

CITY OF PONTIAC
BOARD OF APPEALS MEETING
AUGUST 19, 2015
5:00 p.m.

1
2
3 -----)
4 Agenda:)
5 Petitions from)
6 Building Department)
7 -----)

7 Meeting before a Board of
8 Appeals at 47450 Woodward Avenue, Pontiac, Michigan, on
9 Wednesday, August 19, 2015.

10 BOARD MEMBERS PRESENT:

11 Mona Hofmeister - Chairperson
12 Kevin Stewart
13 Chris Onwuzurike

14 FROM THE BUILDING DEPARTMENT:

15 Kevin Klopocinski, Code Enforcement Officer
16 Dave Moran, Building Inspector, Code Enforcement Officer
17 Dan Kolbe, Public Relations

18 OTHERS PRESENT:

19 Jermaine Davis and Jeffery Watts
20 Luke Holsworth and Lindsey Taylor
21 Reverend James Buckner
22 Dequantay Betty
23 Ronald J. Emery
24 Nancy Leach
25 Sidney Carter
Mary Blair
Yohannes Bolds
Lisa Holloway
Raphael Tillman
Michael R. Kelley
Frank Walls
Deonna LeDuff
Virginia Bair
Cory Hart
Priscilla Holmes

1	ADDRESS	ADDRESS INDEX ACTION BY BOARD	MARKED
2	13 Palmer Dr.	Called	131
3	13 Palmer Dr.	Remains on demo list	133
	20 Oakhill St.	Called	126
4	20 Oakhill St.	Remains on demo list	129
	23 S. Jessie St.	Called	122
5	23 S. Jessie St.	Remains on demo list	123
	26 Clairmont Pl.	Called	114
6	26 Clairmont Pl.	Remains on demo list	115
	27 Steinbaugh Ct.	Called	71
7	27 Steinbaugh Ct.	Postponed until Nov.	72
	35 Taylor St.	Called	136
8	35 & 37 Taylor St.	Remains on demo list	138
	35 & 37 Taylor St.	Re-called	140
9	47 Edith St.	Called	115
	47 Edith St.	Remains on demo list	116
10	53 Hudson Ave.	Called	122
	53 Hudson Ave.	Remains on demo list	122
11	54 Maple St.	Called	124
	54 Maple St.	Remains on demo list	125
12	56 Mathews St.	Called	51
	56 Mathews St.	Postponed until Nov.	57
13	63 Legrande Ave.	Called	10
	63 Legrande Ave.	Complete by 9-30-15 or demo	18
14	65 N. Sanford St.	Called	134
	65 N. Sanford St.	Remains on demo list	135
15	71 Mechanic St.	Called	125
	71 Mechanic St.	Remains on demo list	126
16	77 Maines St.	Called	20
	77 Maines St.	Postponed until Nov.	25
17	81 N. Anderson Ave.	Called	111
	81 N. Anderson Ave.	Placed on demo list	111
18	84 Orton Ave.	Called	129
	84 Orton Ave.	Remains on demo list	131
19	86 Willard St.	Called	142
	86 Willard St.	Remains on demo list	142
20	94 Sheffield Ave.	Called	64
	94 Sheffield Ave.	Postponed until Nov.	67
21	100 Pinegrove Ave.	Called	25
	100 Pinegrove Ave.	Postponed until November	45
22	103 Blaine Ave.	Called	113
	103 Blaine Ave.	Dismissed	114
23	111 Mary Day Ave.	Called	67
	111 Mary Day Ave.	Postponed until Nov.	70
24	113 Starlite Ln.	Called	136
	113 & 115 Starlite Ln.	Postponed until Nov.	136
25	119 Pingree Ave.	Called	133
	119 Pingree Ave.	Remains on demo list	134

1	ADDRESS	ADDRESS INDEX (Continued) ACTION BY BOARD	MARKED
2	122 Murphy Ave.	Called	97
3	122 Murphy Ave.	Tabled until Nov.	107
	127 Prospect St.	Called	134
4	127 Prospect St.	Remains on demo list	134
	184 Wall St.	Called	141
5	184 Wall St.	Remains on demo list	142
	192 Mechanic St.	Called	126
6	192 Mechanic St.	Remains on demo list	126
	193 Harrison St.	Called	118
7	193 Harrison St.	Postponed until Nov.	120
	194 Nebraska Ave.	Called	5
8	194 Nebraska Ave.	Postponed until Nov.	9
	195 Fisher Ave.	Called	116
9	195 Fisher Ave.	Remains on demo list	118
	208 W. Howard St.	Called	120
10	208 W. Howard St.	Remains on demo list	121
	221 Chandler St.	Called	114
11	221 Chandler St.	Remains on demo list	114
	241 Hughes Ave.	Called	18
12	241 Hughes Ave.	Dismissal if final bldg passes by 8-31-15	20
13	244 S. Paddock	Called	77
	244 S. Paddock	Remains on demo list	88
14	311 S. Tilden Ave.	Called	138
	311 S. Tilden Ave	No formal action taken	139
15	342 Seward St.	Called	45
	342 Seward St.	Remains on demo list	50
16	388 S. Anderson Ave.	Called	111
	388 S. Anderson Ave.	Postponed	113
17	404 Osmun St.	Called	108
	404 Osmun St.	Dismissed after a C of C	110
18	546 Bloomfield Ave.	Called	72
	546 Bloomfield Ave.	Postponed until May	76
19	585 W. Kennett Rd.	Called	62
	585 W. Kennett Rd.	Tabled until Nov.	64
20	654 N. Perry St.	Called	59
	654 N. Perry St.	Postponed until Nov.	62
21	658 N. Perry St.	Called	57
	658 N. Perry St.	Postponed until Nov.	59
22	666 E. Mansfield Ave.	Called	123
	666 E. Mansfield Ave.	Remains on demo list	124
23	680 Stanley Ave.	Called	89
	680 Stanley Ave.	If C of O, dismissed	96
24	822 Pensacola Ave.	Called	133
	822 Pensacola Ave.	Remains on demo list	133
25	881 Spence St.	Called	135
	881 Spence St.	Remains on demo list	136

1 Pontiac, Michigan

2 Wednesday, August 19, 2015

3 4:58 p.m.

4 THE CHAIRPERSON: Welcome to the Board of
5 Appeals meeting, Wednesday, August the 19th, 2015 at
6 5:00. Would you please make sure you're signed in back
7 at the podium. We're going to do the Pledge of
8 Allegiance.

9 (Pledge of Allegiance recited by all.)

10 THE CHAIRPERSON: Just so I don't mess up
11 anybody's name, would the Board Members introduce
12 themselves?

13 MR. STEWART: I'm Kevin Stewart.

14 MR. ONWUZURIKE: I'm Chris Onwuzurike.

15 THE CHAIRPERSON: Mona Hofmeister.

16 MR. MORAN: My name's David Moran, Building
17 Inspector, Code Enforcement Officer.

18 MR. KLOPOCINSKI: Kevin Klopocinski, Code
19 Enforcement Officer.

20 MR. KOLBE: Dan Kolbe, Public Relations.

21 THE CHAIRPERSON: Now, is everybody here on
22 the list here?

23 MR. KOLBE: Yep, yep, everyone that's --

24 THE CHAIRPERSON: First we're going to do the
25 old cases that have been posted.

1 MR. KOLBE: No, we're going to do Nebraska
2 first. I'm going to go down. This is the first.

3 MR. STEWART: What's the address on Nebraska?

4 MR. KLOPOCINSKI: 194 Nebraska.

5 MR. STEWART: 194 Nebraska.

6 THE CHAIRPERSON: Would you please state your
7 name and the address that you're representing.

8 MR. DAVIS: Jermaine Davis, 194 Nebraska.

9 THE CHAIRPERSON: What are your intentions
10 with this property?

11 MR. DAVIS: My intentions are to move in it,
12 to complete it -- I mean, as far as like work, you
13 mean? To complete it. Yeah, I don't feel like it will
14 be a nuisance. I feel like it will be lucrative for
15 the City once I pay my taxes and stuff and -- I mean,
16 you know, the taxes are paid. But right now, this last
17 past part, I didn't pay the taxes, you know.

18 But I feel like it would be lucrative for the
19 City to have the house, you know, up and running. I
20 mean, it's not a hazardous nuisance like -- you know,
21 like that anyway.

22 THE CHAIRPERSON: How long do you think
23 before this property will be complete?

24 MR. DAVIS: Well, my contractor told me 90
25 days.

1 MR. STEWART: Can we hear from the building
2 officials on this property?

3 MR. KLOPOCINSKI: 194 Nebraska. This
4 property was posted 8-6 of '15. This property, at its
5 first posting of 12-5-13, was found dilapidated,
6 unsafe, rear window and basement windows were boarded,
7 open to the elements. There was a problem with a
8 collapsing structure, structural member in the back of
9 the house. The garage was, at one time, dilapidated
10 and then demoed without any permits.

11 A building permit was pulled on 4-23 of '15.
12 Property Maintenance Inspection was conducted 2-11 of
13 '15. The building permit expires this October 20th.
14 We're still in need of plumbing, mechanical and
15 electrical permits. All three still need to be pulled.

16 At this time, we're recommending it remain on
17 the demolition list due to lack of permits that were
18 never pulled that were required.

19 MR. KOLBE: They came in today and made
20 application or pulled their mechanical permit much
21 later than they should have but they did make some
22 effort for that one.

23 MR. STEWART: What about as far as open to
24 trespass; is it still open?

25 MR. KLOPOCINSKI: No, this house is not open

1 to trespass any longer.

2 MR. STEWART: What's the holdup, Man?

3 MR. DAVIS: I was going to have my contractor
4 speak to you guys to clarify everything.

5 MR. WATTS: How you all doing?

6 Jeffery Watts, Watts Construction. As the
7 gentlemen spoke, I was in today as the general
8 contractor to pull the necessary permits. So tomorrow
9 morning the electrical and plumbing will be pulled,
10 first thing tomorrow morning.

11 MR. STEWART: When you came in today and
12 pulled them, what happened that you didn't get them?

13 MR. WATTS: I pulled the mechanical. My
14 other guys couldn't make it, because of time lapse, in
15 yesterday and this morning, with them getting in with
16 their other jobs. They will be in first thing tomorrow
17 morning.

18 MR. STEWART: You said the property, Kevin,
19 is secured?

20 MR. KLOPOCINSKI: It is secured, yes.

21 MR. STEWART: Any debris?

22 MR. KLOPOCINSKI: No. Around the property is
23 fairly clean at the moment. There's some bags in the
24 back, some leaf bags, some stuff under that overhang
25 where the --

1 Where you fixed that structural member, if we
2 could get some of that stuff picked up and then we
3 still do need a demo permit for that garage.

4 MR. STEWART: What about, as far as the
5 collapse; is this the area here on the photos --

6 MR. KLOPOCINSKI: Yeah.

7 MR. STEWART: -- that you're talking about?

8 MR. MORAN: Yeah.

9 MR. KLOPOCINSKI: Yes.

10 MR. STEWART: So what they need to do is get
11 that secured?

12 MR. KLOPOCINSKI: Yeah, it needs to be
13 inspected.

14 MR. STEWART: When's our next meeting?

15 MR. KOLBE: November 18th.

16 MR. STEWART: Boy, that's a long time.
17 November 18th.

18 THE CHAIRPERSON: Ninety days.

19 MR. STEWART: That's 90 days.

20 MR. DAVIS: That's more than enough time.

21 MR. STEWART: Sir, I'm going to make a
22 recommendation. If I can get the Board Members to
23 concur with me, I'm going to make a recommendation that
24 we postpone this until the November 18th meeting. But
25 let me caution you that, when you come back in, that

1 you have all of your permits and do your due diligence
2 in getting this property back on line because
3 November 18th, when you come back, it might not be as
4 favorable --

5 MR. DAVIS: Okay.

6 MR. STEWART: -- to you.

7 MR. DAVIS: Okay.

8 MR. STEWART: Okay?

9 MR. DAVIS: Thank you, sir. I appreciate it.

10 MR. STEWART: Okay. So that's my
11 recommendation; that we postpone this, with a thought
12 in mind that he's going to pull his permits and we're
13 going to see some progress with this property.

14 THE CHAIRPERSON: Do I hear a motion?

15 MR. ONWUZURIKE: I move.

16 MR. STEWART: Second that.

17 THE CHAIRPERSON: Okay. Please keep your
18 word.

19 MR. DAVIS: I will.

20 THE CHAIRPERSON: Okay.

21 MR. DAVIS: Thank you.

22 THE CHAIRPERSON: All in favor say "aye".

23 BOARD MEMBERS: Aye.

24 THE CHAIRPERSON: Second property is

25 63 Legrande.

1 MR. KLOPOCINSKI: 63 Legrande. This property
2 was posted 8-5 of '15. This property, at its first
3 time of posting, 3-27-13, it was found vacant, at the
4 time, boarded by federal programs, boarded rear entry
5 and windows. At that time, windows and doors were
6 dilapidated, fascia, trim, siding missing, rear door of
7 garage and deck, attractive nuisance. At that time,
8 soffits missing, fascia rotted, some windows had boards
9 removed, all windows blocked from the inside, you could
10 not see into the home, animals undermining the
11 foundation, electric meter was off, gas meter locked
12 out. I believe the gas meter's now removed.

13 A Property Maintenance Inspection was done
14 4-15 of '13. Rough plumbing has been approved. Final
15 plumbing was approved on 8 -- the rough plumbing on
16 8-18-15 failed. The rough building on 2-25-15 failed.
17 The rough electrical on 8-18-15 failed.

18 At this time --

19 MR. KOLBE: Wait a minute. Let's see if you
20 got an old one.

21 MR. HOLSWORTH: They're all passed.

22 MR. KOLBE: Yes, all the roughs have passed.
23 The final plumbing and electrical failed. You got an
24 old sheet there. What's that? Yeah.

25 Anyway, the final electrical and plumbing

1 have passed -- or failed but Detroit Edison needs to do
2 some work to raise it. The only item on the plumbing,
3 the reason why the final plumbing didn't pass is it's
4 an electric water heater and he needs to have the, of
5 course, power on to make sure that there's hot water.

6 The items on the electrical are involved in
7 having Edison raise the line that they need to have
8 raised; that's why it didn't pass. Of course, the
9 building can't be finaled out until the trades are
10 finaled out.

11 MR. STEWART: Okay. For lack of better words
12 here, you've got a grave here. Okay? There's a -- is
13 this a gravesite or what; what's this?

14 MR. KOLBE: I don't know what that's for.

15 MR. MORAN: We don't even know what that's
16 for.

17 MR. KLOPOCINSKI: Yeah, we were going to ask.
18 What did you dig up by the front door?

19 MR. HOLSWORTH: Oh, I dug out ten giant
20 boulders that were there. When I re-did my porch,
21 underneath it was joint boulders. So, in order to keep
22 my -- people off of my vacant property I have over by
23 the Silverdome, I'm lining it with them boulders so
24 people can't --

25 MR. STEWART: So you're not doing any

1 plumbing work; that's not the --

2 MR. HOLSWORTH: No, the plumbing's,
3 yesterday --

4 MR. STEWART: Okay. Let me ask a question.
5 At one point -- and correct me if I'm wrong -- we went
6 back and forth with this property and we ultimately
7 ordered this property demolished. Okay? There was
8 some back and forth and -- from the executive office,
9 we reheard this case in the end and we gave Mr. Luke
10 here, what was it? 90 days to go ahead and bring this
11 property on line.

12 And here we are, what? Six months later,
13 still dealing with this property. And I'm going to
14 just be frank with you, you know, my patience is
15 running thin with trying to help --

16 MR. KOLBE: I totally, totally agree with
17 you, Kevin. And I think, as I was sent an e-mail from
18 Detroit Edison, they're supposed to be out on Friday to
19 take care of the issue.

20 MR. STEWART: Okay.

21 MR. KOLBE: What I asked for, which I did not
22 get and it came so late by the time I got to it, the
23 office was closed, is when was that request made.

24 MR. STEWART: Okay.

25 MR. KOLBE: I'm assuming it was made a while

1 back because it would say due to outages, et cetera,
2 they would be delayed getting it.

