PORTAGE

*A Natural Place to Move*

# CONSTRUCTION BOARD OF APPEALS

**September 26, 2013**

# CITY OF PORTAGE

## CONSTRUCTION BOARD OF APPEALS

## A G E N D A

**September 26, 2013**

The City of Portage Construction Board of Appeals will hold a meeting on September 26, 2013 at 5:00 PM in Conference Room One, Portage City Hall, 7900 South Westnedge Avenue.

**APPROVAL OF MINUTES**:

*August 29, 2013

**OLD BUSINESS**:

None

**NEW BUSINESS**:

*6529 South Westnedge Avenue – Show Cause Hearing for vacant commercial building

*6717 South Sprinkle Road – Construction variance

**STATEMENT OF CITIZENS**:

**ADJOURNMENT**:

Material Transmitted

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS DRAFT

Minutes of Meeting – August 29, 2013

The City of Portage Construction Board of Appeals meeting of August 29, 2013 was called to order at 5:00 PM in Conference Room #1 of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

Gary Gilchrist, William Leach, Barney Martlew, Lawrence Schmidt, George Theodoru

MEMBERS ABSENT:

None

MEMBERS EXCUSED:

John Kounelis, Carllyn Compton

IN ATTENDANCE:

Terry Novak, Deputy Director of Building and Housing Services, Mike Beery, Building Inspector

APPROVAL OF MINUTES:

The minutes of June 27, 2013 were approved.

BOARD ACTION:

5527 Meredith Street – Show Cause Hearing, fire damaged single-family detached house

A representative for the property was not in attendance. Deputy Director Novak provided a brief history and background information regarding the fire that severely damaged the house at 5527 Meredith Street. Deputy Director Novak advised that the owner of the house, Rose Langeland was deceased and that her son, Daniel Langeland had been provided the required notices and also advised of the proceedings through telephone conversations. Building Inspector Beery informed the Board of the interior condition of the house, including the acute damage to the roof, walls and supporting floor system. Deputy Director Novak indicated to the Board that no progress had been demonstrated by the property owner/representative to repair or remove the house. In addition, the exterior debris resulting from the fire had not been removed from the site. Deputy Director Novak advised that because of the lack of progress, abatement measures to remove the exterior debris were being taken and that prompt action to raze the house was warranted. The Board discussed the impact the house presented to the surrounding neighborhood and the associated risk of people gaining unauthorized entry into the house.

A motion was made by Member Leach and seconded by Member Gilchrist that the house be razed and

removed within 15-days. Should the property owner/representative fail to comply with the order, the matter is to be referred to City Council with a recommendation that the city be authorized to raze and remove the house. Any and all costs incurred for such action shall be collected as permitted in the City of Portage Unsafe Structure Ordinance. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 6:00 PM

Respectfully Submitted,

Terry A. Novak,
Deputy Director of Building and Housing Services

S:\2013-2014 Department Files\Board Files\Construction Boad\Minutes\CBA Min. 08-29-2013.doc

PORTAGE

*A Natural Place to Move*

# CONSTRUCTION BOARD OF APPEALS

**September 26, 2013**

# CITY OF PORTAGE

## CONSTRUCTION BOARD OF APPEALS

## A G E N D A

**September 26, 2013**

The City of Portage Construction Board of Appeals will hold a meeting on September 26, 2013 at 5:00 PM in Conference Room One, Portage City Hall, 7900 South Westnedge Avenue.

**APPROVAL OF MINUTES**:

*August 29, 2013

**OLD BUSINESS**:

None

**NEW BUSINESS**:

*6529 South Westnedge Avenue – Show Cause Hearing for vacant commercial building

*6717 South Sprinkle Road – Construction variance

**STATEMENT OF CITIZENS**:

**ADJOURNMENT**:

Material Transmitted

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS DRAFT

Minutes of Meeting – August 29, 2013

The City of Portage Construction Board of Appeals meeting of August 29, 2013 was called to order at 5:00 PM in Conference Room #1 of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

Gary Gilchrist, William Leach, Barney Martlew, Lawrence Schmidt, George Theodoru

MEMBERS ABSENT:

None

MEMBERS EXCUSED:

John Kounelis, Carllyn Compton

IN ATTENDANCE:

Terry Novak, Deputy Director of Building and Housing Services, Mike Beery, Building Inspector

APPROVAL OF MINUTES:

The minutes of June 27, 2013 were approved.

BOARD ACTION:

5527 Meredith Street – Show Cause Hearing, fire damaged single-family detached house

A representative for the property was not in attendance. Deputy Director Novak provided a brief history and background information regarding the fire that severely damaged the house at 5527 Meredith Street. Deputy Director Novak advised that the owner of the house, Rose Langeland was deceased and that her son, Daniel Langeland had been provided the required notices and also advised of the proceedings through telephone conversations. Building Inspector Beery informed the Board of the interior condition of the house, including the acute damage to the roof, walls and supporting floor system. Deputy Director Novak indicated to the Board that no progress had been demonstrated by the property owner/representative to repair or remove the house. In addition, the exterior debris resulting from the fire had not been removed from the site. Deputy Director Novak advised that because of the lack of progress, abatement measures to remove the exterior debris were being taken and that prompt action to raze the house was warranted. The Board discussed the impact the house presented to the surrounding neighborhood and the associated risk of people gaining unauthorized entry into the house.

A motion was made by Member Leach and seconded by Member Gilchrist that the house be razed and

removed within 15-days. Should the property owner/representative fail to comply with the order, the matter is to be referred to City Council with a recommendation that the city be authorized to raze and remove the house. Any and all costs incurred for such action shall be collected as permitted in the City of Portage Unsafe Structure Ordinance. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 6:00 PM

Respectfully Submitted,

Terry A. Novak,
Deputy Director of Building and Housing Services

S:\2013-2014 Department Files\Board Files\Construction Boad\Minutes\CBA Min. 08-29-2013.doc

DAILY WORK SUMMARY

DATE: 10/1/13
TIME IN: 7:15
TIME OUT:

| TASK COMPLETED | APPROXIMATE TIME OF DAY |
|---|---|
| Open-inspection | 7:15-8:00 |
| Got main boiler up on line. | |
| Called Hurst | 8:00-8:30 |
| Met w/ Terry | 8:30-8:45 |
| Paged to P.D to meet w/ Steve, on a plumbing problem | 8:45-9:15 |
| Worked w/ Hurst on sewer vents and ceiling vent problems | 9:15-11:00 |
| Ran boxes back to Toy Box | 11:00-11:45 |
| Met w/ Hurst on C.H boiler | 11:45-12:00 |
| Paged back to PD to work w/ Hurst on sewer vents | 12:00-12:45 |
| ~~Hung~~ Removed one banner, hung a new one in C.H lobby | 1:15-2:00 |
| HMP seminar | 2:00-3:00 |
| Checked on boiler repairs at C.H. Plumbing and vent repairs at P.D. | 3:00-3:45 |
| Fountain | 3:45-4:00 |
| Met w/ Dave | 4:00-4:15 |