and soffit and chimney 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.

40 Somerset Avenue (House & Garage): Calhoun County Treasurer, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: overgrown/contacting foliage, peeling paint, broken windows and window glass, broken front step and no handrail.

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.

69 South Avenue: Removed from agenda.

253 Upton Avenue (House): Novous Holdings LLC, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: open eaves, peeling paint, unpainted surfaces, improper supports at rear porch.

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.

329 N. Wood Street (House): Marbella Benitez, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, boarded, deteriorated surfaces including soffit/fascia, siding, front porch ceiling and stucco 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.

PUBLIC COMMENTS:

BOARD/STAFF COMMENTS:

ADJOURNMENT:

The Hearing Officer adjourned the meeting at 3:15 p.m.

/sfg