

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

- 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 June 1, 2022
- 7. UNFINISHED BUSINESS
  - A. Report of Progress 110 South Water Street
  - B. Report of Progress 172 Bruce Street
- 8. **NEW BUSINESS** 
  - A. Public Hearing 135 North 6th Street
  - A. Public Hearing 6609 Parker Street
- 9. **ADJOURNMENT**

## City of Marine City Dangerous Building Board of Appeals June 1, 2022

A regular meeting of the Dangerous Building Board of Appeals was held on Wednesday, June 1, 2022 at 260 S. Parker Street, Marine City, MI 48039 and was called to order at 6:00 pm by Board Member Graham Allan.

Present: Board Members Graham Allan, John Paulun, James Turner; Building Official Tracy Kallek; City Manager Holly Tatman; City Clerk Shannon Adams

**Absent: Board Member Larry Nichols** 

#### Approve Agenda

Motion by Board Member Paulun, seconded by Board Member Turner, to approve the Agenda. Ayes: Allan, Paulun, Turner. Nays: None. Motion Carried.

#### **Public Comment**

No residents addressed the Board.

#### **Approve Minutes**

Motion by Board Member Turner, seconded by Board Member Paulun, to approve the Minutes of the Dangerous Building Board of Appeals Meeting held April 7, 2021. Ayes: Allan, Paulun, Turner. Nays: None. Motion Carried.

#### **Unfinished Business**

None

#### **New Business**

Public Hearing – 110 South Water Street

Chairperson Allan opened the Public Hearing at 6:05 pm.

Building Official Tracy Kallek reported that there was an older home on the property that had been operated as the Owens Photography Studio approximately two decades previous but for the most recent several years, it had been used for a storage unit. Since the property was zoned for business retail, use as a storage unit was not in compliance with the zoning. Building Official Kallek stated specifically, the structure was losing shingles and siding, and it presented a public safety concern due to being a corner lot with close proximity to the sidewalk. He recommended that due to the dilapidated condition, the City would be better served if the property were razed so a new, updated structure could be erected in its place.

City Manager Tatman added that the City had received complaints from the neighbors behind the property that there were wild animals finding their way into the structure, that there was debris in the backyard and that the neighbor had provided photos of problems concealed in the backyard as taken from their rooftop. City Manager Tatman explained that blight compliance and enforcement had not been actively pursued during the height of the Covid pandemic, but that the City was taking more proactive efforts related to the issue and a revision to the blight ordinance was before the City Commission for adoption at the next meeting on June 16, 2022. City Manager Tatman stated that the City had sent multiple notices and had even spoken to the County to determine where the taxes were being sent and followed up by sending notices to that address as well.

Jamie Hough, representative for the property, stated that the property was in the name of her deceased mother and that her Aunt was responsible for handling the probate matters. She stated she lived in Florida and became aware of the issue with the property when she drove by and saw a posting on the door. She indicated she was under the impression that her Aunt was taking care of the property with the intention of turning it into a Bed and Breakfast, and she did not realize how badly the property had been neglected. She identified that her plan was to sell the property in "as-is" condition because she did not have the financial means to deal with the property. She indicated she had already spoken to a realtor. Ms. Hough stated that she had visited the property and put curtains up to help with the appearance.

Chairperson Allen indicated that he did not believe the property could be classified as a home project to be renovated and used as a residence. He inquired as to the structural soundness of the building. Building Official Kallek stated that he had not been inside the building to evaluate it. Ms. Hough indicated she would give permission for Building Official Kallek to enter and evaluate the building from the inside.

Chairperson Allan closed the Public Hearing at 6:19 pm.

Motion by Chairperson Allen, seconded by Board Member Paulun, to provide Ms. Hough with 30 days to develop a plan of action for the property and for Building Inspector Kallek to assess the structure from the interior. Ayes: Allan, Paulun, Turner. Nays: None. Motion Carried.

#### Public Hearing – 172 Bruce Street

Chairperson Allan opened the Public hearing at 6:21 pm.

Building Official Tracy Kallek reported that the City had received a complaint that the home on the property was a haven for raccoons with supporting photos and video having been provided to the City. He stated that the property was on a corner lot and that the stairs were in a state of dangerous condition, needing to be taped off as well as replaced. Building Official Kallek indicated that he had not seen the inside condition of the home but that on the outside the paint was peeling, the roof needed replaced, and that there were issues related to the gutters and siding. He stated that the home was capable of rehabilitation and he was requesting a plan of action for the work that needed to be done.

