

**DANGEROUS BUILDINGS HEARING
OCTOBER 14, 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

103 Arthur Street (House): Carlos Calderone, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated surfaces, broken/missing guardrail and no handrail at front porch/steps and missing window.

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.

129 Caine Street (House & Garage): Norma Griffin, property owner, was present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated/damaged roof, soffit/fascia, peeling paint, broken window glass, deteriorated front steps, missing handrail, unsafe tree and unsecured.

Norma Griffin stated she bought the house last year and she intends to rehab it and live there. She stated windows have been ordered and everything else has been done except the front steps.

Carman Hamilton asked if the work could be completed with 30 days.

Norma Griffin replied "yes".

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.

17 Cliff Street (House & Garage): Alora Ltd. and Dwayne Stout, property owners, were not present.

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

58 Euclid Avenue (House): DBO LLC, property owner, was not present.

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

21 High Street (House): Meia Burton and Carlos Calderone, property owners, were not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated siding, soffit/fascia, front porch ceiling and steps, retaining wall 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.

308 N. Kendall Street (House): Anthony and Tonya Grayer, property owners, were not present.

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

225 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: broken window glass, boarded windows, no handrail or guardrail on front steps and porch 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.

373 Riverside Drive (Structure): Geraldine LaFountain, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: exterior requires brick tuck pointing and repair of several areas. New windows and door required, repair both porches and interior requires complete restoration.

Randy Case presented the Hearing Officer with written authorization to speak on behalf of the property owner. He stated that the Michigan Historic Preservation Network coordinates a school-year long program at the Calhoun Area Career Center and they have instructors and skilled craftsmen to teach the students different trades. With guidance and supervision, the students will learn about the different trades by helping with the restoration of this structure. Mr. Case stated he did not know how long the restoration would take and asked the Hearing Officer for at least a year.

Pam Lawson, Code Officer, pointed out that this property was scheduled for two separate dangerous buildings hearing agendas last year but was pulled both times at the request of the property owner. The Code Compliance Division agreed but to this date, nothing has been done to correct any of the violations that exist.

Carman Hamilton stated he could not agree to a year-long extension based on the comments made by the Code Officer.

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.

38 Riverview Avenue (House): April Watts, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: fire damaged interior and broken 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.

37 Spring Street (House): Pennfield Construction LLC, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated retaining walls, front steps, missing/broken windows and 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) days** to bring it into compliance and/or demolish the structure.

211 Upton Avenue: Removed from agenda.

33 Vale Street: Denis Eldred, 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) days** to bring it into compliance and/or demolish the structure.

699 W. Van Buren Street: Raymond Payne, property owner, was not present.

Pam Lawson, Code Officer, stated that upon the inspection, she found the following: deteriorated wood siding and front porch decking, peeling paint and unpainted wood 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) 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 1:40 p.m.

/sfg