3 MR. STEWART: Okay.

4 MR. KOLBE: But they would have it this week
5 if no major things came up.

6 MR. STEWART: Okay. So you had been in
7 contact directly with --

8 MR. KOLBE: It was an e-mail that was
9 forwarded to me from Detroit Edison.

10 MR. STEWART: Okay.

11 MR. KOLBE: So, by that, I'm saying they're
12 supposed to be out this week, you know, if you want to
13 say give them until the 30th to get his things done or
14 give him a date, if you think three months is -- you
15 know, he's had months and months to do it, an urgency
16 or a last -- but right now the only reason he couldn't
17 get his finals done is a bureaucracy of the utility
18 that you can only move so fast.

19 MR. STEWART: And I'm going to take you at
20 your word with the boulders. I'm not going to assume,
21 by looking at this, that your sewer might have
22 collapsed. Okay? I'm not going to speculate that.

23 MR. HOLSWORTH: The sewer was brand new when
24 I bought it.

25 MR. STEWART: I'm talking about on the

1 ground, outside, leading outside the house.

2 MR. HOLSWORTH: That was all done by the
3 previous owner when I bought it.

4 MR. STEWART: I'm just going to tell you I'm
5 not going to assume that's what you're doing by looking
6 at these photos because this is a very, very, very
7 large hole. My next concern is, what are you doing and
8 when are you going to fill this back in so that no one
9 is hurt?

10 MR. HOLSWORTH: That was filled in a long
11 time ago.

12 MS. TAYLOR: It's filled.

13 MR. HOLSWORTH: Yeah. So when I put the
14 boards on, you guys must have seen it that day.

15 MR. STEWART: So these photos are not
16 current?

17 MR. HOLSWORTH: No, they're not.

18 MR. KLOPOCINSKI: These are two weeks ago.

19 THE CHAIRPERSON: Okay. So, since then, you
20 filled those holes up?

21 MS. TAYLOR: Yeah.

22 MR. HOLSWORTH: Yep. I still have the
23 boulders, like five of them sitting there, if you want
24 them.

25 MR. STEWART: Okay. Well, I'm not in the

1 market for any boulders, sir.

2 THE CHAIRPERSON: Anybody else have any
3 conversation about this property?

4 MR. HOLSWORTH: I'm embarrassed by being back
5 here, too, Kevin. I was planning on having it done.

6 MR. STEWART: I mean, we've tried to help you
7 and I'm not trying to deprive you of your property but
8 we can't just keep giving you time and giving you time
9 and giving you time, it's not equitable to the other
10 people that are coming in here with properties.

11 MR. HOLSWORTH: I do want to put on record, I
12 do know that the bus stop's right at the end of my
13 driveway so I do keep all the trash picked up, I make
14 sure no one is distributing over there, I plow for the
15 kids where they can park there.

16 MR. STEWART: Madam Chair, I'm going to make
17 a recommendation that we postpone 63 Legrande Avenue
18 until the November 18th meeting.

19 THE CHAIRPERSON: I'm not willing to go along
20 with that. The end of the month.

21 MR. STEWART: End of the month?

22 THE CHAIRPERSON: Because I pulled the
23 transcript this time instead of having to rely on what
24 you said. You said 20 days it will be done, 30 at the
25 most. And please don't ever call me for a conversation

1 about property because it can't happen. This table
2 only.

3 MR. HOLSWORTH: Who do I make a complaint to
4 about an open, trashed property on the corner of Summit
5 and Legrande?

6 MR. STEWART: Sir, we're not talking about
7 that right now. We're talking about 63 Legrande. You
8 can call to the building officials tomorrow and let
9 them take care of it.

10 MR. HOLSWORTH: Okay.

11 MR. STEWART: I'm going to second Madam
12 Chair's recommendation for 30 days. I'll second.

13 THE CHAIRPERSON: Until the end of the month.
14 Because you've been back here. This has been going on
15 for, like, three years. We only meet four times a year
16 and --

17 MR. HOLSWORTH: I only got it not even two
18 years ago, right?

19 THE CHAIRPERSON: You know what? You guys
20 have been -- twice it's been put on the demolition
21 list. Twice we have went ahead and come back and let
22 you do -- you have more time and I'm just really tired
23 of it. If it's not done by the end of the month, I
24 don't want to see you back here.

25 MR. HOLSWORTH: I'll do my best, even if I

1 have to knock a tree on the power line, I guess, to get
2 it down. I mean, I can't force DTE. It's so hard to
3 try to control Consumers and DTE but I hear you. If
4 they come Friday, it will be done way quicker than
5 that. All I need to do is let Mr. Dixon feel the heat
6 of my water and a few other things that Paul, he's
7 going to walk me through, and then I'm done, my finals
8 are done. But DTE can show up -- but they always put
9 in the e-mail that, as long as it's not an emergency
10 pop up beforehand, you know.

11 THE CHAIRPERSON: Okay. Go ahead and make a
12 motion.

13 MR. STEWART: That we postpone this for 30
14 days. Can we postpone this for 30 days?

15 MR. KOLBE: Yes.

16 MR. STEWART: And within those 30 days, if
17 the utility company is able to do their due diligence,
18 Mr. Luke shouldn't have to come back before this Board,
19 should he?

20 MR. KOLBE: No, you can do a dismissal if
21 it's -- you know, if he has it within the 30 days, you
22 can do a dismissal. If it's not, it's ordered down.

23 MR. STEWART: Okay.

24 MR. HOLSWORTH: Perfect.

25 MR. STEWART: Okay.

1 MR. KOLBE: So September 19th?

2 MR. STEWART: September 19th.

3 THE CHAIRPERSON: Roll call.

4 MR. HOLSWORTH: Sounds good to me.

5 THE CHAIRPERSON: That this property is
6 finished by September the 30th or it's on demolition
7 and there's nothing --

8 MR. KOLBE: Oh, you're going to do
9 September 30th or the 19th?

10 THE CHAIRPERSON: September 30th.

11 MR. KOLBE: Oh, okay.

12 MR. STEWART: September 30th.

13 MR. HOLSWORTH: I appreciate it.

14 MR. STEWART: Okay? I'll second that.

15 THE CHAIRPERSON: All in favor?

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Okay.

18 MR. HOLSWORTH: Thank you, guys. Have a good
19 one.

20 THE CHAIRPERSON: Next property is
21 241 Hughes.

22 MR. KLOPOCINSKI: 241 Hughes. This property
23 was posted 8-6 of '15. At its original posting of
24 June 25th of 2014, it was found vacant, dilapidated,
25 siding being stripped, rotted exterior, framing,

1 gutters falling off, overgrown, unkempt, broken
2 windows, rotted porch and siding. Since then, a lot of
3 progress has been made at the property. It is a
4 beautiful home on the corner now.

5 A Property Maintenance was pulled
6 October 23rd of '14. It passed its final -- if it
7 passes its final building by 8-31 of '15, we're
8 recommending it's dismissed.

9 So far, sir, this house is beautiful. It
10 looks great.

11 REVEREND BUCKNER: Thank you.

12 MR. STEWART: Can I give you a hand? Thank
13 you very much.

14 REVEREND BUCKNER: We've done a lot of work
15 on it since December, I really had.

16 MR. STEWART: Thank you very much. Thank
17 you.

18 REVEREND BUCKNER: And I really appreciate
19 it.

20 MR. KOLBE: When do you plan for your final
21 building?

22 REVEREND BUCKNER: This Thursday.

23 MR. KOLBE: This Thursday?

24 MR. KLOPOCINSKI: Beautiful.

25 REVEREND BUCKNER: And I'm going to do more

1 to it. I'm going to stretch it out and do more so
2 that's why I just wanted to keep it off the list.

3 MR. STEWART: Kept your word.

4 MR. KLOPOCINSKI: Thank you.

5 REVEREND BUCKNER: Sure did.

6 MR. STEWART: So you're recommending, again,
7 what?

8 MR. KLOPOCINSKI: Recommending dismissal, if
9 it passes the final building by 8-31 of '15.

10 MR. STEWART: I'll make that very motion that
11 he just stated.

12 MR. ONWUZURIKE: Support.

13 THE CHAIRPERSON: Okay. I second -- all in
14 favor? You'd think I'd know how to do this and I just
15 get so mixed up. All in favor say "aye".

16 BOARD MEMBERS: Aye.

17 THE CHAIRPERSON: Okay. Thank you.

18 REVEREND BUCKNER: Thank you very much. I
19 hope I don't have to come back.

20 MR. STEWART: No, you're good. Thank you.

21 REVEREND BUCKNER: Thank you very much.

22 MR. KLOPOCINSKI: Thank you.

23 THE CHAIRPERSON: Next property is 77 Maines.

24 MR. KLOPOCINSKI: 77 Maines. This property
25 was posted 8-5 of '15. This property, at its first

1 posting of 9-24-14, was found vacant, garage open to
2 trespass, broken windows, boarded windows on the porch,
3 overgrown, debris, unkempt, broken windows, gas meter
4 was on, electric meter was on.

5 This property has since had a Property
6 Maintenance Inspection scheduled 12-4 of '14. The
7 building permit that was pulled expires 8-23 of '15.
8 The electric permit expired on the 2nd of this month.
9 No inspections have been called in on any of the
10 permits.

11 Mr. Betty was in today to ask for an
12 extension on his permits. We let him turn in the
13 request for the extension but we did not grant that
14 because we're waiting to hear the message from the
15 Board here tonight.

16 We are recommending -- at this point, we are
17 recommending it remain on the demolition due to lack of
18 permits and the calling for inspections. But at this
19 time, we'd like to hear what the Board and Mr. Betty
20 has to say about this property.

21 MR. BETTY: I plan on getting it right. I'll
22 have the rest of the permits pulled tomorrow. And my
23 holdup was the windows in the back, somebody broken in
24 and busted the windows out from the back and stole my
25 cabinets. I had to replace all that. Now I got all

1 that together. I'll get the permits pulled.

2 THE CHAIRPERSON: What are your plans for
3 this house?

4 MR. BETTY: I'm going to live in it.

5 MR. STEWART: Now, you were here on another
6 property?

7 MR. BETTY: No, sir.

8 MR. STEWART: So this is the same property?

9 MR. BETTY: Yeah.

10 MR. STEWART: Okay.

11 MR. KOLBE: It's not occupied now, is it?

12 MR. BETTY: No.

13 THE CHAIRPERSON: What is the pleasure of the
14 Board?

15 MR. STEWART: How many times has this been
16 before us?

17 MR. KLOPOCINSKI: This is the fourth time in
18 front of the Board of Appeals.

19 MR. STEWART: Yeah. And so that means we go
20 back how many months?

21 MR. KLOPOCINSKI: To November of 2014, the
22 first time in front of you.

23 THE CHAIRPERSON: How long before you'll have
24 this property finished?

25 MR. BETTY: I'll have it done within the --

1 within the next meeting -- before -- before the next
2 meeting, actually.

3 THE CHAIRPERSON: The next week?

4 MR. BETTY: The next meeting.

5 MR. KOLBE: Meeting.

6 THE CHAIRPERSON: Oh.

7 MR. STEWART: And you said it's vacant?

8 MR. KLOPOCINSKI: Yes, according to

9 Mr. Betty.

10 It's vacant?

11 MR. BETTY: Yeah.

12 MR. KLOPOCINSKI: You don't live in it?

13 MR. BETTY: No.

14 THE CHAIRPERSON: And it will be finished by
15 the next meeting in November?

16 MR. BETTY: Yes.

17 MR. STEWART: Air conditioner in the window?

18 MR. BETTY: Yes, sir.

19 MR. STEWART: Nobody took that?

20 MR. BETTY: No. There's no one staying in
21 the house.

22 MR. STEWART: Hmm?

23 MR. BETTY: There's no one staying in the
24 house.

25 MR. STEWART: I understand.

1 THE CHAIRPERSON: Any questions -- any more
2 questions?

3 Okay. What's the pleasure of the Board?

4 MR. STEWART: Reluctantly, I'm going to make
5 a motion that we table this until the November 18th
6 meeting but just I'm only one vote but that -- that's
7 going to be it, you know.

8 MR. ONWUZURIKE: I will second on that.

9 THE CHAIRPERSON: Okay. See you in November.

10 MR. BETTY: Thanks.

11 MR. KLOPOCINSKI: Please come in tomorrow and
12 let's continue with this extension.

13 MR. BETTY: Okay.

14 MR. KLOPOCINSKI: And then pull those
15 permits. Okay? Please, tomorrow.

16 MR. BETTY: Okay.

17 MR. STEWART: Mr. Betty, the 18th of November
18 is going to be it.

19 MR. BETTY: Yeah.

20 MR. STEWART: Okay.

21 MR. BETTY: Okay. Thanks a lot.

22 MR. STEWART: All right.

23 MR. ONWUZURIKE: A motion?

24 THE CHAIRPERSON: Oh, okay. You made the
25 motion?

1 MR. STEWART: Yeah.

2 THE CHAIRPERSON: Can we take a vote?

3 Everybody in favor say "aye".

4 BOARD MEMBERS: Aye.

5 THE CHAIRPERSON: 342 Seward is the next
6 address?

7 MR. KLOPOCINSKI: No, 100 Pinegrove. That's
8 what I have. 100 Pinegrove. Sorry. My speech. It's
9 100 Pinegrove first.

10 MR. MORAN: Is that on the list?

11 MR. ONWUZURIKE: Pinegrove is on the list?

12 THE CHAIRPERSON: I don't think it's on the
13 list.

14 MR. ONWUZURIKE: It's not on this list.

15 THE CHAIRPERSON: Oh, it's on the new
16 properties, on the backside.

17 MR. ONWUZURIKE: Oh, okay.

18 THE CHAIRPERSON: That's why.

19 MR. KLOPOCINSKI: Got it.

20 THE CHAIRPERSON: Yes.

21 MR. ONWUZURIKE: Yeah.

22 MR. KLOPOCINSKI: 100 Pinegrove. This
23 property was posted 8-5 of '15. The property was
24 found, roof, soffits and trim rotted, overgrown,
25 debris, unkempt, broken windows. I believe there was

1 an abandoned vehicle in the drive.

2 MR. MORAN: Camper.

3 MR. KLOPOCINSKI: A camper and a van. Gas
4 meter was on, electric meter is on.

5 At this point, we're recommending this
6 property remain on the demolition list. But this is
7 the first time we've seen an owner so we'd like to hear
8 from you, sir.

9 MR. EMERY: Oh, I do notice there is some
10 minor cosmetic work that needs to be done on the house.
11 I've been living there for 20 years. As far as the
12 roof, it needs shingles. That's -- and I've already
13 talked to Dan, I believe it was Dan on the phone, it
14 needs shingles. I've been having a hard time getting
15 someone out there, a contractor.

16 I personally leave the house at 6:00 in the
17 morning, don't get back until 7:00 at night. I work
18 overtime every day except Sunday. And, to be honest
19 with you, I leave people messages when I get off of
20 work, I could e-mail them when I get off of work.
21 These people don't get back to me. I got less -- I got
22 three quotes on fixing that roof. And I've been saving
23 every penny I can since I started this job; I've been
24 there about a year now.

25 And I did also put down a deposit about two

1 weeks ago because the guys said they would come out and
2 finish it in one day. All the other stuff is minor
3 other than the roof, I need shingles. And it's
4 overdue. It's been patched. I personally patched it
5 eight, nine times over the last decade. That's all the
6 money I got, every penny I got, every penny. Well, now
7 I got enough to do the roof. I do got the roof, I got
8 the receipt, bank statements and checks. I got the
9 money. I can get it done in one day.

10 The last guys I paid, they said they'd have
11 it done in one day. Well, they come back and told me
12 I'm going to need 4- to 7,000, after acknowledging me,
13 standing right next to me, I'm paying them double what
14 it should be. Okay? Double the money just so they can
15 get it done in one day. A week later, they tell me
16 they want 4,000, 7,000 extra.

17 "Hey, wait a minute, Man. I'm paying you
18 double the money. Don't -- give me my deposit back.
19 I'll go to court. If that's what it's going to take,
20 I'll go to court. I ain't paying you 15- \$20,000 for a
21 shingle job, there's no stinking way."

