



# CITY OF MARINE CITY

## Dangerous Building Board of Appeals Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Wednesday, April 7, 2021; 6:00 PM

*Note: The meeting may be conducted virtually via Zoom if determined to be necessary. Updates will be posted online and at the meeting location*

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members Graham Allan, Trent Attebury, Larry Nichols, John Paulun; Building Official Tracy Kallek; City Manager Elaine Leven
4. **APPROVE AGENDA**
5. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Board. Please state name and limit comments to five (5) minutes.*
6. **APPROVE MINUTES**
  - A. Dangerous Building Board of Appeals – October 7, 2020
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
  - A. Public Hearing – 620 Alger Street
  - B. Public Hearing – 924 Metropolis Street
9. **ADJOURNMENT**

**City of Marine City  
Dangerous Building Board of Appeals  
October 7, 2020**

A regular meeting of the Dangerous Building Board of Appeals was held on Wednesday, October 7, 2020, in the Fire Hall, 200 South Parker Street, Marine City, and was called to order at 6:00 pm by Board Member Graham Allan.

The Pledge of Allegiance was led by Board Member Allan.

**Present: Board Members Graham Allan, Trent Attebury, John Paulun; Building Official Tracy Kallek; City Manager Elaine Leven; Deputy Clerk Michele Goodrich**

**Absent: Board Member Larry Nichols**

**Approve Agenda**

Motion by Board Member Paulun, seconded by Board Member Attebury, to approve the Agenda. All Ayes. Motion Carried.

**Public Comment**

No residents addressed the Board.

**Approve Minutes**

Motion by Board Member Attebury, seconded by Board Member Paulun, to approve the Minutes of the Dangerous Building Board of Appeals Meeting held August 12, 2020. All Ayes. Motion Carried.

**Unfinished Business**

None

**New Business**

Public Hearing – 924 Metropolis

Chairperson Allan opened the Public hearing at 6:03 pm.

No public comments or correspondence was received.

Chairperson Allan closed the Public Hearing at 6:04 pm.

Kristi and Dan Watson, 743 Congress Street, Marysville, MI identified themselves as the owners of 924 Metropolis. Kristi Watson stated that the house was in her late father Mr. Martin Smith's name, and that he had passed away in 2016. She stated that she was supposed to have received a detailed list of violations however, since former Building Official Wilburn was not permitted on the property, she was not able to be provided with an in depth violations report. Mrs. Watson stated that they had done work at the property.

Board Member Allan questioned what work was done at the property. Mr. and Mrs. Watson responded that they had cleaned up the yard, fixed the chimney and repaired a portion of the roof.

Board Member Attebury recited a portion of the 09/09/2019 blight notice sent to the property owners which specified several examples of repairs the City requested the property owners address. Board Member Attebury asked if rodents were still able to access the home; Mrs. Watson stated that the house was sealed.

Board Member Attebury questioned if the current Building Official was able to walk through the property to assess the structure and compile a detailed list of violations; Mrs. Watson responded that she would not allow anyone on the property.

Building Official Kallek questioned the occupancy of the property and stated that the property owners had been claiming 100% homestead. Mrs. Watson stated that the home was vacant and her father had passed away in 2016. Building Official Kallek stated that the property owners had been recipients of a favorable tax status although the structure was vacant.

Building Official Kallek stated that, from the road, it appeared the foundation had deteriorated beyond repair and that the property owners would need a structural analysis from a structural engineer to verify the foundation could hold up a home. He also addressed the exposed raw wood and hanging soffits; it was his recommendation that the house be torn down. He advised the property owners to contact the Building Department to determine a course of action to remediate the property as the home could not be occupied until it was up to current codes. Building Official Kallek advised

that he had the authority to require a 3<sup>rd</sup> party inspection, which the property owner would be financially responsible for.

Board Member Allan stated that he would like to recommend a 30 day timeline for the property owners to obtain structural analysis and provide the results to the Building Department, in addition to a detailed plan of action to bring the property into compliance.

Motion by Board Member Paulun, seconded by Board Member Attebury, to allow property owners 30 days from the date of meeting to submit a structural analysis report, completed by a licensed certified engineer, and detailed plan of action to the Building Department. All Ayes. Motion Carried.

