



CITY OF MARINE CITY

Dangerous Building Board of Appeals Meeting Agenda

Marine City Municipal Offices, 260 South Parker Street

Wednesday, October 4, 2023; 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members Graham Allan, Jacob Bryson, John Paulun; James Turner; Building Official Tracy Kallek; City Manager Scott Adkins
4. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Board. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
 - A. Dangerous Building Board of Appeals – April 5, 2023
8. **PUBLIC HEARINGS**
9. **UNFINISHED BUSINESS**
 - B. Report of Progress – 521 Washington Street
 - D. Report of Progress – 172 Bruce Street
10. **NEW BUSINESS**

None.
11. **ADJOURNMENT**

City of Marine City
Dangerous Building Board of Appeals
April 5, 2023

A regular meeting of the Dangerous Building Board of Appeals was held on Wednesday, April 5, 2023 at 260 S. Parker Street, Marine City, MI 48039 and was called to order at 6:03 pm by Chairperson Graham Allan.

Present: Chairperson Graham Allan, Board Members Jacob Bryson, James Turner, John Paulun; Building Official Tracy Kallek; Interim City Manager Jim Heaslip; Interim City Clerk Jason Bell

Approve Agenda

Motion by Board Member Turner, seconded by Board Member Bryson, to approve the Agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Board Member Turner, seconded by Board Member Bryson, to approve the Minutes of the Dangerous Building Board of Appeals Meeting of January 4, 2023. All Ayes. Motion Carried.

Public Hearing

135 N. Sixth Street

Chairperson Allan gave notice that a Public Hearing to receive public comments regarding 135 N 6th Street was opened at 6:06 P.M.

Building Official Tracy Kallek reported that the property has been on the agenda since July 2022 and that no permits have been pulled nor any work done that was agreed upon since the last meeting in January.

Sid Brown spoke on the property and the poor state it was in as some of the work that was done just created more damage and blight to the surrounding homes. He also provided photos to the Board and stated the house needed to be torn down as soon as possible.

Dominic Breloski, the property owner, stated he decided to demolish the house, but money was an issue with hiring a contractor and he was going to complete the demolition himself. Mr.

Breloski stated he would obtain the proper permits the day following the meeting and complete the work that was requested by the board.

Chairperson Allan closed the Public Hearing at 6:18 p.m.

Board Member Turner stated that the building was in rough shape and the owner stated he was taking the building down and if it was not completed by May 1, 2023 as previously determined by the Dangerous Board of Appeals, the matter would be referred to the City Commission.

Building Official Kallek stated Mr. Breloski is renting a machine and does not have proper training and the City would need a certificate of liability for operation per law.

Board Member Bryson stated the Board can make a motion to be referred to City Commission Agenda for May 4, 2023 and if the building is demolished it can be removed from the agenda.

Building Official Kallek commented on the procedure for demolition and all of those steps needed to be complete before the demolition process is marked as such.

Motion by Board Member Bryson, seconded by Board Member Turner, to refer the matter to the City Commission for the May 4, 2023 meeting and if the house is demolished by May 1, 2023, the item can be removed from the agenda. All Ayes. Motion Carried.

Public Hearing

172 Bruce Street

Chairperson Allan gave notice that a Public Hearing to receive public comments regarding 172 Bruce Street was opened at 6:25 P.M.

Building Official Kallek stated he has been working with the property owner for years to resolve the matter. He stated the property owner had obtained an attorney and provided the letter and quote he had received from the attorney. Building Official Kallek stated the Board would need to approve a timeline for the property owner to gather the need money for repairs per her attorney.

Chairperson Allan closed the Public Hearing at 6:28 p.m.

Chairperson Allan stated he believed the property owner was acting in good faith provided the letter and quote for repairs from her attorney.

Motion by Board Member Bryson, seconded by Board Member Turner, that the Board require Ms. Kinnie to hire a contractor and complete necessary roofing repairs by July 5, 2023, if those

repairs are not completed the Board will take more action at the October 4, 2023 meeting. All Ayes. Motion Carried.

Unfinished Business

610 Bruce Street

Building Official Kallek stated this property was demolished and completed in 24 hours by S.A. Torello and the matter could be closed.

521 Washington

Interim City Clerk Bell stated he spoke with the next of kin of the deceased property owner and they are in the process of obtaining legal control over the property through Probate. He also stated he received a letter from next of kin's attorney with the Probate paperwork filled out and submitted. Interim City Clerk Bell also stated the next of kin plans on hiring a company to clean out the interior of the home once they obtain legal possession and plan on selling the home. Interim City Manager Heaslip stated the next of kin is eager to clean up the property. Board Member Turner stated the family is showing good faith to finish the clean up and inquired if Building Official Kallek had been inside the home and he had not.

Commissioner Turner requested an update be kept on the next agenda in July.

135 N 6th Street

Report of progress covered in Public Hearing by property owner.

172 Bruce Street

Building Official Kallek stated the owner has owned the home for a few years and she was going to fix up the home to move her family here but that has not been done and it was his opinion she was not acting in good faith. Board Member Bryson inquired if July was enough time to complete the requested and promised repairs. Board Member Allan suggested sticking with the July meeting timeline and firmer action would be taken in October if the requested repairs were not completed.

New Business

None.

Adjournment

Motion by Board Member Turner, seconded by Board Member Bryson, to adjourn at 6:42pm. All Ayes. Motion Carried.

Respectfully submitted,

Jason A. Bell
Interim City Clerk