22 MR. MORAN: Can you state your name, sir.

23 MR. EMERY: Excuse me?

24 MR. MORAN: Your name, sir?

25 MR. EMERY: My name is Ronald Emery.

1 MR. MORAN: Okay. Thank you.

2 MR. EMERY: But that's the only reason it has
3 not been done. But I've been sick, severely sick. But
4 I'm still working overtime. But my hours make it
5 almost impossible to -- you know, I can't sit on the
6 phone all day and calling people up, I cannot do it. I
7 got a lunch hour at work, I really got to eat my lunch.
8 To be totally honest about it, it's almost 12 hours by
9 the time I leave and by the time I get back. I'm in
10 the process -- I do got a receipt, I do pay these
11 people and I do got my financial. I'm definitely
12 financially capable of getting the job done.

13 MR. STEWART: Sir, can I ask you a question?

14 MR. EMERY: Hmm?

15 MR. STEWART: May I ask you a question?

16 MR. EMERY: Sure.

17 MR. STEWART: When it rains, are you fearful
18 of an electrical fire or anything when it rains and
19 water runs onto the roof? Because I'm quite sure,
20 looking at this roof, it's raining into the house.

21 MR. EMERY: No, it's good. The house is not
22 leaking, whatsoever. I have had problems before. It's
23 not leaking at all. And I -- and I'm absolutely
24 positive. I live in the house.

25 MR. STEWART: You live there now?

1 MR. EMERY: Yes, I do.

2 MR. KLOPOCINSKI: Did you --

3 MR. EMERY: I've been there for 20 years.

4 MR. KLOPOCINSKI: Did you ever receive any
5 letters from the Building Department or a notice of the
6 Hearing Officer meeting that took place in June?

7 MR. EMERY: This June? I've been on the
8 phone with Dan since before April and I made him a
9 hundred percent aware of where I was, as far as
10 financial. At that time, it was strictly financial. I
11 started the job -- the job I'm working at now probably
12 in, like, August or November and I've been saving every
13 penny. I almost had the money come around April but I
14 was like, "Hey, Man, this is going to be pulling teeth,
15 pulling teeth. I don't think I can do it", you know,
16 in April, whenever. We talked all through April. "I
17 don't know if I can do it." But I'm still working
18 overtime. I got no control; if they work, I work. I
19 never turn down overtime if they got it.

20 Since then, I've definitely been able to save
21 the money. I definitely got the money, that's not a
22 problem. Now, finding somebody to get the job done, I
23 just talked to -- well, I've been keeping my
24 employer --

25 MR. KLOPOCINSKI: Here's the thing. Here's

1 the issue, what we just have to start with: We have to
2 just start with the Property Maintenance Inspection
3 done by a building inspector.

4 MR. EMERY: Okay.

5 MR. KLOPOCINSKI: We have to start with that.
6 Just so the building inspector can come into the home,
7 in, outside, take a look at everything, see what
8 permits need to be pulled to bring the property back up
9 to code. If nothing needs to be done, if it's only a
10 building permit for that roof and for the soffits, then
11 it's that. We -- we go through that permit process, we
12 get the roughs, we get the finals and we finish that.
13 Then you get your C of O and then we're all taken care
14 of. But we just have to start there, with the Property
15 Maintenance Inspection.

16 MR. EMERY: Okay. How do I go about this?

17 MR. KLOPOCINSKI: You have to -- and I know
18 you said you work a lot. From 8:30 to 4:30 in the
19 Building Department downstairs, you can pull a Property
20 Maintenance Inspection, it's only \$200.

21 MR. EMERY: Is there any possibility I can do
22 that today? Because I had to take off work. And, like
23 I say, that almost puts me in a thing where I got to
24 take off work. They got me working all the time for a
25 reason, you know.

1 MR. KOLBE: Do you have a checking account?

2 MR. EMERY: Excuse me?

3 MR. KOLBE: Do you have a checking account?

4 MR. EMERY: Yes, I do.

5 MR. KOLBE: You could go online, you can get
6 the applications online from the City of Pontiac
7 website, fill it out, include a \$200 check in it and
8 mail it in.

9 MR. STEWART: He just said he's been in
10 contact with you since April. Why is this new
11 information to him?

12 MR. KOLBE: I don't know, because I've talked
13 to you about doing a Property Maintenance Inspection.
14 Like I keep saying, you've got to have a Property
15 Maintenance.

16 MR. STEWART: For how long?

17 MR. KOLBE: I held off the first time going
18 to the Hearing Officer because, you know, you were
19 going to come in and pull one.

20 MR. STEWART: For how long? How long have
21 you been waiting, have you been interacting with him to
22 get this done?

23 MR. KOLBE: I'll have to check the date but
24 I'm going to say it was probably February, March.

25 MR. STEWART: Okay.

1 They've been asking you to come down and
2 asking you to involve yourself with your property since
3 February, right?

4 MR. EMERY: Okay. No, that's not. As far as
5 the Property Maintenance Inspection, that just came up
6 recently. I was not made aware of that until real
7 recently.

8 MR. STEWART: How recent?

9 MR. EMERY: I'd say probably it was after
10 April; I know that.

11 MR. STEWART: Okay. So April. Where are we
12 at now?

13 MR. EMERY: April or June.

14 MR. STEWART: So we're in August. And you
15 were made aware of it in April. Did you think about,
16 you know, contacting them and getting the Property
17 Maintenance Inspection completed?

18 MR. EMERY: As far as that goes, I've been
19 trying to get someone to work on the roof.

20 MR. STEWART: No, I know. But have you been
21 in contact with them? I understand the roof situation.
22 But ever since April, have you made any attempt to come
23 down and make application for a Property -- or a
24 mechanical inspection is my question to you. "Yes" or
25 "no", sir? I'm just asking.

1 MR. EMERY: Like I say, I work from 6:00 in
2 the morning until 7:00 at night.

3 MR. STEWART: Okay. So we if we extend --

4 MR. EMERY: I'm not lying. I have been
5 online.

6 MR. STEWART: If we extend the opportunity,
7 you know, until the next meeting, who's to say, with
8 your work schedule, that you're even getting ready to
9 follow up and pay for a Property Inspection and then we
10 see you again with the same situation because of your
11 work schedule, sir?

12 MR. EMERY: Well, I got -- I got proof that I
13 just made --

14 MR. STEWART: My next question is, these
15 vehicles that are on the property, one, this van looks
16 like it's sinking into the ground. What's the deal
17 with that?

18 MR. EMERY: Well, actually, it -- I need
19 to -- I got a radiator leak.

20 MR. STEWART: You got a what?

21 MR. EMERY: I have a radiator leak. The car
22 is functional. It's a hundred percent functional and
23 it is embarrassing that it's under dismay. But, like I
24 say, I've worked a lot of hours, I've been sick and
25 it's been a combination of both, to be honest with you.

1 And it is a functional car, a hundred percent
2 functional. I do got to put air in the tires and fix
3 the radiator.

4 MR. STEWART: You got to beat it out of the
5 ground, too, don't you?

6 MR. EMERY: No, it's -- I've got to get some
7 kind of air compressor, you know, to be honest with
8 you. I've got to get some kind of air compressor. The
9 tires are good and it runs.

10 MR. STEWART: You got to get it up out of the
11 ground, though.

12 MR. EMERY: Well, I got to put air in it, air
13 in the tire, yeah.

14 MR. STEWART: Okay.

15 MR. EMERY: It's a little -- everything's
16 functional on the vehicle. Everything is functional
17 but it does need work. You know, I --

18 MR. STEWART: What do you suggest?

19 MR. KLOPOCINSKI: Sir, can you take a day off
20 and come to the Building Department and we can talk
21 about the plan of attack on what we need to do with
22 this? Or maybe you don't even --

23 MR. KOLBE: Well, my -- if time off is a
24 difficult time, tomorrow, tonight you can do it. Go
25 online to the City of Pontiac website. You're going to

1 go to the Building Department, you know, find that from
2 "Departments", to "Community Development", to "Building
3 and Safety" and just scroll down from "Building and
4 Safety" and you're going to see a "Property Maintenance
5 Inspection". Fill out that application, attach a \$200
6 check and mail it in.

7 MR. EMERY: Okay.

8 MR. KOLBE: Once we've got your inspection
9 application done, we will schedule that inspection.
10 We'll give you a phone call or if you can call and say,
11 "I'd like to schedule it." On that day, I would
12 suggest you take the day off, have a morning inspection
13 and come in and pull whatever permits you need that
14 afternoon, pending the inspection.

15 MR. EMERY: Okay. See, is there any other
16 way -- as far as the checking -- I know I got a
17 checking account but I don't think I got -- I normally
18 do everything electronic. Electronic and cash money.
19 Do they got an electronic payment on there?

20 MR. KOLBE: They do take credit cards but I
21 don't know if the City takes them electronically.

22 MR. EMERY: But they'll take credit cards,
23 though?

24 MR. KOLBE: Yes.

25 MR. EMERY: Okay. I don't have a problem

1 with that. Okay. I've been on there once, I been on
2 there. But, see, from my point of view, to be honest
3 with you, I need shingles. I've needed shingles for
4 the last ten years. I know I patched the thing,
5 patched the roof over and over again. And I just
6 hadn't had the money. Well, I got the money. But the
7 shingles, what's that got to do with this home safety
8 repair? I mean, I've got some minor, minor issues over
9 there.

10 MR. KOLBE: And if they're minor, they'll
11 find out from the Property Maintenance Inspection. If
12 they're minor issues, then they'll be taken care of.
13 If there's major structural issues because of the lack
14 of the shingles and maybe there's some rafters have to
15 be replaced, et cetera, it will reflect that also. But
16 we want to make sure that we're not covering up a major
17 problem by putting bandaids on top of it.

18 MR. EMERY: Actually, I was hoping -- I
19 expressed myself that I did pay, already paid the
20 contractors to come out. They told me they can finish
21 in one day; that's what they told me, the whole thing
22 done in one day. Then they come back with another 4-
23 to 7,000 on top of they already acknowledged that I was
24 paying them double of what it should have cost.

25 And like I told them -- okay. Well, I got my

1 employer's kind of involved with this now, as of
2 last -- well, actually, just over the last couple days,
3 I told him where I was with this and I had to take off
4 work. And they said, "Well, go ahead, take off work."
5 They also told me that they personally have a
6 building -- they know of some building contractors,
7 personal people that they personally know and they'll
8 definitely take care of me. Now --

9 MR. KOLBE: Then they can pull the permit for
10 you.

11 MR. EMERY: Well, that's what they're telling
12 me.

13 MR. KOLBE: If you hire them, they can pull
14 the permits.

15 MR. EMERY: I've been talking to the people.
16 They're supposed to give me the number the first thing
17 in the morning. But I have no reason -- if my employer
18 tells me that, I have no reason to not believe that
19 these guys aren't going to. But, to be honest with
20 you, I haven't talked to them. There's nothing
21 definite.

22 MR. KLOPOCINSKI: But, at this point, let's
23 get this Property Maintenance Inspection. Let's get
24 the inspection and hear from the Board.

25 MR. EMERY: Okay. Well, I can do that

1 have to need -- you're going to need a tow truck to
2 pull it up, out, so that you can get to the tires, you
3 know, and get the tires off. Because you're not going
4 to be able to put a jack up underneath there. But, you
5 know, I mean, what are your plans --

6 MR. EMERY: Actually --

7 MR. STEWART: -- for this vehicle?

8 MR. EMERY: Actually, I haven't thought about
9 that. I haven't thought about it. I do know it's a
10 hundred percent running vehicle but it's not -- like I
11 say, it has been a little bit --

12 MR. STEWART: But it's an eyesore and it's a
13 nuisance there like that, though.

14 THE CHAIRPERSON: You can't have a car in the
15 backyard.

16 MR. STEWART: And the neighbors are looking
17 at that, too.

18 MR. EMERY: Okay. Well, to be honest with
19 you, I haven't even -- that's been on top of my mind.
20 I will take that into -- or put some effort into it.

21 MR. STEWART: Please.

22 MR. EMERY: And I haven't done it.

23 MR. STEWART: Please.

24 MR. EMERY: Okay. Okay.

25 MR. KOLBE: I might be a good thing to do the

1 day you have your Property Maintenance Inspection,
2 while you're waiting for the inspector, is to get that
3 car taken care of.

4 MR. EMERY: Okay.

5 MR. KOLBE: I mean, I realize your time off
6 is very precious but it would be a great thing to do
7 while you're waiting for him to come out.

8 MR. EMERY: Okay. Maybe I can call my
9 brother. I haven't had a real idea of how to take care
10 of it, you know, to get it -- like I say, I have to get
11 air in the tires. The thing runs. Everything works on
12 it. I got a little radiator leak. Only when it gets
13 hot, it leaks some antifreeze. Well, since then, I
14 can't drive it to work because it's only -- it's not
15 reliable. So I do have another car that I take back
16 and forth to work and -- but since then, I really
17 haven't had the time. You know, it's one of those.
18 But I will make some efforts --

19 MR. STEWART: I'm not going to push the issue
20 about your pop-up trailer, Man, but at least the van.

21 MR. EMERY: Oh, yeah.

22 MR. STEWART: Because, technically, your
23 pop-up should be licensed also.

24 Am I right?

25 MR. EMERY: I'm not sure. Actually, I'm

1 letting my brother park it in my backyard. He asked me
2 if he could because I have the space.

3 MR. STEWART: Where does he live, if I may
4 ask?

5 MR. EMERY: On Cass Lake.

6 MR. STEWART: Okay. He lives out on
7 Cass Lake. On Cass Lake?

8 MR. EMERY: Yes.

9 MR. STEWART: Yeah. But he brought his
10 trailer --

11 MR. EMERY: He doesn't have the property.
12 Almost --

13 MR. STEWART: Well, I'm going to go ahead and
14 make a recommendation that we go ahead and table this
15 situation until the November 18th meeting and with the
16 condition that he comes in, pulls his Property
17 Maintenance Inspection. And we're not getting ready to
18 be at the November hour with him coming in, pulling a
19 Property Maintenance Inspection. Because, if he does,
20 my vote will definitely change as it relates to his
21 property.

22 Okay. You understand what I just said?

23 MR. EMERY: Not a hundred percent.

24 MR. STEWART: Okay. Let me say it to you
25 this way.

1 MR. EMERY: Okay.

2 MR. STEWART: We're going to give you until
3 the November 18th meeting. Okay? What we want you to
4 do prior, before the November 18th meeting, we want you
5 to go ahead and pull all your necessary documents
6 through the City's office. Okay? So that you can get
7 a Property Maintenance Inspection. We don't want you
8 waiting until November 18th --

9 MR. EMERY: Right.

10 MR. STEWART: -- to come in here and say,
11 "Oh, I got a property -- I paid my Property Maintenance
12 Inspection" and we move forward. If you do that, we're
13 not going to be favorable. We're not getting ready to
14 hear you and -- any testimony from you -- well, we'll
15 hear it but it might not be favorable, the outcome
16 about your property.

17 MR. EMERY: Okay.

18 MR. STEWART: Because the City is wanting to
19 knock it down. Okay?

20 MR. MORAN: The Property Maintenance
21 Inspection should be pulled by the end of this month.

22 MR. STEWART: Yeah, absolutely.

23 MR. MORAN: The rest of the --

24 MR. EMERY: I think I can get the application
25 filed tonight.

1 MR. STEWART: Okay. But don't come in
2 November 18th.

3 MR. MORAN: I mean, we'd like to see the work
4 done by November 18th, the roof repaired.

5 MR. KOLBE: Yeah.

6 MR. MORAN: The vehicle gone, you know, from
7 the yard and this property back in good, habitable
8 shape, you know, and it's not a nuisance to the
9 neighbors. But you should absolutely have your
10 Property Maintenance Inspection pulled by the end of
11 this month, I would think.

12 MR. EMERY: Okay. Well, I'll try and get
13 online tonight and see if I can't complete the whole
14 form and take care of the financial arrangement. Then
15 I have to find out -- you guys get back to me with a
16 date, a scheduled date or something?

17 MR. KOLBE: Yes. Once we get everything
18 taken care of, we can either contact you or you can
19 contact us. We'll be sending a receipt back to you in
20 the mail that says, "We've received your -- and
21 processed it and -- your permit for your inspection."
22 At that time, you can contact the office to actually
23 schedule the date of the inspection.

24 MR. EMERY: Okay. Yeah, I'd like to --
25 whatever this is good for.

1 MR. KOLBE: We don't necessarily assign a
2 date.

3 MR. EMERY: 200 bucks is sitting on my desk.
4 Because, like I say, I've been trying to get the
5 roof -- someone over there to do the work, not sit
6 there and mess around. They were going to pull all the
7 permits for me; that's what they told me.