Jennifer Kinnie, property owner, stated that there were no raccoons in the home. She stated traps had been set but none had been captured. She indicated that the steps were no longer a concern as they had been removed. She stated that she had purchased the home approximately three years prior with the intentions of renovating it and living in it and that all of her family's belongings were in the home, but when they began moving in, the shower insert fell through and they discovered black mold behind the shower. Ms. Kinnie explained that they had taken care of the shower problem and were in the process of taking care of other issues, but had been slowed down due to loss of employment and the Covid pandemic. She stated that her plan included replacing the steps within the coming two weeks then securing a roofing contractor to replace the roof. She clarified that replacing the vinyl siding would have to wait an additional year, but that she would paint the existing wood siding in the interim.

Chairperson Allen inquired if Building Official Kallek was satisfied that the dangerous portion of the structure had been rectified and that this property could be removed from the agenda to be handled by his department internally. Building Official Kallek indicated that if the steps had been removed, that cured the danger, however he still would request Ms. Kinnie be required to secure a roofing contractor within 30 days to show forward progression on remedying the remainder of the blight issues. He also suggested it would be advisable for Ms. Kinnie to allow him to conduct a walk-through of the home before she and her family began to occupy it. Board Member Paulun inquired

how many layers of shingles were on the roof. Ms. Kinnie indicted she believed there were two existing layers and she believed a tear off would need to be done.

Chairperson Allan closed the Public Hearing at 6:31 pm.

Motion by Board Member Turner, seconded by Board Member Paulun, to remove 172 Bruce Street from the Dangerous Building Board agenda to be handled internally through blight enforcement and to require Ms. Kinnie to secure a roofing contractor within 30 days. Ayes: Allan, Paulun, Turner. Nays: None. Motion Carried.

#### Adjournment

Motion by Board Member Turner, seconded by Board Member Paulun, to adjourn at 6:33 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon M. Adams City Clerk



303 S WATER ST.

MARINE CITY, MI 48039

PHONE (810) 765-8846 • FAX (810) 765-1040

### **Dangerous Building Meeting Notice**

06/23/2022

Re: 110 S Water St.

Marine City, MI 48039

Parcel ID: 02-475-0281-000

Dear Property Owner:

This letter is to inform you that a Dangerous Building Board meeting is to be convened July 6<sup>th</sup>, 2022 at 6 p.m. The meeting will be held at 260 South Parker St. Marine City, MI 48039.

At a previous meeting of the Dangerous Building Board, you provided a "Plan of Action" and were given 30 days to take meaningful action related to the condition of your property. It is necessary for you to attend the above-mentioned meeting to provide the Dangerous Building Board with a "Status Update" on your progress.

If you are unable to report progress on resolving the matters related to your property, the Board can recommend the property be demolished for the health and welfare of the community. Their recommendation is sent to City Commission for a final vote.

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Please contact my office as to whom will be attending this meeting.

Tracy Kallek, Building Official City of Marine City

| 1.7.           | U.S. Postal Service™ CERTIFIED MAIL™ REC (Domestic Mail Only; No Insurance Co |                              |
|----------------|---|------------------------------|
| 0111           | (Domestic Wall City).  For delivery information visit our website             | USE                          |
| 0510 0001 1135 | Postage \$ 52  Certified Fee  | Postmark<br>Here             |
| 20 402         | Total Postage of Eco (4   | See Reverse for Instructions |



303 S WATER ST.

MARINE CITY, MI 48039

PHONE (810) 765-8846 • FAX (810) 765-1040

### **Dangerous Building Meeting Notice**

06/23/2022

Re: 172 Bruce St.

Marine City, MI 48039

Parcel ID: 02-125-0020-000

Dear Property Owner:

This letter is to inform you that a Dangerous Building Board meeting is to be convened July 6<sup>st</sup>, 2022 at 6 p.m. The meeting will be held at 260 South Parker St. Marine City, MI 48039.

At a previous meeting of the Dangerous Building Board, you provided a "Plan of Action" and were given 30 days to take meaningful action related to the condition of your property. It is necessary for you to attend the above-mentioned meeting to provide the Dangerous Building Board with a "Status Update" on your progress.

If you are unable to report progress on resolving the matters related to your property, the Board can recommend the property be demolished for the health and welfare of the community. Their recommendation is sent to City Commission for a final vote.

Please contact my office as to whom will be attending this meeting.

