

**DANGEROUS BUILDINGS HEARING**  
**JULY 8, 2009**  
**1:00 P.M.**

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

**Call to Order:** Carman Hamilton, Hearing Officer, called the meeting to order at 1:00 p.m.

**Members Present:** Carman Hamilton, Hearing Officer

**Members Absent:** None

**Staff Present:** Pam Lawson, Code Officer, Frank Ballard, Building Inspector, and Sandra Gray, Secretary

**NEW BUSINESS**

**20 Bernardo Place (House & Attached Garage):** Jeffery L. Rogers, property owner, was present.

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

Carman Hamilton asked for Mr. Rogers plan of action.

Jeffery Rogers replied he lives next to this property and bought it to stop vagrants from coming in and out. He plans to make the repairs but not rent. He also stated the safety inspection has been done.

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.

**32 Bernardo Place (House & Attached Garage):** Wells Fargo Bank NA, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated siding, damaged window awning, boarded windows and deteriorated front steps.

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.

**24 S. Broad Street (House):** Removed from agenda.

**402 E. Burnham Street (Structure):** John Kenefick, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated roof, stucco surfaces, missing door and window, improper egress 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.

**133 Cherry Street (House):** Removed from agenda.

**85 Clay Street (House):** Removed from agenda.

**183 Floral Drive (House & Shed):** Audrey Pruitt, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: overgrown/contacting foliage, deteriorated surfaces, peeling paint, improper electrical and damaged screen door (back).

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.

**82 Frelinghuysen Avenue (House & Garage):** Independent Bank, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces including soffit/fascia, shingles/siding and front porch decking, cracks in foundation, missing/boarded garage door and window, peeling paint and improper 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.

**167 Grenville Street (House):** Gary Isham, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: front porch supports/foundation violation, deteriorated siding 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) days** to bring it into compliance and/or demolish the structure.

**51 Harris 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, deteriorated surfaces, improper electrical, 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.

**25 E. Kingman Avenue (House & Garage):** We Care Consulting LLC, property owner, was not present.

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

**80 Main Street (Structure):** Ranbir Singh, property owner, was present.

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

Steve Hill stated he and Mr. Singh are partners and they would like to demolish the structure but there is asbestos in the building. He stated to abatement the asbestos would cost well over \$200,000 and questioned if the city has any programs that would assist a property owner with the abatement.

Frank Ballard, Building Inspector, gave the following report: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Pam Lawson, Code Officer, recommended that Mr. Singh and Mr. Hill contact Susan Bedsole, Licensing and Compliance Director to see if any there is any assistance available for the abatement of the asbestos.

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.

**141 Main Street (House & Garage):** Calhoun County Treasurer, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: overgrown/contacting foliage, deteriorated siding, soffit/fascia, porch decking, peeling paint, broken or missing doors and 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.

**163 W. Manchester Street (House):** Adventist Historic Property Inc., property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces, gaps at eaves, deteriorated foundation, peeling paint, improper electrical and missing guardrail and 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.

**233 W. Manchester Street (House):** Adventist Historic Property Inc., property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated front steps, peeling paint, open eaves, missing front porch ceiling, no handrails or guardrails, improper supports at awning and 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.

**9 Riverside Court (House):** Gary Asher, property owner, was present.

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

Gary Asher stated he has a balance of \$7,000 on the mortgage and agrees that the house should be demolished but does not have the money.

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 Shepard Street (House & Garage):** Removed from agenda.

**69 South Avenue (House):** John Kenefick, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: vacant 180 days, deteriorated roof, siding, fascia 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:** None.

**BOARD/STAFF COMMENTS:** None.

**ADJOURNMENT:**

The Hearing Officer adjourned the meeting at 2:30 p.m.

/sfg