8 MR. KLOPOCINSKI: Okay.

9 MR. STEWART: Sir, please don't come back in
10 here November 18th and --

11 THE CHAIRPERSON: Nothing done.

12 MR. KOLBE: Nothing done.

13 MR. EMERY: I guarantee you something will be
14 done.

15 MR. STEWART: That's all I'm asking you.

16 MR. EMERY: Like I say, I got a receipt from
17 the contractor and the money in the bank. It's just a
18 matter of --

19 MR. STEWART: So I'm going to make a motion
20 that we table 100 Pinegrove until the November 18th
21 meeting.

22 MR. ONWUZURIKE: I second.

23 THE CHAIRPERSON: Okay.

24 MR. EMERY: I think I'll see you before.
25 I'll be talking with you guys before that.

1 THE CHAIRPERSON: Everybody in favor of the
2 November meeting for this gentleman, please say "aye".

3 BOARD MEMBERS: Aye.

4 THE CHAIRPERSON: Okay. Thank you.

5 MR. EMERY: Thank you.

6 MR. KLOPOCINSKI: 342 Seward.

7 342 Seward was posted 8-6 of '15. At its
8 first posting of 9-24-14 it was found vacant,
9 overgrown, debris, abandoned vehicle at that time,
10 front and side steps crumbling, roof was tarped, it has
11 since been fixed. There was a permit pulled for that
12 roof to be fixed. Trim and siding coming off. We are
13 still in need of a Property Maintenance Inspection.
14 The gas meter was locked out. The electric meter is
15 off. Like I said, again, we still need that Property
16 Maintenance Inspection, at this time, because that
17 still has not been done.

18 We are recommending this remain on the
19 demolition list but, at this time, we'd like to hear
20 from Mrs. Leach.

21 MS. LEACH: I'm Nancy Leach. And, as I
22 stated before when I was here on this, I put my
23 property up for sale and it's -- and I have the paper
24 here where it states that it's -- and I think, Kevin,
25 when you was over there the other day, you seen the

1 sign in my front yard.

2 MR. KLOPOCINSKI: I saw it.

3 MS. LEACH: That five properties are all for
4 sale and they are listed. And I got 90 more days on it
5 to be sold. So they can sell it.

6 MR. KLOPOCINSKI: Have you had any offers?

7 MS. LEACH: Yes.

8 THE CHAIRPERSON: What do we want to do about
9 this situation?

10 MR. KLOPOCINSKI: Well, we're recommending it
11 remain on the demolition list unless there's a sale of
12 the property, as stated.

13 MS. LEACH: How can you put it on the
14 demolition list when it's -- when it's in a contract to
15 be sold?

16 MR. KOLBE: It doesn't matter. That doesn't
17 prevent --

18 THE CHAIRPERSON: It can't just sit --

19 MS. LEACH: That's not what Susie Shoemaker
20 said a few years ago; she said if it's being sold they
21 couldn't put it on the demolition list. I sat right
22 here in this room when she said that.

23 MR. KOLBE: I don't know who she is.

24 THE CHAIRPERSON: Susie hasn't been here in a
25 while. So that means, all the time between Susie being

1 here and the time Susie told you that, a lot of time
2 has lapsed.

3 MS. LEACH: So what does that mean?

4 THE CHAIRPERSON: That means that your
5 property can still be demolished even though it's up
6 for sale.

7 MR. STEWART: Mrs. Leach.

8 MS. LEACH: Yes, sir?

9 MR. STEWART: At the last meeting your son
10 said he was going to clean up all the debris. What
11 happened with that, cleaning it up?

12 MS. LEACH: The debris' been all cleaned up.

13 THE CHAIRPERSON: So what is the pleasure of
14 the Board?

15 MR. STEWART: The camper.

16 MS. LEACH: The camper, yes, it has a license
17 on it.

18 MR. STEWART: The brush and debris.

19 MS. LEACH: It's all cleaned up.

20 MR. MORAN: These are all two -- pictures are
21 two weeks old.

22 MR. STEWART: I'm sorry?

23 MR. MORAN: These pictures are only two weeks
24 old, not even.

25 MS. LEACH: The lawn's been mowed, the

1 whole --

2 MR. STEWART: So you have a realtor that has
3 shown the property and you got an offer, huh?

4 MS. LEACH: Yes, sir.

5 THE CHAIRPERSON: So are you waiting to
6 decide if that's what you want to take or did you want
7 more money or what's the story?

8 MS. LEACH: I'm waiting on them, not me.

9 THE CHAIRPERSON: So it's in the process?

10 MS. LEACH: Pardon?

11 THE CHAIRPERSON: So it's in the process of
12 being sold?

13 MS. LEACH: Yes.

14 THE CHAIRPERSON: Okay.

15 MR. STEWART: I'm not asking for any -- to
16 see any dollar amounts. But did you bring anything
17 from your realtor, stating that there was an offer?

18 MS. LEACH: No, I didn't. They didn't give
19 me that. All I got was this here, stating that it was
20 on a -- on a list.

21 MR. STEWART: On a list for what?

22 MS. LEACH: I got five of them and they're
23 all going to go at once. I want it all gone.

24 THE CHAIRPERSON: What is the pleasure of the
25 Board?

1 MS. LEACH: I'm moving totally out of
2 Pontiac. I want it all gone.

3 MR. STEWART: You want what out of Pontiac?

4 MS. LEACH: I'm going totally out of Pontiac.
5 I want it all gone.

6 MR. KOLBE: Are these all bundled --

7 MS. LEACH: Yes.

8 MR. KOLBE: -- or are they being sold
9 separately?

10 MS. LEACH: Yes.

11 MR. STEWART: Well, it's not Pontiac's fault,
12 ma'am, that your property --

13 MS. LEACH: I don't say it is. I don't say
14 it is. I'm tired of things that's been -- well, I
15 can't explain it here.

16 MR. STEWART: Okay. Well --

17 MS. LEACH: When I'm sitting in my front
18 porch and I got a fourteen-year-old, thirteen-year-old
19 child come along and he said, "Well, it's about time
20 you're moving, B", it gets -- you get pretty upset.

21 MR. STEWART: Okay. Well, that can happen
22 anywhere.

23 MS. LEACH: It won't happen where I'm going;
24 I'll tell you that right now.

25 MR. STEWART: What I'm concerned about is

1 that condition of the property they don't put up with
2 everywhere.

3 MS. LEACH: That's where I'm going; they
4 don't put up with it.

5 MR. STEWART: So what I'm going to do is make
6 a recommendation that 342 Seward remain on the
7 demolition list.

8 THE CHAIRPERSON: Do I hear a second?

9 MR. ONWUZURIKE: I second.

10 MS. LEACH: May I ask how long -- how long
11 before it will be demolished?

12 MR. KOLBE: That's up to the executive
13 office. I wouldn't know.

14 MS. LEACH: Because on here, on this thing,
15 it says, "Could be rehabbed and resold" on the paper
16 I've got here.

17 MR. STEWART: I make a motion that 342 Seward
18 remain on the demolition list.

19 THE CHAIRPERSON: Do we hear a second?

20 MR. ONWUZURIKE: I second on it.

21 THE CHAIRPERSON: All in favor say "aye".

22 BOARD MEMBERS: Aye.

23 THE CHAIRPERSON: Okay.

24 MR. KLOPOCINSKI: Ms. Leach, I would contact
25 the executive office to find out the answer when it

1 could possibly come down.

2 MS. LEACH: All right. Because I -- hey, you
3 know. Okay.

4 THE CHAIRPERSON: The next property is
5 56 Mathews.

6 MR. KLOPOCINSKI: 56 Mathews.

7 MR. CARTER: I'm Sidney Carter.

8 MR. KLOPOCINSKI: 56 Mathews. This property
9 was posted 8-5 of '15. This property was found vacant
10 at its first posting, it was found open to trespass in
11 the rear door, garage open, kitchen was stripped,
12 mechanicals were stripped, all plumbing was stripped,
13 all porches was in a state of disrepair. The porch had
14 been repaired without permits. Working without permits
15 had been taking place. At this point, the gas meter's
16 on and the electric meter is on.

17 A Property Maintenance Inspection was pulled
18 4-8 of '14, I believe, by the previous owner. All
19 permits were expired without any inspections and then
20 all permits were now void at the sale to this new
21 owner. There -- the last owner really did do a lot of
22 work here without any inspections and, I think, before
23 he pulled those permits. But, at this point, we're
24 waiting for something to be done by the current owner.

25 At this point, because of the lack of

1 progress and lack of permits, we're recommending it
2 remain on the demolition list, although we'd like to
3 hear from the owner here today.

4 MR. CARTER: I believe I got the property
5 November of 2014 and the previous owner did sell me a
6 dream, like I pull the permits and this is all they
7 need. But that was what he wrote down, what he figured
8 what it needed. And he did do some work but I've been
9 in there and -- and --

10 MR. KLOPOCINSKI: When did you pull this
11 recent Property Maintenance Inspection?

12 MR. CARTER: Probably this week or last week.

13 MR. KLOPOCINSKI: This week?

14 MR. CARTER: Yes.

15 MR. MORAN: And I just did your Property
16 Maintenance Inspection yesterday.

17 MR. CARTER: Yes.

18 MR. MORAN: Yeah, the house is in much better
19 shape. But like Kevin stated in the statement report,
20 a lot of work has been done on here without permits.
21 But he did pull a new Property Maintenance Inspection
22 and I did perform that inspection yesterday. This
23 house is a viable house, it was complete and we would
24 just really like to see it get done. I mean, it's on
25 the demolition list right now but I would, since

1 looking at the house just yesterday, propose that, if
2 we see some progress in pulling the balance of the
3 building permit and the mechanical, electrical and
4 plumbing permits, if that's done quickly, then I would
5 second postponing this to the next hearing.

6 MR. STEWART: Okay. I have a question. At
7 the last meeting, was there an issue with the deed or
8 something with this property?

9 MR. KOLBE: Uh-uh.

10 MR. CARTER: No, it just was -- he was making
11 sure that I knew what I was getting into when I bought
12 the house.

13 MR. STEWART: Okay.

14 MR. CARTER: And I'm prepared, I just had to
15 get past that step. It got a little confusing for me.
16 I did the main part. Now I have to go in and pull --

17 MR. STEWART: Okay. Well, it sounds like the
18 building officials are batting for you.

19 MR. CARTER: Right.

20 MR. STEWART: Okay? And I'm going to go
21 ahead and make a recommendation that we table
22 56 Mathews -- this is my recommendation -- until the
23 November 18th meeting. But, in lieu of being tabled --

24 MR. MORAN: Pull a building permit first and,
25 within the next 30 days, have all the mechanical

1 contractors pull their permits. You should be able to
2 pull your building permit by the end of the month.

3 MR. CARTER: I'll show you.

4 MR. MORAN: That's first and foremost, like
5 we talked about. Then, once you do that, you have 30
6 days to get the mechanical guys to pull their permits.
7 And by the next meeting, this house should be done.

8 MR. CARTER: Yeah.

9 MR. MORAN: Agreed?

10 MR. CARTER: Yeah.

11 MR. MORAN: If you're that close.

12 MR. CARTER: I'm pulling the permits, as soon
13 as I get a chance to get in here. It's time I got to
14 move the ball.

15 MR. KLOPOCINSKI: You should have seen this
16 house before that last owner worked on it. This --
17 it's why it's at the Board.

18 MR. CARTER: He did everything, Man.

19 MR. KLOPOCINSKI: But it's a very nice house
20 now. It just needs to be finished.

21 MR. CARTER: Okay.

22 MR. KLOPOCINSKI: At one point, it was ready
23 for demolition because it was destroyed.

24 MR. MORAN: So you can pull your building
25 permit by the end of the month?

1 MR. CARTER: Yeah.

2 MR. MORAN: Okay. And you can have your
3 mechanical contractors -- or you said you're going to
4 live there?

5 MR. CARTER: So I can't pull the other
6 permits?

7 MR. KLOPOCINSKI: You're going to live in
8 this house?

9 MR. CARTER: Yes.

10 MR. MORAN: Okay. You can pull all those
11 mechanical permits as well?

12 MR. CARTER: Right.

13 MR. MORAN: Is he going to have to have an
14 affidavit?

15 MR. KOLBE: Yes, it's on the application.
16 You're going to be living there a minimum of
17 two years?

18 MR. CARTER: Yeah, I got all that already.

19 MR. KOLBE: If you're going to be living
20 there a minimum of two years, you can pull those
21 permits. If you're not, then you're going to have to
22 have contractors do it. If, at some point in time, you
23 think you're -- you know, in other words, you lived
24 there a year, you're going to have to have them
25 re-pulled. So that's what I'm saying; make sure you

1 know or else you're going to be paying for it again.

2 MR. CARTER: Okay.

3 MR. MORAN: So you can pull the building
4 permit by the end of the month and the rest of the
5 mechanical, electrical and plumbing permits by the end
6 of September.

7 MR. CARTER: So you're saying that I can't
8 come and pull all the permits?

9 MR. MORAN: You can pull them all by the end
10 of the month.

11 MR. CARTER: Okay.

12 MR. MORAN: You can pull all them tomorrow.
13 Okay?

14 MR. CARTER: I'll pull them when I got some
15 money.

16 MR. MORAN: And you can have this done by the
17 next appeals hearing?

18 MR. CARTER: Yes, sir.

19 MR. STEWART: November 18th.

20 MR. CARTER: I'll try not to be here -- well,
21 I'll come.

22 MR. STEWART: Well, we want you here.

23 MR. CARTER: I'm saying I'm trying --

24 MR. KOLBE: We'll dismiss you.

25 MR. STEWART: We want you here on the 18th.

1 MR. CARTER: Okay.

2 MR. STEWART: And we want you in here and we
3 want you to be dismissed.

4 MR. KLOPOCINSKI: And we'll clap for you.

5 MR. STEWART: Okay. And that's my
6 recommendation.

7 MR. CARTER: Okay.

8 MR. ONWUZURIKE: I support that
9 recommendation.

10 THE CHAIRPERSON: All those in favor say
11 "aye".

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Okay. See you in November.

14 MR. CARTER: That's right.

15 THE CHAIRPERSON: The next property is
16 658 North Perry.

17 MR. KLOPOCINSKI: 658 North Perry. This
18 property was posted 8-5 of '15. The property was found
19 vacant, rear door and windows boarded up, basement
20 windows were broken, part of a basement window was
21 broken out, soffits rotting off, siding, porch steps
22 and railing roof deteriorated, badly overgrown, debris,
23 unkempt.

24 A Property Maintenance Inspection occurred
25 5-18 of '15. A building permit was pulled 5-22 of '15.

1 Plumbing, mechanical and electrical were not needed.

2 Due to the progress at the property moving in
3 the right direction, we are recommending that this
4 property's postponed to the November Board of Appeals
5 meeting while work continues.

6 MR. STEWART: They have -- you said they have
7 permits, right?

8 MR. KLOPOCINSKI: Yes, there is.

9 MR. STEWART: Because they're working on it.

10 MR. KLOPOCINSKI: There is no -- plumbing,
11 mechanical and electrical were not needed. Only
12 building was needed and it has been pulled.

13 THE CHAIRPERSON: How long do you think
14 you'll need before this property is finished?

15 MS. BLAIR: My name is Mary Blair. I -- the
16 658, we are just finishing up the outside and then I
17 have to have the -- the final inspection and then we'll
18 be done.

19 THE CHAIRPERSON: Any questions?

20 MS. BLAIR: We're just painting the outside
21 of it now.

22 MR. MORAN: I was in both 658 and 654 last
23 week. 658 was finished painted. It looked like it was
24 very, very close. I pointed out some things on the
25 outside to Ms. Blair. They made tremendous progress in

1 the last 15, 18 days on this particular property. It's
2 amazing; the transformation that's occurred. So --

3 MR. STEWART: Okay.

4 MR. MORAN: As long as it continues to
5 progress as quickly as you've, you know, made it happen
6 here in the last couple weeks, you know, I would
7 recommend that, you know, we postpone this.