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Tracy Kallek,

Building Official City of Marine City

| 4010      | U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com |        |                              |  |  |  |  |  |  |
|-----------|--|--------|------------------------------|--|--|--|--|--|--|
| n         | OF   |        |                              |  |  |  |  |  |  |
| 113       | Postage  | \$ 53  |                              |  |  |  |  |  |  |
| 0570 0007 | Certified Fee  | 275    |                              |  |  |  |  |  |  |
|           | Return Receipt Fee<br>(Endorsement Required)   | 305    | Postmark<br>Here             |  |  |  |  |  |  |
|           | Restricted Delivery Fee (Endorsement Required)   |        |                              |  |  |  |  |  |  |
|           | Total Postage & Fees   | \$ 723 |                              |  |  |  |  |  |  |
| 7014      | Street, Apt. No.; or PO Box No.  |        |                              |  |  |  |  |  |  |
|           | Oity, State, ZIP+4 MC 48035  |        |                              |  |  |  |  |  |  |
|           | PS Form 3800, August 20  | 006    | See Reverse for Instructions |  |  |  |  |  |  |



303 S WATER ST.

MARINE CITY, MI 48039

PHONE (810) 765-8846 • FAX (810) 765-1040

### **Dangerous Building Meeting Notice**

06/23/2022

Re: 135 N Sixth

Marine City, MI 48039

Parcel ID: 02-925-0058-000

Dear Property Owner:

This letter is to inform you that a Dangerous Building Board meeting is to be convened July 6<sup>th</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.

Day Hally

Tracy Kallek,

Building Official City of Marine City

| 4200     | (Domestic Mail C                               | D MAIL <sub>II</sub> , RE | Coverage Provided)              |
|----------|--|---------------------------|---------------------------------|
| ū        | OFF  | FICIAL                    | USE                             |
| 113      | Postage  | \$ 53                     | V0020 0000000                   |
| 1000     | Certified Fee                                  | 3.75                      |                                 |
|          | Return Receipt Fee<br>(Endorsement Required)   | 3.05                      | Postmark<br>Here                |
|          | Restricted Delivery Fee (Endorsement Required) |                           |                                 |
| 0270     | Total Postage & Fees                           | \$ 733                    |                                 |
| <b>_</b> | Sent To  | 74-02.925-0058            | -000                            |
| 7014     | Street, Apt. No.;                              | Dominic Brelosk           |                                 |
| 1 -      | or PO Box No. City, State, ZIP+4               | 5850 Plank Rd             |                                 |
|          |  | Marine City, MI           | 48039<br>verse for instructions |
|          |  |                           |                                 |

#### 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, July 6, 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. 22-03:

#### Residence located at 135 North 6th 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 #: 74-02-925-0058-000

Tax Description: LOTS 11 & 12 BLK 4 AARON G WESTBROOK ADDITION TO VILLAGE OF MARINE CITY

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 July 6, 2022.

Shannon M. Adams City Clerk June 16, 2022

#### keal estate summary sneet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

06/16/2022 10:56 AM

Parcel:

02-925-0058-000

Owner's Name:

**BRELOSKI DOMINIC** 

Property Address:

135 N SIXTH ST

MARINE CITY, MI 48039

Liber/Page: Split:

3612-433

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Created:

11 Active: Active

**Current Class: Previous Class:** Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

**TAXABLE** 

Prev. Taxable Stat

**TAXABLE** 

02 CITY OF MARINE CITY

Gov. Unit: MAP #

School: Neighborhood:

74050 EAST CHINA TWP SCHOOL DIST 4105 SUBS ALONG WEST BLVD

Public Impr.:

Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb

Topography:

Mailing Address:

BRELOSKI DOMINIC 5850 PLANK RD MARINE CITY MI 48039

#### **Most Recent Sale Information**

Sold on 09/07/2006 for 62,000 by SECRETARY OF HOUSING & URBAN DEV.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

3612-433

#### **Most Recent Permit Information**

Permit 06-015 on 02/28/2006 for \$0 category DEMOLITION.

#### **Physical Property Characteristics**

2023 S.E.V.: 2022 S.E.V.:

42,200 42,200

2023 Taxable: 2022 Taxable:

17,049

Lot Dimensions:

Average Depth:

17,049

Acreage:

0.23

Zonina: PRE:

R1 0.000 Land Value: Land Impr. Value: 32,500

0

Frontage:

50.0 200.0

**Improvement Data** 

# of Residential Buildings: 1 Year Built: 1905

Occupancy: Single Family

Class: D+10 Style: Ranch

Exterior: Wood Siding % Good (Physical): 38

Heating System: Forced Air w/ Ducts

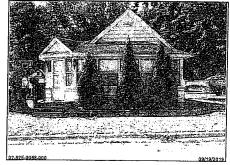
Electric - Amps Service: 100

# of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,120 Ground Area: 1,120 Garage Area: 0 Basement Area: 0 Basement Walls: Estimated TCV: 51,989

#### **Image**





303 S WATER ST.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

### **Dangerous Building Meeting Notice**

06/23/2022

Re:

6609 S Parker St.

Marine City, MI 48039

Parcel ID: 02-825-0003-000

Dear Property Owner:

This letter is to inform you that a Dangerous Building Board meeting is to be convened July 6<sup>th</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.