Board Member Allan requested a copy of meeting minutes be mailed to property owners.

### **Adjournment**

Motion by Board Member Allan, seconded by Board Member Paulun, to adjourn at 6:24 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk





# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

03/04/2021

HARMAN ROBERT D SR/PATRICIA A  
13447 SPRING ROAD  
ONAWAY, MI 49765

RE: 620 ALGER ST

Dear Property Owner:

It has come to our attention that the following permit has expired:

BUILDING PERMIT #PB130054

Please submit for a new building permit 5 days after receipt of this letter. If, it is the attention of the property owner to demolish the structure a permit will also be required.

This Property was declared **DANGEROUS** by Building Official Kallek, the home owner or agent will have to show cause as to why the structure should not be demolished.

If you have any questions or need additional time to bring the property into compliance, I can be reached at 810-765-9011 x 228 or [tkallek@cityofmarinecity.org](mailto:tkallek@cityofmarinecity.org)

Thank you for your anticipated cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "TK", written over a horizontal line.

*Tracy Kallek  
Building Official  
City of Marine City*

**PUBLIC NOTICE**

**CITY OF MARINE CITY  
DANGEROUS BUILDING BOARD OF APPEALS**

In compliance with Ordinance **§158.110-158.118** of the City of Marine City, please take notice that on Wednesday, April 7, 2021, at 6:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan, the Marine City Dangerous Building Board of Appeals will hold a Public Hearing to consider a Dangerous Building, as follows:

**Dangerous Building Board Appeal No. 21-01:**

**Residence located at 620 Alger**

The legal description of the subject property, zoned in the I-1, Light Industrial, is currently shown on the tax roll, as follows:

**Parcel #: 74-02-875-0045-000**

**Tax Description:** LOTS 39 & 40 SUPERVISOR'S WONSEY PLAT T3N R16E SEC 01

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Dangerous Building Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on April 7, 2021. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter  
City Clerk  
March 4, 2021



# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

03/04/2021

To: DANGEROUS BUILDING BOARD for City of Marine City

Re: 924 METROPOLIS ST

Dear Board Members:

Please advise the City Commission that owner/owners agent has failed to comply with your order to provide Engineering on 924 Metropolis and the Building Official now recommends demolition of the property.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy Kallek", is written over a horizontal line.

Tracy Kallek  
Building Official

810.765.9011 x 228



# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

March 15, 2020

Ms. Kristi Watson  
734 Congress  
Marysville, MI 48040

SUBJECT: 924 Metropolis, Marine City

Dear Ms. Watson:

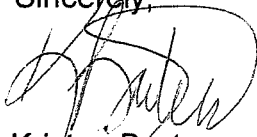
As you are aware, the Marine City Dangerous Building Board of Appeals met on October 7, 2020 to hold a Public Hearing on your property located at 924 Metropolis Street, Marine City. At that meeting, the Board passed the following motion:

Motion by Board Member Paulun, seconded by Board Member Attebury, to allow property owners 30 days from the date of meeting to submit a structural analysis report, completed by a licensed certified engineer, and detailed plan of action to the Building Department. All Ayes.  
Motion Carried.

Draft minutes of that meeting were mailed to your residence.

To date, the Building Department has not received the structural analysis report. Therefore, the Dangerous Building Board of Appeals will once again meet to hold a Public Hearing on April 7, 2021 at 6:00 pm at the Marine City Fire Department, 200 South Parker Street, Marine City (see attached Public Hearing Notice).

Sincerely,



Kristen Baxter  
City Clerk



**PUBLIC NOTICE**

**CITY OF MARINE CITY  
DANGEROUS BUILDING BOARD OF APPEALS**

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**Dangerous Building Board Appeal No. 21-02:**

**Residence located at 924 Metropolis**

The legal description of the subject property, zoned in the R-M (Multi-Family Residential), is currently shown on the tax roll, as follows:

**Parcel #: 74-02-775-0001-030**

**Tax Description:** LOT 1 SUPR CENTER ST PLAT SEC 1 T3N R16E

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Dangerous Building Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on April 7, 2021. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter  
City Clerk  
March 4, 2021