8 MS. BLAIR: Thank you.

9 MR. STEWART: Okay. I'll make a
10 recommendation that 658 North Perry be postponed until
11 the November 18th meeting.

12 MR. ONWUZURIKE: I second.

13 THE CHAIRPERSON: All in favor say "aye".

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Okay. We'll see you in
16 November.

17 MR. KLOPOCINSKI: 654 North Perry.

18 THE CHAIRPERSON: Oh, that one. Oh, shoot.
19 Okay.

20 MR. KLOPOCINSKI: 8-5 of '15, this property
21 was posted. It was found vacant; dilapidated; basement
22 windows missing; fascia, trim, roof, siding, porch
23 rotted; overgrown; debris; unkempt; broken windows; gas
24 meter was on; electric meter was on.

25 Property Maintenance Inspection pulled 5-18

1 of '15. A building inspection was pulled 5-22 of '15.
2 Electrical was pulled 7-27 of '15. The plumbing permit
3 is still needed. The mechanical permit was not needed.

4 We're recommending that this property is also
5 postponed to the November Board of Appeals meeting
6 while progress is being made.

7 MR. STEWART: Miss Blair, if I may ask, how
8 long have you owned this property?

9 MS. BLAIR: 1994, I believe.

10 MR. STEWART: Okay. 1994. And what city do
11 you currently reside in?

12 MS. BLAIR: Oxford, sir.

13 MR. STEWART: Oxford?

14 MS. BLAIR: Yes.

15 MR. STEWART: Okay. With all this debris in
16 this yard in your community in Oxford, would you want
17 to look out your backyard at that?

18 MS. BLAIR: No. And I'm taking a load of
19 that every day to the dump. I've been there every day
20 for the last two weeks and, before I leave, I take a
21 load to the -- in my truck and I dump it in the
22 morning.

23 MR. STEWART: And you've owned this
24 property -- when's the last time it was occupied?

25 MS. BLAIR: I don't remember, sir. Probably

1 three years.

2 MR. STEWART: Guess, please.

3 MS. BLAIR: Pardon?

4 MR. STEWART: Can you guess?

5 MS. BLAIR: Three years.

6 MR. STEWART: So it's been vacant for three
7 years?

8 MS. BLAIR: Correct.

9 MR. STEWART: And this is the way this yard
10 looks right now?

11 MR. MORAN: No.

12 MR. KLOPOCINSKI: On August 5th.

13 MR. STEWART: On August 5th?

14 MR. KOLBE: Yeah. These pictures are taken
15 at the time of our posting, which it has to be a
16 minimum of ten days before this meeting.

17 MR. MORAN: It's amazing, the transformation
18 since we posted, they took these pictures. I also had
19 the opportunity to look inside 654 and it's probably a
20 week behind 658 but it's amazing, the transformation
21 here in the last 12, 15 to 18 days.

22 MR. STEWART: Just looking at this yard, I'm
23 going to reluctantly make a recommendation that we
24 table 654 North Perry until the November 18th meeting.

25 Ma'am, we need this yard completed. We need

1 that cleaned up.

2 MS. BLAIR: I'll clean it up, yeah.

3 MR. ONWUZURIKE: I second that.

4 THE CHAIRPERSON: All those in favor say
5 "aye".

6 BOARD MEMBERS: Aye.

7 THE CHAIRPERSON: Okay. Now, we'll see in
8 you November.

9 MR. KLOPOCINSKI: Good luck.

10 MR. KLOPOCINSKI: 585 West Kennett. This
11 property was posted 8-5 of '15. At its original
12 posting, it was found vacant, abandoned, open to
13 trespass in the rear door at one time, that's since
14 been secured, holes in the roof, boarded, overgrown,
15 unkempt, overgrown, interior was trashed. Gas meter
16 gone, electric meter gone.

17 A property Maintenance Inspection was applied
18 for but has never been scheduled. Site plan, though,
19 has now been approved.

20 We are recommending postponement until the
21 November 18th Board of Appeals, as plans and specs are
22 being worked on. And we can hear from the gentleman
23 here today.

24 MR. KOLBE: The owner has also had a
25 contractor come in and pull an electrical permit,

1 basically, to get the lights on in the building, from
2 what we were told.

3 THE CHAIRPERSON: Would you state your name,
4 please.

5 MR. BOLDS: Yohannes Bolds, CEO of Take One
6 Community Program, for 585 West Kennett. DTE was out
7 today. They're going to put up three poles and
8 transformers and so we've been waiting for them. The
9 day I seen the gentleman, when he posted the building,
10 we did the permit for the electrical. And so now we're
11 waiting for DTE to do that. And I got the Forman (sic)
12 Group, Forman realtors, are coming out this Wednesday
13 with the engineers to see what they can help us with.

14 MR. KOLBE: When do you think plans and specs
15 are going to be made available to make an application
16 to the Building Department?

17 MR. BOLDS: I'd say the Forman Group -- the
18 Farbman. Dave Farbman Group, they say next week.
19 They're the engineers. I don't know. So, when they
20 come out and they get together, we can just forward the
21 information to you all.

22 MR. STEWART: I don't have it. What is it,
23 585?

24 Thank you for keeping it clean.

25 MR. BOLDS: Thank you.

1 MR. STEWART: I've been riding through that
2 way.

3 THE CHAIRPERSON: Any questions by the Board?
4 Somebody want to make a motion?

5 MR. STEWART: I make a motion that we table
6 585 West Kennett until the November 18th meeting.

7 MR. ONWUZURIKE: I second that.

8 THE CHAIRPERSON: All those in favor say
9 "aye".

10 BOARD MEMBERS: Aye.

11 THE CHAIRPERSON: See you in November.

12 MR. BOLDS: All right. Thank you.

13 MR. MORAN: Thank you.

14 THE CHAIRPERSON: Good luck.

15 94 Sheffield.

16 MR. KLOPOCINSKI: Okay. 94 East Sheffield.

17 This property was posted 8-5 of '15. This, at one
18 point, was found vacant at its first posting, 9-25 of
19 '13. It was, at one point, open to trespass, then
20 closed and then, I believe, open to trespass at one
21 point again. This has been in front of the Board many
22 times. Open to trespass in the garage, garage roof is
23 tarped, basement windows boarded on the west side. At
24 one point, it was being rehabbed without any permits.
25 The home was almost completed, complete with no

1 permits. Trim, fascia and chimney and garage need
2 work. New gas meter and gas line installed, electric
3 service not to code. Working without permits, like I
4 said. The gas meter currently is on. The electric
5 meter currently is on. The haul -- the house, as I
6 said, was almost completely rehabbed with no permits.

7 A Property Maintenance Inspection occurred
8 8-20 of '14; I believe that was by the previous owner.
9 All permits were needed at that time for the work that
10 was done, none were pulled. At this point, we are
11 recommending it remain on the demolition list due to
12 the lack of the permits being pulled. But I
13 understand, with the new owners, there was a deal with
14 a land contract going through and certain situations
15 that we have to take care of.

16 So if we could please hear from the owner
17 right now.

18 MR. MORAN: I just want to state, too, that I
19 did do a Property Maintenance Inspection on this home
20 today.

21 MR. KLOPOCINSKI: Okay.

22 MR. MORAN: I'm not sure when that was paid
23 for and pulled and applied for and all that. But I did
24 that Property Maintenance Inspection with the owner,
25 Lisa Holloway, here this morning. And the house is in

1 pretty darned good shape. There are some things that
2 need to be addressed with the electrical, the garage
3 roof needs to be replaced. But this is a viable
4 structure that should be completed, in my opinion, here
5 before the next meeting.

6 MR. KOLBE: The only thing is, they're going
7 to have to go by what the other Property Maintenance
8 Inspection was because no permits were ever pulled.

9 And you inherited that issue.

10 MS. HOLLOWAY: Right, I understand.

11 MR. KOLBE: I mean, it's not a case of
12 somebody can finish it up and then, "Oh, we'll just get
13 that painted" and you're good to go, you know.

14 MR. KLOPOCINSKI: Right.

15 MR. MORAN: And I explained that.

16 MR. KOLBE: Okay.

17 MR. MORAN: That all the mechanical permits
18 are going to be -- there are electrical hazards that
19 are going to need to be complied with so all of those
20 permits are going to need to be pulled. But it isn't
21 insurmountable; there isn't a long laundry list of
22 things that are challenging here, too, so --

23 MS. HOLLOWAY: Right. And I did just take
24 possession of the property back in April. I know this
25 has been in front of you guys several times but I have

1 only been in front of you once. We did go over what
2 needed to be done today. We had actually had a
3 contractor that was supposed to start working on it
4 that my husband was working for. They had a falling
5 out, he's no longer working for them anymore, so
6 they're not going to work on the house. And we
7 basically had to wait for him to get another job to get
8 the money to pull the permits. That's all settled.
9 We're ready to go. So, if you guys can give me until
10 the next meeting, we should be able to make significant
11 progress, if not finish.

12 THE CHAIRPERSON: Any questions by the Board?

13 MR. ONWUZURIKE: From what I've heard also,
14 I'm willing to give the owner until the next meeting to
15 make progress.

16 MR. STEWART: I'll second the November 18th.

17 THE CHAIRPERSON: All those in favor say
18 "aye".

19 BOARD MEMBERS: Aye.

20 THE CHAIRPERSON: See in you November.

21 MS. HOLLOWAY: Thank you.

22 THE CHAIRPERSON: Okay. The next address is
23 111 Mary Day.

24 MR. KLOPOCINSKI: 111 Mary Day. This
25 property was posted 8-5 of '15. This property was

1 found vacant, boarded, rotted, boarded by owner, siding
2 missing from rear of the house, overgrown, debris,
3 unkempt, piles of debris being dumped behind the house,
4 shed open to trespass, soffit and gutters falling off,
5 the gas meter is locked out, the electric meter is
6 removed.

7 We are recommending that this property remain
8 on the demolition list.

9 THE CHAIRPERSON: State your name and tell us
10 about your project.

11 MR. TILLMAN: Raphael Tillman. First, it's
12 just been an unfortunate oversight on my behalf from
13 the time I purchased the property to get it in livable
14 or habit -- livable conditions. However, I am here to
15 state that, immediately, I will start working on the
16 property. I first must come here and get -- pay the
17 fee to get the building inspection, the property
18 inspected. But, once that's done, which will in the
19 next couple of days, I will immediately start working
20 on the property.

21 THE CHAIRPERSON: How long have you owned
22 this property?

23 MR. TILLMAN: I think about a year and a
24 half, coming up on two years.

25 THE CHAIRPERSON: Why is it taking you so

1 long to come around to fixing it?

2 MR. TILLMAN: Honestly, just other
3 obligations. But truthfully, I've had a couple, in the
4 past, deals to sell or opportunities to sell the
5 property that fell through. That was my -- my -- my
6 goal was to sell the property after I decided not to do
7 any work to it.

8 But since then, you know, I had a change of
9 mind, I want to go ahead and fix up the property and
10 hopefully turn it into a rental property.

11 MR. STEWART: How soon are you expecting to
12 apply for a Property Maintenance Inspection, sir?

13 MR. TILLMAN: As early as tomorrow or Friday
14 at the latest.

15 MR. STEWART: And this is the first time that
16 this property has been before us?

17 MR. KLOPOCINSKI: No, this is the second time
18 at the Board of Appeals.

19 MR. STEWART: Who appeared on the first time?

20 MR. KLOPOCINSKI: What happened with what we
21 asked to get done when you were in front of us in May?

22 MR. TILLMAN: My wife was here the first
23 time.

24 MR. KLOPOCINSKI: Oh, okay.

25 MR. TILLMAN: And she provided me with some,

1 you know, wrong information. What she told me was that
2 we had until -- or I had until this particular time to
3 go ahead and get the property inspected. Again, it's
4 just an oversight on my behalf. But, you know, it will
5 be taken care of, if given the opportunity. I'm going
6 to get the money, pay the fee tomorrow and, as early as
7 next week, will start working on the property.

8 MR. STEWART: I'd be willing to extend this
9 gentleman's courtesy until the November 18th meeting.

10 MR. ONWUZURIKE: I'll second that.

11 THE CHAIRPERSON: All those in favor say
12 "aye".

13 BOARD MEMBERS: Aye.

14 THE CHAIRPERSON: See you in November.

15 MR. TILLMAN: Thank you. Appreciate it.

16 MR. KOLBE: Okay. That's the last we have on
17 our list.

18 THE CHAIRPERSON: Sir, do you have a
19 property?

20 MR. WALKER: Yes, ma'am.

21 MR. KLOPOCINSKI: What street is it?

22 MR. WALKER: Bloomfield Avenue, 546.

23 THE CHAIRPERSON: Bloomfield.

24 Is there anybody else that has property that
25 hasn't signed the sign-in sheet?

1 MR. KOLBE: The next one is on
2 214 Sanderson -- no, 27 Sheffield.

3 MR. KELLEY: Steinbaugh.

4 MR. KOLBE: Or Steinbaugh. I'm sorry.
5 Steinbaugh.

6 THE CHAIRPERSON: Steinbaugh. And you, young
7 lady, what address are you here for?

8 MS. BAIR: 680 Stanley. My husband called
9 Dan to let him know that I was arriving late because I
10 was still at work.

11 MR. KLOPOCINSKI: 27 Steinbaugh we're going
12 to start with.

13 THE CHAIRPERSON: Okay.

14 MR. KLOPOCINSKI: We'll just go down the list
15 who signed in after we took the list.

16 27 Steinbaugh. This property was posted 8-5
17 of '15. At its first posting of January 8th of 2015,
18 it was found vacant, boarded, fascia and soffits
19 rotted, roof and shingles rotted, overgrown, animals
20 undermining the structure, gas meter's not visible,
21 electric meter is on.

22 A Property Maintenance Inspection occurred
23 5-8 of 2015. A building permit was pulled 8-6 of 2015.
24 The plumbing permit is still needed, mechanical is not
25 needed, the electrical permit was pulled 8-6 of '15.

1 Since the permits have been pulled and
2 there's progress, we are recommending this property is
3 postponed to the November 18th meeting while work
4 ensues.

5 THE CHAIRPERSON: Any questions by the Board?

6 Okay. Somebody should make a motion.

7 MR. STEWART: I'll make a motion that
8 27 Steinbaugh Court be postponed until the November 18,
9 2015 meeting.

10 MR. ONWUZURIKE: I second.

11 THE CHAIRPERSON: All those in favor?

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: See you in November, sir.

14 MR. KELLEY: Thank you.

15 MR. KLOPOCINSKI: Thank you. 546 Bloomfield.

16 546 Bloomfield. This property was posted 8-6
17 of 2015. At its first posting of 6-25-14, at that
18 time, it was found dilapidated, rotted soffits and
19 fascia, new windows without permits, soffits and fascia
20 also need paint, debris, working without permits,
21 crumbling porch, gas meter was gone, we believe -- or
22 we know now that it's electric heat, electric meter's
23 on.

24 A Property Maintenance Inspection occurred
25 11-13 of 2014. This property was been approved to be

1 lived in, applied for permits for the exterior work.

2 We are recommending that this property is
3 postponed so we can pull the building permit for the
4 exterior work on the home.

5 THE CHAIRPERSON: State your name, please.

6 MR. WALLS: My name is Frank Walls. And I've
7 been here several times and I've been speaking with you
8 all and, basically, you know, I have the -- I have two
9 different people saying they can fix my house, which is
10 Habitat and Rebuilding Oakland County. The problem
11 with that is, it's not me that's holding up this
12 progress; it's the way they do things. They have
13 workers come out and do the work. They pull the
14 permits.

15 MR. KOLBE: I talked to Habitat. They have
16 accepted the project.

17 THE CHAIRPERSON: Okay.

18 MR. KOLBE: They are -- everything is a go
19 with them. However, they can't do it until this fall.
20 I think it was this fall.

21 MR. WALLS: And I'm not trying to weasel
22 around you guys.

23 MR. STEWART: Sir, we know it's red tape. We
24 know you're not trying to weasel around.

25 MR. KOLBE: Oh, I'm sorry. It's until the

1 spring.

2 MR. STEWART: Red tape.

3 MR. WALLS: Right.

4 MR. KOLBE: I got in contact, also, with
5 Rebuilding Oakland County, or Rebuilding Together to
6 see if they can do anything a little faster than that.

