



# CITY OF MARINE CITY

**Dangerous Building Board of Appeals Meeting Agenda**  
Marine City Municipal Offices, 260 South Parker Street  
Wednesday, June 1, 2022; 6:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members Graham Allan, Larry Nichols, John Paulun; James Turner; Building Official Tracy Kallek; City Manager Holly Tatman
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 – April 7, 2021
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
  - A. Public Hearing – 110 South Water Street
  - B. Public Hearing – 172 Bruce Street
9. **ADJOURNMENT**

**City of Marine City  
Dangerous Building Board of Appeals  
April 7, 2021**

A regular meeting of the Dangerous Building Board of Appeals was held on April 7, 2021 by virtual telephone conference, 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; City Clerk Kristen Baxter**

**Absent: Board Member Larry Nichols**

**Approve Agenda**

Motion by Board Member Attebury, seconded by Board Member Paulun, to approve the Agenda. **Roll Call Vote.** Ayes: Allan, Attebury, Paulun. Nays: None. 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 October 7, 2020.

**Roll Call Vote.** Ayes: Allan, Attebury, Paulun. Nays: None. Motion Carried.

**Unfinished Business**

None

**New Business**

Public Hearing – 620 Alger

Chairperson Allan opened the Public hearing at 6:06 pm.

No public comments or correspondence were received.

Chairperson Allan closed the Public Hearing at 6:07 pm.

Building Official Kallek reported that this was a structure that suffered extensive damage to the exterior from a fire over 10 years ago and said it was a project that the City wanted to have repaired or torn down. He advised that the daughter of the owner had recently obtained a building permit and had put a plan of action in place for repairs to the exterior. He said that no further action needed to be taken at this time by the Board.

#### Public Hearing – 924 Metropolis

Chairperson Allan opened the Public hearing at 6:08 pm.

Kris Watson identified herself as the owner of 924 Metropolis and read a statement that provided her interpretation of a timeline of contact and communication with former Building Official Wilburn, current Building Official Kallek, and her interaction with the Dangerous Building Board of Appeals regarding said property. Mrs. Watson made claims of an illegal inspection, being yelled at by Board Member Allan during a previous meeting, and said that minutes taken by City Clerk Baxter weren't accurate, and that her comments were edited in a deliberate attempt to hide the Board's inappropriate handling of this matter.

Mrs. Watson reported she had received a final notice from Building Official Kallek and said that once again she was provided a letter with no detailed violation. She said the letter stated that, because of cracks in the structure's foundation, she would need a structural engineer's evaluation. Due to the pandemic, she said she couldn't afford to get an evaluation and agreed to demolish the house not because she wanted to but had no other choice. Mrs. Watson further said she met with Building Official Kallek and told him this but, in the meantime, had a structural engineer analysis performed on the house and said the engineer stated it was his opinion that if no action was taken on the property, it would remain standing for years.

Mrs. Watson stated her position was that this had nothing to do with safety, but that the City had some sort of agenda for her property. She said that she had recently learned that the City had rezoned a large portion of her property as multi-family residential and she was not notified of the change. She added that the rezoning supported her theory that there was something else going on. Mrs. Watson advised she has not been treated fairly and said there were houses all over the City in worse condition than hers. She stated she wanted a conclusion to this matter this evening because the Board had

impaired her ability to make repairs to her home. She said she was not putting money into a home that may have to be torn down.

Chairperson Allan closed the Public Hearing at 6:18 pm.

Board Member Paulun commented that the City hadn't had an up-close look at the house and said if the property owner wanted to move forward to have Building Official Kallek take a look at the property, he would have a better understanding of what was going on.

Board Member Allan asked Building Official Kallek if he had received a copy of the structural engineering report. Building Official Kallek reported that he did not.

Mrs. Watson responded and said she had just had it performed and planned on bringing a copy to the meeting, but it was held via Zoom.

Board Member Allan addressed Mrs. Watson and stated that one of the problems was that she had refused to let anyone come in or on the property and then complained about not getting a detailed list. He said that one was counter-productive to the other.

Mrs. Watson responded and said she had no obligation or requirement to allow the City onto her property. She said this was brought to this meeting because the Building Official stated her home was dangerous and had no evidence to back up this statement. She asked why any reasonable person would allow the City on their property.

Building Official Kallek read Chapter 1 of the Residential Michigan Building Code which gives the Building Official right of entry onto property to do their duty. He explained that it would be very difficult to do his duties from the street.

