

DANGEROUS BUILDINGS HEARING
AUGUST 12, 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 1:00 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

85 Burr Street (House & Garage): Richard Riley, property owner, was present.

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

Carman Hamilton asked for Mr. Riley's plan of action.

Richard Riley stated the electrical and plumbing work was completed and has an inspection scheduled to meet with the building inspector.

Dennis McKinley, Code Compliance Administrator, stated no permits have been pulled for this property.

Richard Riley replied that Evans Plumbing did the plumbing work and he has copies of the quotes. He stated the contractor should have pulled the permits because the permit fee was included in the quote.

Pam Lawson recommended that Mr. Riley schedule the safety inspection which would give him a detailed list of the violations, if any.

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 W. Grand Circle Avenue (House & Garage): Danielle M. Dornton, property owner, was present.

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

Danielle Dornton stated they boarded the windows, painted and removed debris around the house. The repairs will be done has funds become available and the safety inspection is scheduled for next Tuesday.

Pam Lawson suggested that Ms. Dornton prepare an action plan to present to the Housing Board of Appeals when the property is scheduled for the show-cause hearing.

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.

30 Hancock Court (House): Juan Barbosa, Jr., property owner, was not present.

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

284 N. Kendall Street (House & Garage): Calhoun County Land Bank Authority, property owner, was not present.

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

286 W. Manchester Street (House & Garage): Rapheal Wilson, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following deteriorated surfaces including soffit and front porch decking and steps and peeling paint.

Rapheal Wilson stated he had started the work but has financial issues.

Pam Lawson asked how long the property has been vacant.

Rapheal Wilson replied quite a while.

Pam Lawson recommended that Mr. Wilson schedule the safety inspection which would give him a detailed list of the violations, if any.

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.

64 Oaklawn Avenue (House): John LaGrand, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated front porch decking and improper guardrail, missing handrail at side porch and peeling paint.

John LaGrand stated this property is vacant and did have someone working on the property. However, the property taxes skyrocketed and his try to resolve this issue. The safety inspection has been scheduled and depending on what that inspection reveals, he will make the decision to rehab and/or demolish it.

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.

31 Poplar Street (House): Dale and Theresa Mitchell and Curtis and Karen Woods, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated and unfinished surfaces, improper guardrail, front porch support column shifting 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.

Riverside Court Parcel #0063-00-240-0 (Garage): Enola Gregory Trust, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated roof and siding, peeling paint and missing door. Ms. Lawson stated Paul Gregory contacted her and stated that he has 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.

620 W. Territorial Road (House & Garage): James Carey, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: peeling paint, broken/boarded windows, broken window trim/frame and unsecured.

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 Vineyard Avenue (House & Garage): Donita Moye and New Beginnings Damascus Church, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated soffit and chimney, unfinished surfaces, peeling paint, broken window glass, front porch/steps constructed without permit.

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.

35 S. Wabash Avenue (House & Garage): Angie Allen, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated siding, roof, soffit/fascia, chimney, broken/missing window glass 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 1:50 p.m.

/sfg