7 MR. WALLS: I'm sorry to interrupt you, sir.
8 But I talked with the lady.

9 MR. KOLBE: Okay.

10 MR. WALLS: I called them the day that you
11 told me to call them and I talked to them the next day
12 because nobody answered me that day. They sent me out
13 an application. Yesterday I called. She said the
14 application's in the mail. I didn't get it yesterday
15 or today so it's been a week since they sent it. But
16 she asked me a whole bunch of questions over the phone
17 yesterday and she said, "You're eligible." The same
18 thing as to now --

19 MR. STEWART: You're good, Man. You're good.
20 Let them spend some money in Pontiac.

21 MR. WALLS: Rebuilding Oakland County won't
22 be able to get to me until the spring again.

23 MR. STEWART: Is he going to get to see some
24 of our block grant money also?

25 MR. KOLBE: That's basically where a lot of

1 this Rebuilding Together money --

2 MR. STEWART: Wonderful.

3 MR. KOLBE: That's where they get their funds
4 from, the block grant.

5 MR. STEWART: Wonderful.

6 MR. WALLS: So my thing was, you know, I
7 don't want to keep coming back, sounding like a broken
8 record every meeting. I'm just coming back --

9 MR. STEWART: Keep on coming back until they
10 get you fixed up.

11 MR. WALLS: I keep on saying the whole thing
12 with the red tape with the people that's going to fix
13 it and they're going to pull the permits and they
14 already okayed everything.

15 THE CHAIRPERSON: Okay. Any other
16 conversation from the Board?

17 MR. STEWART: Dan?

18 MR. KOLBE: If you are -- are you willing
19 to -- if you're willing to take the, you know, offer
20 from Rebuilding Together or whatever and they can't do
21 it in the spring and that's okay with you, we could
22 postpone this to a spring date.

23 MR. STEWART: Yeah. Let's get him a date.
24 Let's get him a date.

25 MR. KOLBE: At this point, we haven't

1 approved that calendar yet.

2 MR. STEWART: How about we just contact him?

3 MR. KOLBE: But we would be having a May
4 meeting -- April meeting.

5 MR. STEWART: May?

6 MR. KOLBE: Yeah, April meeting or May.

7 MR. STEWART: May of 2016?

8 MR. KOLBE: Yeah. The date of it is
9 typically the third Wednesday of the month. But,
10 again, we have not approved the 2016 calendar so --

11 MR. STEWART: Okay. We can just --

12 MR. KOLBE: If you want to do it until the
13 May meeting of 2016?

14 MR. STEWART: Absolutely. And that's
15 546 Bloomfield?

16 MR. KOLBE: Correct.

17 MR. WALLS: Yes.

18 MR. STEWART: I'd like to table the
19 546 Bloomfield Avenue until the May meeting of year
20 2016.

21 MR. ONWUZURIKE: I second that motion.

22 THE CHAIRPERSON: All those in favor say
23 "aye".

24 BOARD MEMBERS: Aye.

25 MR. WALLS: I thank you and you and

1 especially you, Dan, for your help, sir.

2 MR. STEWART: Tell him you want some good
3 insulation, too. If they put vinyl siding on, you want
4 some good insulation.

5 MR. WALLS: I'll see what I can do.

6 MR. STEWART: All right, sir.

7 MR. WALLS: All right. You both have a great
8 day.

9 MR. KLOPOCINSKI: 244 South Paddock.

10 244 South Paddock. This property was posted
11 8-5 of '15. This property has been severely
12 fire-damaged. It is found vacant, garage open to
13 trespass, first floor doors and windows boarded, open
14 to the elements, the upper window is missing, first
15 floor doors and windows boarded, severe fire damage,
16 porch roof has collapsed, abandoned vehicle in the
17 garage, a lot of fire debris around the home, porch has
18 fallen, it has collapsed, fire damage to the structure
19 and foundation, the gas meter's charred, the electric
20 meter's gone.

21 We're recommending, at this point, that this
22 property remain on the demolition list.

23 THE CHAIRPERSON: State your name, please.

24 MS. LeDUFF: Oh, sorry. Deonna LeDuff. The
25 house is actually in my mom's name. My sister died in

1 that fire and, since that -- that was March 30th. And
2 since then, my dad has been -- had two heart attacks.
3 My mom's been in the hospital for a couple months. We
4 just haven't had a chance to -- well, when it first
5 happened, the police wouldn't let us go in there
6 because she was technically still married, so we were
7 locked out of the house. And there are still things in
8 the house that we were trying to get to before -- we
9 don't mind it being tore down. We just need more time
10 to be able to gain entrance into the building. We've
11 been in there one time but her husband or whatever --
12 my sister's husband wouldn't let us in because he
13 wanted to take a lot of stuff.

14 So we're not asking that it doesn't be torn
15 down -- that it's not torn down, just more time so my
16 mom and my dad can -- will be able to get what's
17 needed, I guess.

18 MR. KOLBE: This house, actually, is owned by
19 Oakland County, at this point in time. It was on the
20 auction for today. I don't believe it was sold; at
21 least they were going to give me a call if it was. So
22 I'm assuming that it was not.

23 Therefore, I would say, you know, Oakland
24 County, when I talked with them, had no problem of
25 proceeding with the demolition on the property. The

1 gentleman came in earlier and asked me about the house
2 and I said that they really -- "You really need to talk
3 to Andy Meisner's office, the Oakland County Treasurer,
4 to get anything out of it, at this point in time,
5 because it's not ours to allow." It's -- you know,
6 he's -- I want to say he's the owner of the property at
7 this point in time so --

8 MS. LeDUFF: Is it possible you guys can just
9 push back the demolition date?

10 MR. KOLBE: The demolition won't take place
11 for 30 days, no matter what.

12 MS. LeDUFF: I mean, my mom's still in the
13 hospital.

14 MR. KOLBE: I understand. But understand
15 what I'm saying is, if they order it down today,
16 nothing is going to happen for 30 days.

17 This is Pontiac and Oakland County. 30 days
18 would be very -- you know --

19 THE CHAIRPERSON: Nothing happens overnight.

20 MR. KOLBE: Exactly. So what I'm saying,
21 after the 30 days -- if this house is down in six
22 months, I would be very surprised, I'll be very
23 surprised.

24 MR. KLOPOCINSKI: If it's ordered down today,
25 it will not come down --

1 MR. KOLBE: The only reason --

2 MR. KLOPOCINSKI: -- I would imagine, before
3 next summer. It would be next summer at the earliest.

4 MR. KOLBE: The only reason, I would say,
5 that it would come down any earlier than next summer
6 would be because of the porch situation and the
7 precariousness of the porch being a dangerous building.
8 But I wouldn't let the fact that it's being ordered
9 down and you think you have to get in there tomorrow to
10 get the stuff out be an issue.

11 Again, if they do order it down, the fastest
12 they can act on it is 30 days. And then, after that
13 point, it's disconnecting the utilities, getting the
14 abatement, waiting on a bid list. It's not going to
15 happen until spring, I can pretty much guarantee you,
16 won't be until spring.

17 So I think you have enough time to talk to
18 Oakland County Treasurer and see if they will allow you
19 to get any things that you want in the house out. But,
20 you know, it's not for the Board here to grant
21 permission to go in the house; we're not the owners.

22 MR. STEWART: And if I can just ask a
23 question. The local law enforcement, are they -- have
24 you contacted them or the courts --

25 MS. LeDUFF: They're still investigating it,

1 the arson.

2 MR. STEWART: -- to go in and get whatever
3 property, you know, you deem that you want?

4 MS. LeDUFF: Well, originally -- well, before
5 they let it go because, like I say, it was behind on
6 taxes that my sister was supposed to be catching up
7 with before she passed.

8 MR. KOLBE: Yeah, right.

9 MS. LeDUFF: And because she was still
10 married, they wouldn't let -- even though the house
11 was, like, deeded to my mom, they still wouldn't let us
12 in. They locked us out of the house. So we weren't
13 able -- I know he took almost everything she had but
14 there were still, like, a lot of pictures and things in
15 the house that we wanted to get that we weren't allowed
16 to get.

17 MR. KOLBE: This was a family home.

18 THE CHAIRPERSON: I remember.

19 MS. LeDUFF: Yeah, this home was in our
20 family 70 years.

21 MR. KOLBE: So she probably inherited the
22 family stuff because, when they moved out, they just
23 kind of left a lot of family heirlooms behind for her
24 to kind of tend after until, you know --

25 MS. LeDUFF: Yeah. It's mostly, you know,

1 memory stuff that we want out.

2 MR. KOLBE: Sentimental stuff.

3 MS. LeDUFF: Because he took anything of
4 value but yeah, so --

5 MR. KLOPOCINSKI: Well, we're sorry for your
6 loss.

7 MS. LeDUFF: Thank you.

8 MR. STEWART: But, like they said, it will
9 not come down overnight and, with us making a decision
10 to have the house demolished, you still have time to
11 get your property that you want to get out.

12 MR. KLOPOCINSKI: And maybe you could use
13 this as something to say to Oakland County Treasurer,
14 say, "Pontiac has now ordered my home down. Can you
15 let us in to get our belongings so we can be done with
16 this?" Maybe you could use this as a tool in that way
17 also.

18 THE CHAIRPERSON: Okay.

19 MR. KOLBE: If -- talk to Jill Robinson when
20 you're there; she might be able to help you.

21 MS. LeDUFF: Jo Robinson?

22 MR. KOLBE: Jill.

23 MS. LeDUFF: Thank you.

24 THE CHAIRPERSON: Just a second. We need
25 to -- somebody needs to make a motion.

1 All right, you guys.

2 Kevin?

3 MR. STEWART: Miss, how long do you think
4 you're going to need to get your property out of there
5 or deal with this situation?

6 MS. LeDUFF: Is this recorded or televised?

7 Oh, then never mind, I don't want to say
8 that. Just --

9 MR. STEWART: I mean, where are you at
10 with --

11 MS. LeDUFF: We're just waiting for my mom to
12 heal up. She just had surgery. She's been in the
13 hospital and she's been in there, like, a month or so
14 and she's been in and out.

15 MR. STEWART: The neighbors and squatters
16 haven't picked through and went through this property?

17 MS. LeDUFF: Just her ex-whatever -- husband
18 went through and took property.

19 MR. STEWART: I'm talking about outside of
20 that.

21 MS. LeDUFF: No, it's locked up.

22 MR. STEWART: You have photos and all of that
23 in there?

24 MS. LeDUFF: I'm sorry?

25 MR. STEWART: You have photos and all of that

1 you have in there?

2 MS. LeDUFF: Yeah. We got in there one time
3 and we took a lot of photos but there was so much stuff
4 in there and we haven't been able to get back in just
5 because it was locked up and now that it's -- you know.

6 MR. STEWART: Well, it looks like it's open
7 now, the boards are gone. I know the -- you can't --

8 MS. LeDUFF: The boards to the door or --

9 THE CHAIRPERSON: Windows.

10 MR. STEWART: To the windows. I know the
11 board --

12 MS. LeDUFF: The windows aren't -- you'd have
13 to, like, climb through the windows. There's a side
14 door. The front door is where somebody set it on fire
15 so we can't get in through there. But the side door is
16 what we got through the last time and that was boarded
17 up, it was locked -- well, we were told it was locked.

18 MR. STEWART: I'm not encouraging you to go
19 into that property. But what's stopping --

20 MS. LeDUFF: We've been in there before.

21 MR. STEWART: What's stopping somebody from
22 just walking up, pulling up right now in the broad
23 daylight, going in there and getting whatever it is
24 that they want; what's stopping them?

25 MS. LeDUFF: Well, my mom wanted to go in and

1 my dad wanted to go in one last time to try to recover
2 what they could. I have went in there but they haven't
3 been able to go in the house.

4 MR. STEWART: So you've went in there and you
5 recovered all the photos and all of that?

6 MS. LeDUFF: Not everything. We only had one
7 opportunity to go in there. There's been a lot of in
8 and out of the hospital.

9 MR. STEWART: What I'm wrestling with, the
10 porch has already collapsed.

11 MS. LeDUFF: The front of the house is gone.
12 The back of the house is just smoke damage. So, like,
13 the side door -- the front door, you can't get into the
14 front door. But the side door, like everything is
15 stable and it looks bad but you can still get in there.
16 We've been in the house. I went in the house one time.
17 We just weren't able -- I didn't have enough people or
18 whatever to recover whatever we needed to recover.

19 There's different belongings of my sister.
20 She had three kids and they still have stuff that was
21 salvageable memories of their mom that we weren't able
22 to get. So that was the big problem. It's not about
23 being demolished. The house is clearly not repairable.
24 But, I mean, we just wanted to get a couple more
25 things. And my mom and my dad wanted to go in, yeah,

1 and get stuff.

2 MR. KOLBE: Kevin, I know what you're
3 thinking but I don't know if delaying it is going to
4 assist that because it's still going to be
5 County-owned. The County can allow her to go in
6 tomorrow.

7 MR. STEWART: Right.

8 MR. KOLBE: Or the County can allow her to go
9 in next month. Again, I did not get a call. I'm
10 assuming that it wasn't sold but there's also a
11 possibility that somebody could have bought the house
12 for the lot.

13 MR. STEWART: Right.

14 MR. KOLBE: You know. Again, I think if she
15 talks to the contact I gave her for Mr. Meisner's
16 office, they are aware of what the situation is because
17 I talked to them at the auction this morning and
18 mentioned it to them.

19 MR. STEWART: And see, where I'm at with
20 this -- and I know that there was an investigation. I
21 personally called the Mayor and gave her an earful
22 because I want this cleaned up and -- as far as to
23 remove the reminder of what happened. Okay?

24 THE CHAIRPERSON: At one time, a house that
25 was burned this bad would have come down under an

1 emergency demolition. So is there a chance that this
2 will be moved to the top of the list?

3 MR. KOLBE: Well, the only way it would be
4 moved to the top at this point --

5 THE CHAIRPERSON: She was --

6 MR. KOLBE: Very likely, it was -- you know,
7 after, again, the length of time, it will be sent to
8 Michigan Land Bank. They have sources and funds a
9 little faster than what the City has.

10 THE CHAIRPERSON: Right.

11 MR. KOLBE: Or the County has. So they
12 may -- being County-owned, they may transfer title to
13 Michigan Land Bank and it will go up a little faster on
14 the -- but, basically, to get in -- and, again, I can't
15 fathom anything happening before 60 days to even into
16 the spring, if all goes well that way. Because, even
17 if the State owns it, there's a contract period that it
18 has to go out to bid.

19 MR. STEWART: The abatement.

20 MR. KOLBE: Yeah, et cetera. So I would
21 think that there will be plenty of time. I mean, now I
22 can't guarantee Mom and Dad are going to be able to go
23 through the house. But if they entrust, you know, the
24 kids to go through to get what they need, if you ask
25 permission from Mr. Meisner's office, I don't think

1 that's going to be an issue. Again, to let them go
2 through may not happen. I mean, you know, they're not
3 going to delay it 60, 90 days. It may be there but
4 they're not going to necessarily delay it for a
5 particular person to make a final walk. They're going
6 to have to rely on you being able to get out what they
7 want. Okay?

8 MR. STEWART: So I'm going to make a
9 recommendation that 244 South Paddock remain on the
10 demolition list.

11 THE CHAIRPERSON: Do I have a second?

12 MR. ONWUZURIKE: Yeah, I second.

13 THE CHAIRPERSON: All those in favor?

14 BOARD MEMBERS: Aye.

15 THE CHAIRPERSON: Okay. Talk to
16 Andy Meisner's office and get permission to go in there
17 and be very careful.

18 MR. KOLBE: You're Dina?

19 MS. LeDUFF: Deonna.

20 MR. KOLBE: Deonna? Okay. I may e-mail Jill
21 tonight or tomorrow morning and let them know that
22 you're going to be contacting the office and what's
23 going on so that they are aware of what they can
24 possibly do for you. Okay?

25 MS. LeDUFF: You said her name was Jill what?

1 MR. KOLBE: Robinson.

2 MS. LeDUFF: Robinson. Thank you.

3 MR. STEWART: Ma'am, whoever goes in there,
4 tell them to be very careful in that property because
5 this is very dangerous to go inside here, very
6 dangerous.