Board Member Attebury stated that there were several safety items mentioned by former Building Official Susan Wilburn, including blight. He explained that there were more than enough reasons to bring this property to the Board and said he recalled reports of openings in the home giving access to rodents. He added that there were several items not being addressed by the homeowner and said the Board had given her time to address the items that were brought originally in the report and that there was a timeline for these requests for a reason.

City Clerk Baxter re-read a portion of the minutes from the October 7, 2020 meeting where Building Official Kallek stated that in addition to foundation issues, he saw exposed raw wood and hanging soffits.

Mrs. Watson responded and said she wanted a resolution to this now. She asked for the Board to go ahead and make a recommendation to the City Commission because they did not have the authority to demolish the house.

Building Official Kallek offered a solution to have Mrs. Watson submit a plan of action on how she planned on rectifying all the issues on the property, inside and out, and asked the Board to grant her thirty days to come up with a plan of action to remedy the issues.

Mrs. Watson responded by saying that she was not interested in Building Official's solution and that she had been dealing with the City for a year and a half on the property and that she was done.

Board Member Attebury addressed Mrs. Watson and said it didn't sound like she was looking for a solution.

Mrs. Watson responded and said that she offered a solution and said there was nothing dangerous about the house. She again asked to bring this to the City Commission because she was not getting anywhere with this Board.

Board Member Allan offered Building Kallek's solution one more time and asked that Mrs. Watson forward the structural engineering analysis, along with a plan of action, to Building Official Kallek and said the Board would revisit this within thirty days.

Mrs. Watson again said no and asked that this be moved to the City Commission.

Motion by Board Member Attebury, seconded by Board Member Graham, to go along with the recommendation of Building Official Kallek to demolish property located at 924 Metropolis. Roll Call Vote. Ayes: Allan, Attebury. Nays: Paulun. Motion Carried.

## **Adjournment**

Motion by Board Member Allan, seconded by Board Member Attebury, to adjourn at 6:37 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter  
City Clerk



# CITY OF MARINE CITY

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

05/12/2022

OWENS DENISE  
605 SOMBRERO BEACH RD #106  
MARATHON FL 33050

RE: 110 S WATER ST  
Property # 02-475-0281-000

Dear Property Owner:

This letter is to inform you that a Dangerous Building Board meeting is to be convened June 1<sup>st</sup>, 2022 at 6 p.m. The meeting will be held at 260 South Parker St. Marine City, MI 48039. You or a representative will have to show cause as to why the property has not been maintained or occupied.

The Dangerous Building Board will request a "Plan of Action" on the remediation of this Property, shy of a Plan of Action, they can recommend the property be demolished for the health and welfare of the community. Their recommendation is sent to City Council for final vote.

Please contact my office as to whom will be attending this meeting, your participation is encouraged in this matter.

Tracy Kallek,

A handwritten signature in cursive script that reads "Tracy Kallek".

Building Official  
City of Marine City

*"In the Heart of Blue Water District"*

**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, June 1, 2022, at 6:00 PM in the Marine City Offices, 260 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. 22-01:**

**Residence located at 110 South Water Street**

The legal description of the subject property, zoned in the B-1 Central Business District, is currently shown on the tax roll, as follows:

**Parcel #:** 74-02-475-0281-000

**Tax Description:** LOT 8 BLK 27 MAP OF THE VILLAGE OF MARINE AS RECORDED IN LIBER E OF PLATS PGS 41, 42 & 43 ST CLAIR COUNTY REGISTER OF DEEDS 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, 260 South Parker Street, Marine City, Michigan 48039, until 5:00 pm on June 1, 2022. The application is on file at the City Offices and may be inspected during regular business hours.

Shannon M. Adams  
City Clerk

May 12, 2022



# CITY OF MARINE CITY

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

05/12/2022

## **Dangerous Building Meeting Notice**

KINNIE JENNIFER  
172 BRUCE ST  
MARINE CITY, MI 48039

172 BRUCE ST

Dear Property Owner:

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**Dangerous Building Board Appeal No. 22-02:**

**Residence located at 172 Bruce Street**

The legal description of the subject property, zoned in the R-1A (One-Family Residential), is currently shown on the tax roll, as follows:

**Parcel #:** 74-02-125-0020-000

**Tax Description:** LOT 5 AND THE E 1/2 OF LOT 6 BLK 4 ROBERT B BAIRDS ADDITION  
TO THE CITY OF MARINE CITY 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, 260 South Parker Street, Marine City, Michigan 48039, until 5:00 pm on June 1, 2022. The application is on file at the City Offices and may be inspected during regular business hours.

Shannon M. Adams  
City Clerk  
May 12, 2022