Mass Halle

Tracy Kallek,

Building Official City of Marine City

| 35 0081 | U.S. Postal<br>CERTIFIE<br>(Domestic Mail of<br>For delivery inform | D MAIL<br>Only; No Ins | ™ RE<br>urance     | Coverage<br>at www.us | Provi    |             |
|---------|---|------------------------|--------------------|-----------------------|----------|-------------|
| H       | Postage   | \$ 5                   | 3                  |                       |          |             |
| 7       | Certified Fee   | 375                    | ~                  |                       |          |             |
| 1000    | Return Receipt Fee<br>(Endorsement Required)                        | 3.05                   | 5                  | Postmark<br>Here      |          |             |
| 270     | Restricted Delivery Fee (Endorsement Required)                      |                        |                    |                       |          |             |
|         | Total Postage & Fees  | \$73                   | 3                  |                       |          |             |
| 7074    | Sent To   | 74-02-825              | -0003-             | 000                   | -        |             |
| 70      | Street, Apt. No.;<br>or PO Box No.                                  | At Rivers E            | dge Re             | esort LLC             |          |             |
|         | City, State, ZIP+4  | PO Box 16              |                    |                       | *****    |             |
|         | PS Form 3800, Augus   | Marine Cit             | y, MI <sup>2</sup> | 18039<br>See : ever   | o for in |             |
| ·       |   |                        |                    |                       |          | and alloyer |

#### **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, July 6, 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. 22-04:

#### Residence located at 6609 S. Parker Street

The legal description of the subject property, zoned MHP (Mobile Home Park), is currently shown on the tax roll, as follows:

Parcel #: 74-02-825-0003-000

Tax Description: LOT 2 SUPERVISORS NICKEL 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, 260 South Parker Street, Marine City, Michigan 48039, until 5:00 pm on July 6, 2022.

Shannon M. Adams City Clerk June 16, 2022 \*\*\*Information herein deemed reliable but not guaranteed\*\*\*

Parcel:

02-825-0003-000

Owner's Name:

AT RIVERS EDGE RESORT LLC

**Property Address:** 

6609 S PARKER ST

MARINE CITY, MI 48039

Liber/Page: Split:

4719-779

Created:

Active: Active

Public Impr.: Topography:

None None

//

**Mailing Address:** 

AT RIVERS EDGE RESORT LLC

P.O. BOX 160

MARINE CITY MI 48039

**Current Class:** Previous Class:

Prev. Taxable Stat

Neighborhood:

201.COMMERCIAL-IMPROVED 201.COMMERCIAL-IMPROVED

**Taxable Status** TAXABLE

Gov. Unit: MAP #

02 CITY OF MARINE CITY

School:

74050 EAST CHINA TWP SCHOOL DIST

2100 COMMERCIAL

TAXABLE

**Most Recent Sale Information** 

Sold on 05/25/2016 for 0 by LANDMARK FINANCIAL GROUP LLC.

Terms of Sale:

16-LC PAYOFF

Liber/Page:

4719-779

**Most Recent Permit Information** 

Permit PB090065 on 10/15/2009 for \$0 category Demolish.

**Physical Property Characteristics** 

0.000

2023 S.E.V.:

183,600 182,300 2023 Taxable:

122,646

**Lot Dimensions:** Acreage:

AVG DEPTH

2022 S.E.V.:

MHP-MOBILE HOME

2022 Taxable:

122,646

Frontage:

2.60 200.0

Zoning: PRE:

Land Value:

Land Impr. Value:

263,457

0

Average Depth:

566.5

**Improvement Data** # of Residential Buildings: 2

Year Built: 0

Occupancy: Single Family

Class: D+10 Style: 2 Story Exterior: Wood Siding % Good (Physical): 43

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,798 Ground Area: 1,318 Garage Area: 0 Basement Area: 0 Basement Walls: Estimated TCV: 69,931 # of Commercial Buildings: 1

Type: User-Defined

Desc: TAG A LONG TRAILER PARK

Class: C Ouality: Good

Built: 0 Remodeled: 0 Overall Building Height: 0

Floor Area: 0

Sale Price/Floor Area: 0.00 Estimated TCV: 33,852

Cmts:

**Image** 