7 MR. KOLBE: Listen to what she says. She may
8 not be able to give you permission but not prevent you
9 from going. Giving you permission gives a liability.
10 If you just happen to go, you're on your own. You
11 know, so listen to what she's --

12 MS. LeDUFF: I don't know that I'm going back
13 in. I'm not trying to go back in there.

14 MR. KOLBE: But I'm saying listen to what
15 she's saying or not saying. Whomever, you or a sibling
16 or a family member go. But they may, for liability
17 purposes, say, you know, "No, I can't give you
18 permission to go back in." But they're not necessarily
19 saying you'll be arrested if you do. They just, for
20 liability, can't give you permission. Okay? So listen
21 to what she says.

22 MR. KLOPOCINSKI: Good luck.

23 MS. LeDUFF: Thank you.

24 MR. KLOPOCINSKI: 680 Stanley. This property
25 was posted 5-7 of '15. This property, at this time, is

1 found vacant. A Property Maintenance Inspection
2 occurred 11-28 of 2012, has passed rough inspection on
3 all the permits, passed drywall inspection. We have
4 finalized the electrical permit. We just need to still
5 finalize the building, plumbing and mechanical.

6 We are recommending postponement so we can
7 get this property done.

8 MR. KOLBE: I talked to Rick today and he
9 said, basically, you know, since the time that we were
10 there, the siding is up on the side of it that was
11 started, it has been finished. He had a couple of
12 inspections that he just has a couple minor things to
13 finish up on. Things seem to be progressing but --

14 MR. STEWART: Is this the gentleman that's
15 doing it himself --

16 MR. KOLBE: Yes, yes.

17 MR. STEWART: -- that's a carpenter or
18 something?

19 MR. KOLBE: Yes.

20 MR. STEWART: Okay.

21 MR. KOLBE: And it's kind of like when he has
22 the time and I basically kind of told him, you know,
23 "Make sure you get the outside done. We don't want to
24 waste another winter and we can't final out because of
25 the outside. Make sure that outside gets done."

1 MR. STEWART: And it's your pleasure -- your
2 pleasure to postpone this until the --

3 MR. KOLBE: After talking to them, you know,
4 we need a commitment that it's getting done. When I
5 talked to him, he said he's trying to get it done. He
6 didn't necessary say that it was going to be next week
7 or next month. But he said, "I will do everything I
8 can to have it by the next meeting."

9 MR. STEWART: Okay.

10 MR. KOLBE: So, you know -- and, again, I
11 will take it at that. But, you know, I hope you echo
12 to him, too --

13 MR. KLOPOCINSKI: I thought that's what we
14 heard at the last meeting.

15 MR. STEWART: We did.

16 MR. KOLBE: Well, doing it himself and
17 working, I'm not sure what his schedule is. I'm sure
18 his wife has been on his case to get it done because
19 she doesn't want to come to the meetings.

20 MR. MORAN: When we did post this, it was
21 actually posted on the 5th of August, here recently,
22 one thing I noticed on here was there's some damage to
23 the shingles on the west side of the roof from a couple
24 storms this spring. So, you know, these are the things
25 that have to get done to prevent, you know, further

1 damage to the structure and just kind of going
2 backwards. It's imperative that he finishes this house
3 and that's what I thought we talked about the last
4 time.

5 MR. STEWART: When do the permits expire?

6 MR. KOLBE: On this, I believe the permits
7 were given until today. Which, typically, when permits
8 renew, they're given until this date, pending the
9 Board's pleasure.

10 MR. STEWART: And he renewed his?

11 MR. KOLBE: He usually comes in shortly after
12 to renew them but --

13 MR. STEWART: So where are you at with this?
14 Where are you at with this?

15 MR. MORAN: Well, I think we do postpone it
16 and he has progressed. And he's just at that 90th
17 percentile of completion. It's just that it's just
18 frustrating that it doesn't get completed. You know,
19 we were, you know, very close to this point last time
20 we met and we just want him to complete it.

21 MR. KOLBE: Like I told him and I made the
22 comment before, you know, if you're on the ferry boat
23 on your way to Mackinac Island and you can smell the
24 fudge, let's just get this ferry docked, you know.
25 You're there, just get it done. And that's -- I think

1 he kind of understood.

2 MS. BAIR: Can I add to this?

3 MR. KOLBE: Sure.

4 MS. BAIR: Virginia Bair, 680 Stanley. He
5 doesn't know this but I got a \$5,000 loan from Genesis.
6 So we're able to get our furnace which is \$1,300. I
7 was not aware of the shingles but the siding was
8 complete. He did the 16 inches of insulation in the
9 roof and the tile's been pulled up. So it's just
10 finishing two minor -- I guess the plumbing inspection
11 came back yesterday and something about a laundry tray.

12 MR. KOLBE: Yes.

13 MS. BAIR: And something else I wasn't sure
14 of and he's going to get done. But with the extra five
15 grand, we'll definitely be done by November 18th.

16 MR. KOLBE: I think it was something about
17 the hot water was too hot.

18 MS. BAIR: Yeah, the hot water was too hot so
19 he has to --

20 MR. KOLBE: He has to make an adjustment, not
21 in the water heater temperature but actually in the
22 valve.

23 MR. MORAN: I mean, what you've got left to
24 do on this house, I mean, he should be done in the next
25 two weeks.

1 MS. BAIR: Yeah, he should be. And I would
2 say probably a good month, not two weeks --

3 MR. MORAN: Right.

4 MS. BAIR: -- because he works full time.
5 But basically, it's getting the furnace in and getting
6 the inspection done with whatever the situation, I'm
7 not sure with the inspections what they're called.

8 But he has to have a plumbing done, a
9 plumbing inspection done and try to fix those two minor
10 items. And then walls are going up, it's been
11 drywalled and primed and sanded and just getting
12 flooring in. And then the shingles, I don't think he
13 was aware of that, of the shingles, he said, in the
14 storm. Because I asked him about the roof the other
15 day, I said, "Is the roof done?"

16 He said, "Yeah, it was done." And then he
17 finished the one side of all the siding.

18 MR. KOLBE: Yeah, he had mentioned he's got
19 to do the gable end up there. So probably, when he's
20 doing the gable, that's where the shingles -- if the
21 pictures are right --

22 MS. BAIR: He mentioned "gable". I don't
23 know what that is but he mentioned --

24 MR. KOLBE: That's the peaky part of the
25 roof.

1 MS. BAIR: Oh, yes. Okay. So now, with the
2 money, it should, you know, help him. And then my
3 son's been helping him out. And he did put interior
4 wall -- or interior doors in this past week as well, to
5 the mechanical room, the bedrooms, the bathroom. And
6 right now we're looking for the two bifold closet doors
7 for the bedrooms and one closet door for the hallway
8 and then he repaired the attic door. He has a new
9 attic door in as well, attic trap door.

10 MR. STEWART: Is it the pleasure of the
11 building officials that we table our motion so that
12 this should not come back before us on the 18th or
13 would you want --

14 MR. KOLBE: Completed.

15 MR. STEWART: -- to see him back here, this
16 gentleman, back on the 18th?

17 MR. KOLBE: Yeah, I don't have a problem with
18 it. I would hope that it's for dismissal. You know, I
19 guess, if you -- if the Board would like to, you know,
20 state, if a C of O is issued by that date he needs to
21 come back, it can be dismissed. We can do your -- you
22 know, to that point and then dismiss it if it's, you
23 know, before then. But sometimes I like to have them
24 come in because success stories, I usually try to get
25 the dismissals up to the front, if they come in.

1 MR. STEWART: Okay.

2 MR. KOLBE: And it lets people know, "Hey,
3 you do what you got to do and you can get through
4 this."

5 MS. BAIR: Well, we've been coming for
6 two-and-a-half years so I'm pretty sure we can come
7 again to get dismissed and applauded.

8 MR. STEWART: So you would like to see a
9 C of O?

10 MR. KOLBE: Yeah, a C of O before it's
11 dismissed. Yeah. And it shouldn't be -- again, it
12 shouldn't be a major chore to do.

13 MR. MORAN: Issuance of a C of O prior to
14 November 18th?

15 MR. STEWART: Yeah, we'll go ahead with that.
16 And that is my motion, that -- yeah.

17 MR. ONWUZURIKE: I second that.

18 MR. STEWART: Yeah.

19 THE CHAIRPERSON: All those in favor?

20 MR. STEWART: Say "aye".

21 BOARD MEMBERS: Aye.

22 MR. KOLBE: So you're saying, if a C of O is
23 issued by November 18th, he need not come back, it will
24 be automatically dismissed?

25 MR. STEWART: Absolutely.

1 MR. KOLBE: Okay. That's an incentive for
2 you.

3 MS. BAIR: Thank you.

4 MR. KOLBE: Get on Rick's case.

5 MS. BAIR: Thank you. I will.

6 MR. KOLBE: Thank you.

7 MR. HART: 122 Murphy.

8 MR. MORAN: Do we have that?

9 MR. KLOPOCINSKI: 422 Murphy?

10 MR. KOLBE: 122.

11 MR. KLOPOCINSKI: 122 Murphy. Okay.

12 122 Murphy. This property was posted 8-6 of
13 '15. This property was found vacant, abandoned,
14 boarded by others. Garage, at one point, was open to
15 trespass, upper windows open, siding being stripped,
16 rotted soffits, fascia, trim and windows, overgrown,
17 debris, unkempt, rear balcony unsafe, front porch
18 crumbling, side stairs dangerous, electric drip line
19 was cut, new service was then installed with no permit.
20 There was a lot of graffiti on the home.

21 A Property Maintenance Inspection occurred
22 7-23 of '14. A building permit expired 1-24 of '15,
23 void due to the sale of the property. Now there's a
24 new owner. A building permit was pulled 8-17 of '15 by
25 the new owner.

1 We're recommending that this property is
2 postponed to the November Board of Appeals while work
3 is in progress.

4 MR. KOLBE: The gentleman came in earlier
5 today and said that he will have all of his permits
6 pulled by the end of month and I would like that.

7 THE CHAIRPERSON: Can you state your name,
8 please.

9 MR. HART: Cory Hart.

10 MR. STEWART: My understanding, at the last
11 meeting, he was going to pull the permits that
12 following day.

13 THE CHAIRPERSON: He was going to be done.

14 MR. HART: And I --

15 MR. STEWART: Yeah, this was not even
16 supposed to come back before us and I don't know how --
17 where at in the system where it came back but --
18 because we're not even supposed to even be hearing
19 this.

20 MR. KOLBE: That's -- you know.

21 MR. HART: I had an issue with getting the
22 Warranty Deed.

23 MR. STEWART: The what?

24 MR. HART: Getting the Warranty Deed for this
25 property.

1 MR. STEWART: What happened with that?

2 MR. HART: Well, it was a tax sale property
3 so the process takes, like, 90 days to get that done.

4 MR. STEWART: Okay.

5 MR. HART: And I couldn't get -- use it as a
6 collateral like I usually do. So, since this -- I just
7 used my property to get that done. But when you buy a
8 tax sale property, you can't get a Warranty Deed.

9 MR. STEWART: No, no, no, no. You didn't get
10 this at the --

11 MR. HART: No, I didn't. But it's still,
12 whoever bought it, you can't get a Warranty Deed until
13 the process is taken, no matter what.

14 MR. STEWART: What process is taken? Educate
15 me.

16 MR. HART: If you buy -- if someone -- if any
17 property is sold by the Oakland County, it takes a
18 90-day process for you to get a Warranty Deed. You can
19 get a quitclaim deed, like they give you at the County.

20 MR. STEWART: Okay. The owner on this
21 property owned this property almost what, eight, nine
22 months?

23 MR. HART: It doesn't matter. As long as it
24 goes --

25 MR. KOLBE: It doesn't matter.

1 MR. KLOPOCINSKI: But once it's been sold by
2 the County, you're saying then you need a war -- it
3 takes 90 days for a Warranty Deed?

4 MR. KOLBE: Yeah. When he bought it from the
5 previous owner, he probably got a Quitclaim Deed.

6 MR. STEWART: Right, from the County.

7 MR. KOLBE: And, when he went to get a loan
8 against the property to fix it up, the bank is saying,
9 "No, you need a warranty deed." I get that because
10 they want to make sure there's nobody else having some
11 fingers in the pot.

12 MR. KLOPOCINSKI: And 90 days is today,
13 probably since the last meeting.

14 MR. KOLBE: Mr. Meisner wants to do that at
15 the auction today; that's all I know.

16 MR. HART: And I'm using my house as
17 collateral because it still wasn't done last time.

18 MR. STEWART: So let me ask you this
19 question: So when you enter into an agreement with
20 someone, that gentleman when you bought this property,
21 you didn't go through a title company or anyone of that
22 nature to see if whether or not anybody's had any type
23 of claims or interest in the property?

24 MR. HART: I went to the County and they said
25 there were no liens. But, basically, when you go to

1 the title company to get a warranty, there is no title
2 company that's going to warranty the deed because they
3 could -- someone could say that it's mine and they were
4 out of the country or anything.

5 MR. STEWART: Okay. Well, this is directed
6 directly toward you, per se. But I'm sick of this
7 property. I'm sick of this house. And the neighbors
8 are sick of it and the neighbors are sick of people
9 working, getting -- putting brakes on and using it for
10 an auto repair shop. The one --

11 MR. HART: That's not the property. That's
12 not the property. It's the one next door.

13 THE CHAIRPERSON: There's three properties
14 right in a row over there.

15 MR. HART: It's the one next door.

16 MR. STEWART: I live over there. I live over
17 there. I live in this area. This driveway, I'm just
18 telling you --

19 MR. HART: It's the property next door you're
20 talking about, it's not the -- my garage is in the back
21 of the house.

22 MR. STEWART: I'm not talking about the
23 garage, I'm talking about right here where they're
24 putting on brakes --

25 MR. HART: That's next door.

1 MR. STEWART: -- and working on vehicles and,
2 on this side, working on vehicles. I'm telling you.

3 MR. HART: That's next door.

4 MR. STEWART: No, it's not next door.

5 MR. HART: Yes, it is next door.

6 MR. STEWART: I'm not going to go back and
7 forth.

8 MR. HART: There's a garage right next door.
9 It looks like it goes to that house but it's not. My
10 garage is in the back.

11 MR. STEWART: It's on both sides of the
12 property.

13 MR. HART: What's on both sides?

14 MR. STEWART: Sir, I'm not getting ready to
15 go back and forth with you on this. I know I'm sick of
16 this house. Okay? I'm sick of this property and I'm
17 not saying it's directed towards you, you're a new
18 owner.

19 MR. HART: Right.

20 MR. STEWART: And I'm willing to work with
21 you.

22 MR. HART: I don't want the guy working over
23 there either but he says that garage goes to that house
24 that everything's grown up.

25 MR. KLOPOCINSKI: It's supposed to be torn

1 down.

2 MR. HART: Yeah, I'm ready for it to go.

3 THE CHAIRPERSON: So are the neighbors.

4 MR. STEWART: Okay.

5 MR. HART: It looks terrible.

6 MR. MORAN: So the previous Property

7 Maintenance Inspection was done last July, in '14. And

8 it's noted that we need a plumbing, mechanical,

9 obviously a building inspection, also electricals. So

10 this house is --

11 MR. HART: Right.

12 MR. MORAN: I haven't seen the inside. But

13 have you seen the inside?

14 MR. HART: Yes.

15 MR. MORAN: Is it stripped?

16 MR. HART: No, no, it's not stripped.

17 There's no furnace or anything in there, hot water

18 heater.

19 MR. MORAN: There's no plumbing supply lines?

20 MR. HART: Yeah, it was in -- that was in

21 there.

22 MR. STEWART: What about --

23 MR. HART: But it was still --

24 MR. MORAN: Do you have the money to rehab

25 this place?

1 MR. HART: That's what I was saying before;
2 to get that done when I get the estimates. And I
3 already -- the guy was coming down today to pull it but
4 he said to wait until I -- if I don't pull everything
5 by the end of the 30 days or whatever, then it will go
6 back on the demolition, no question asked.

7 But what I done was I used my property for
8 money to, you know, go ahead and get the house
9 finished.

10 MR. STEWART: What about the water supply
11 line? I thought that --

12 MR. HART: That's all on me. But, again,
13 the -- once I tried to use the property, I couldn't use
14 it. And what they told me, six weeks. But that
15 company couldn't do it in six weeks. So I'm going to
16 get all that done. I have the finances in place
17 because I used other property.

18 MR. STEWART: I'm sick of this house.

19 MR. ONWUZURIKE: So what kind of progress are
20 we expecting by the next meeting?

21 MR. HART: I'll be finished; no question
22 about it.

23 THE CHAIRPERSON: You said that last month --
24 or at the last meeting in May.

25 MR. HART: Yeah, but I didn't know about the

1 County -- I went to the County and checked the property
2 and I didn't think that it was going to be an issue;
3 that's new to me. I'm thinking that it's an absolute
4 title and absolute doesn't mean absolute.

5 MR. ONWUZURIKE: Okay. Let's go through this
6 one by one. You're going to finish by the next
7 meeting. How long will it take you to do the furnace?

8 MR. HART: The guy that's doing the furnace,
9 he told me he has two or three jobs in front of me but
10 I already gave him the money. I gave him half the
11 money already. So he was down there today and I told
12 him to just wait. He came in after I did. I'll pull
13 the rest of the permits immediately and then probably
14 in no more than, I'll say, six weeks I'll be finished.

15 MR. STEWART: Even though I'm tired of this
16 property, I'm not getting ready to set the man up for
17 failure.

18 MR. KOLBE: Kevin, what I talked to him was
19 what I was going to do is have him make application for
20 the permit. We were going to hold his check. When we
21 get all three permits in, we will process them all at
22 one time. And, if he doesn't have them in by the end
23 of the month --

24 MR. STEWART: Right, right.

25 MR. KOLBE: -- you know, then you can

1 possibly order it down. I was going to say that can be
2 part of your --

3 MR. STEWART: Yeah, it's a lot of work here.
4 And, you know, November 18th, I mean, he put himself
5 behind the 8-Ball, saying he's going to be done by
6 November 18th.

7 MR. KOLBE: But you got to get the permits
8 pulled before you can do the progress.

9 MR. STEWART: Yeah. When are you going to
10 get your permits pulled?

11 MR. HART: The guy came today and I can't
12 tell you when he's going to come back because he was
13 coming from another city; that was a heating and
14 cooling guy. The other guy, that I imagine, next week.

15 MR. STEWART: Okay. Okay.

16 MR. HART: So --

17 MR. STEWART: Well, I'm going to make a
18 motion that we table, once again, 122 Murphy Avenue
19 until the November 18th meeting.

20 But, sir, we're going to need you to go ahead
21 and do your due diligence and get all your necessary
22 permits and inspections completed so that you can move
23 forward. Okay?

24 MR. HART: Okay.

25 MR. ONWUZURIKE: I second that motion.

1 THE CHAIRPERSON: What are your intentions
2 with this property?

3 MR. HART: I'm going to rent it.

4 THE CHAIRPERSON: You're going to rent it
5 out?

6 MR. HART: Yes, but I'm not -- I'm doing
7 ceramic tile, laminate and hardwood floor.

8 MR. STEWART: Don't broadcast what you're
9 going to put in your property. Okay? Don't -- I mean,
10 please don't do that.

11 MR. HART: Okay.

12 MR. STEWART: We just want to know, you know,
13 what your intention are. And you said a rental
14 property.

15 MR. HART: Okay.

16 THE CHAIRPERSON: All right. Everyone in
17 favor?

18 BOARD MEMBERS: Aye.

19 MR. HART: All right. Thank you.

20 MR. STEWART: Good luck.

21 THE CHAIRPERSON: Well, well, well, well,
22 look who we have here.

23 MS. HOLMES: My apologies to the Court.

24 THE CHAIRPERSON: Would you state your name
25 and address.

1 MS. HOLMES: I'm Priscilla Holmes. I'm
2 Aaron Stacey's niece. We're dealing with 404 Osmun.
3 My apologies to you. I've been out of town for a while
4 so I kind of forgot this court date. We made the phone
5 call, we got here ASAP. And, to my knowledge, all the
6 permits have been pulled, done. We're waiting to do
7 final inspection.

8 MR. KLOPOCINSKI: Yes, we are.

9 404 Osmun, 8-5 of 19 -- or 8-5 of '15.
10 We're -- Property Maintenance Inspection occurred 4-4
11 of '14, being converted back to single-family. Needs
12 to remanufacture rear door and rail, front steps,
13 mechanical permit for furnace. This is owner-occupied.
14 We're now -- everything has been completed over here.
15 We are just waiting on recommending dismissal once we
16 get the C of C issued.

17 MR. KOLBE: The testimony sheet is the right
18 pictures.

19 MR. STEWART: We're dealing with a duplex.

20 MR. KLOPOCINSKI: Yeah, just the sheet's
21 right.

22 MR. STEWART: Yeah.

23 MR. KLOPOCINSKI: You know the house, right?

24 MR. KOLBE: Yeah. For some reason these were
25 apparently done today because our Xerox broke last

1 night.

2 MR. STEWART: So what are you recommending?

3 MR. KLOPOCINSKI: You're aware of this
4 property?

5 MR. STEWART: Yeah, I'm totally familiar with
6 it.

7 MR. KLOPOCINSKI: We are recommending
8 dismissal once the C of C is issued.

9 MR. STEWART: Wonderful, wonderful.

10 THE CHAIRPERSON: It can be done.

11 MS. HOLMES: And we will be trying to
12 schedule to have final dates done. We're coming down
13 in the morning to schedule it.

14 MR. KLOPOCINSKI: Beautiful.

15 MR. KOLBE: And this is the one that, I
16 think, has a second rear door will have to be removed
17 before we can do a final.

18 MS. HOLMES: Okay. That's no problem.

19 MR. KOLBE: In other words, anything that
20 made this a duplex has to be taken out --

21 MS. HOLMES: Okay.

22 MR. KOLBE: -- and sealed back outside over.
23 Okay. Sounds good.

24 THE CHAIRPERSON: Do we have a motion?

25 MR. STEWART: Motion to table it or a motion

1 to --

2 MR. KLOPOCINSKI: Dismiss, once C of C is

3 issued.

4 MR. STEWART: Oh, absolutely.

5 MS. HOLMES: I know he's tired.

6 MR. STEWART: Absolutely. I make a

7 recommendation that we dismiss 404 Osmun Street.

8 MR. ONWUZURIKE: I second that.

9 THE CHAIRPERSON: All in favor?

10 BOARD MEMBERS: Aye.

11 MS. HOLMES: Thank you so much.

12 MR. STEWART: Let the buyer beware at Oakland

13 County.

14 THE CHAIRPERSON: And thank you for your

15 help.

16 MR. KLOPOCINSKI: Congratulations,

17 Mr. Stacey.

18 MS. HOLMES: Thank you. You're done. Come

19 on.

20 MR. KLOPOCINSKI: All right. We'll see you

21 in the morning.

22 MR. KOLBE: Okay. Do you want to go on to --

23 do you want to take a break or what's your pleasure?

24 MR. STEWART: Yeah, let's take a break, if we

25 may.

1 (A recess was taken from 8:46 p.m.
2 to 8:54 p.m.)

3 MR. KLOPOCINSKI: 81 North Anderson, posted
4 8-5-15. Vacant, fire damaged, boarded after fire
5 damage, roof is tarped, overgrown, debris, gas meter
6 not visible, electric meter gone.

7 We are recommending that this property be
8 placed onto the demolition list. The neighbors will be
9 happy.

10 THE CHAIRPERSON: No kidding. Does anyone
11 want to make a motion?

12 MR. ONWUZURIKE: I move the motion that we
13 place the 81 North Anderson on the demo list.

14 MR. STEWART: I'll second.

15 THE CHAIRPERSON: Oh, my goodness. Okay.
16 All in favor?

17 BOARD MEMBERS: Aye.

18 THE CHAIRPERSON: Okay.

19 MR. KLOPOCINSKI: 388 South Anderson. This
20 property was posted 8-5 of '15. It was found vacant;
21 first floor windows boarded or with bars over them;
22 second floor windows broken out; roof, siding, trim,
23 gutters rotted, overgrown, debris, unkempt, animals
24 undermining broken windows, gas meter gone, electric
25 meter off.

1 We're recommending postponement -- we were
2 recommending postponement to this Hearing Officer, as
3 long as a vacant property registration was in
4 compliance.

5 MR. KOLBE: This property was gone -- had
6 gone to the Hearing Officer and he said, "Well, we're
7 going to get it registered as vacant."

8 And they -- you know, he said, "If you do
9 that, fine. If not, it's going to go on."

10 They didn't do it in the timeframe so that's
11 why it came to you. They have since registered it as a
12 vacant property. And what we're going to do is
13 postpone it until such time as they violate that vacant
14 property registration. When they do, it will be up
15 before your next meeting.

16 THE CHAIRPERSON: Okay.

17 MR. KOLBE: So it's kind of indefinitely
18 postponed. It will be back in a year if they don't do
19 anything because that's how -- the length of time their
20 vacant property registration is good for. So if they
21 don't renew it, you'll be seeing it. If they violate
22 it, you'll be seeing it.

23 THE CHAIRPERSON: Okay. Any comments from
24 the Board?

25 MR. STEWART: No.

1 THE CHAIRPERSON: Okay. Make a motion.

2 MR. ONWUZURIKE: I make a motion we postpone
3 this.

4 THE CHAIRPERSON: Second?

5 MR. STEWART: I'll second.

6 THE CHAIRPERSON: All in favor?

7 BOARD MEMBERS: Aye.

8 MR. KLOPOCINSKI: 103 Blaine.

9 This property was posted 8-5 of '15. At its
10 first posting, this property was found vacant and
11 boarded by federal programs. At this time, there was a
12 Property Maintenance Inspection that occurred 4-15 of
13 '13. All permits required. All permits have passed
14 finals.

15 We're recommending that this property is
16 dismissed from the Board of Appeals upon completion.

17 THE CHAIRPERSON: That's 103 Blaine?

18 MR. STEWART: 103 Blaine. This is out of
19 order here.

20 103 Blaine.

21 MR. ONWUZURIKE: I move to dismiss this
22 property from the list.

23 MR. STEWART: And I'll second it.

24 THE CHAIRPERSON: All in favor?

25 BOARD MEMBERS: Aye.

1 MR. KLOPOCINSKI: 221 Chandler.

2 221 Chandler. This property was posted 8-5
3 of '15. It was found vacant, dilapidated, many broken
4 windows, open to trespass in the back door, holes in
5 the roof, rotted roof, gas meter locked out, electric
6 meter was off, overgrown, debris, unkempt, broken
7 windows.

8 We're recommending that this property remain
9 on the demolition list.

10 MR. STEWART: I make a recommendation
11 221 Chandler remain on the demolition list.

12 MR. ONWUZURIKE: I support.

13 THE CHAIRPERSON: All in favor?

14 BOARD MEMBERS: Aye.

15 MR. KLOPOCINSKI: 26 Clairmont.

16 26 Clairmont Place. This property was posted
17 8-5 of '15. At its first posting of 9-26 of 2013 it
18 was found vacant, open to trespass in the back door, at
19 that time, house was gutted, it needed a total rehab.
20 Gas meter is now on and electric meter is on.

21 Property Maintenance Inspection occurred 10-4
22 of '13. Mechanical permit was needed. All permits --
23 well, all permits were needed. All permits have since
24 expired on the sale to the new owner. Those last
25 permits passed rough inspection back in June of 2014,

1 but, again, all the permits expired upon the sale to
2 the new owner. All permits are needed to be pulled.
3 We haven't really had any progress since the new owner
4 took the property.

5 MR. KOLBE: He came in, got application for
6 permits and we haven't seen him since.

7 MR. KLOPOCINSKI: A lot of progress was made
8 at this property by the last owner. Nothing just has
9 been finalized out at this point.

10 Due to lack of active permits and progress,
11 we're recommending it remain on the demolition list. I
12 wish the owner was here today to explain why nothing
13 has happened yet because it is close. It's come a far
14 way.

15 THE CHAIRPERSON: Okay. Any comments from
16 the Board?

17 What's your pleasure?

18 MR. ONWUZURIKE: I move it remains on the
19 demo list.

20 MR. STEWART: I'll second that.

21 THE CHAIRPERSON: All in favor?

22 BOARD MEMBERS: Aye.

23 MR. KLOPOCINSKI: 47 Edith Street.

24 This property was posted 8-5 of '15. It was
25 found vacant, boarded, boarded by others, one broken

1 window, boarded from the inside, porch, doors and roof
2 dilapidated, overgrown, debris, broken windows, gas
3 meter locked out, electric meter gone. The neighbor
4 was trying to purchase this home but I don't see her
5 here tonight.

6 We're recommending that this property remain
7 on the demolition list.

8 THE CHAIRPERSON: Any comments from the
9 Board?

10 I'm -- could somebody make a motion?

11 MR. STEWART: I'll make a motion that
12 47 Edith Street remain on the demolition list.

13 MR. ONWUZURIKE: I second.

14 THE CHAIRPERSON: All in favor?

15 BOARD MEMBERS: Aye.

16 MR. KLOPOCINSKI: 195 Fisher.

17 Posted 8-6 of '15, this property was found
18 vacant, boarded windows on upper front dormer, this is
19 all at the time of the first posting, 4-11-13.
20 Interior was trashed, siding was being stripped, roof,
21 soffit, trim and fascia was rotting, front porch was
22 rotting, next to playground, unkempt, foundation pushed
23 in on side, new doors and windows were installed with
24 no permits.

25 Since its first posting, it had a Property

1 Maintenance Inspection on 8-20 of 2013. Electrical and
2 plumbing permits have finalized. Building and
3 mechanical permits have expired. Mechanical, we need a
4 proof of the tank removal.

5 We are recommending postponement to final out
6 but we need a commitment to get this finished.

7 MR. STEWART: Is this property about to fall?

8 MR. KOLBE: I haven't been out there. They
9 would be better.

10 MR. KLOPOCINSKI: No.

11 MR. STEWART: It's not getting ready to fall
12 or nothing, is it?

13 MR. KLOPOCINSKI: No, no.

14 MR. STEWART: Okay. Just, it looks sideways.

15 MR. KOLBE: Oh.

16 MR. STEWART: It looks like it's kind of --

17 MR. MORAN: In that one picture, yeah. No,
18 and the biggest question is why somebody would do all
19 this work and just stop.

20 MR. STEWART: Right.

21 MR. KLOPOCINSKI: Or not show.

22 MR. STEWART: You see what I'm saying in the
23 photos?

24 MR. KLOPOCINSKI: The first picture?

25 MR. STEWART: Yeah.

1 MR. KLOPOCINSKI: No, it's not. Sorry, bad
2 angle.

3 MR. STEWART: Oh, okay.

4 THE CHAIRPERSON: Any more comments from the
5 Board?

6 MR. STEWART: I make a recommendation that
7 195 Fisher Avenue remain on the demolition list.

8 MR. ONWUZURIKE: I second that.

9 THE CHAIRPERSON: All in favor?

10 BOARD MEMBERS: Aye.

11 MR. KLOPOCINSKI: 193 Harrison.

12 193 Harrison. This property was posted 8-6
13 of '15. It was found vacant, open to the elements,
14 dilapidated, basement windows missing, holes in siding,
15 rotted trim, siding, soffits, trim and door frames
16 dilapidated, gas meter was gone, electric meter was on,
17 overgrown, debris, unkempt.

18 A Property Maintenance Inspection occurred
19 8-18 of '15 by Building Inspector Dave right here. I
20 want to say that this property, before its Hearing
21 Officer posting in June, previous to that, it -- I had
22 been by the property where it was open to trespass
23 through both doors for a long period of time. There's
24 been some work done there without permits but, since
25 they pulled this Property Maintenance Inspection, there

1 is a new owner, also, at the property.

2 We're recommending that this property is
3 postponed to the November 20th Hearing Officer meeting.

4 Is there anything you want to add about it,
5 Dave?

6 MR. MORAN: Yeah, they did clear up big piles
7 of debris in the back in some of the older pictures.
8 The picture we took on 8-6, that's all gone.

9 MR. STEWART: When did it change ownership?

10 MR. KLOPOCINSKI: Just recently.

11 MR. MORAN: Yeah, just recently. When was
12 it, we looked on the County records, it was deeded? A
13 Quitclaim Deed.

14 MR. KOLBE: Since the last meeting.

15 MR. KLOPOCINSKI: We did look. I just don't
16 remember.

17 MR. KOLBE: It's been sold since the last
18 meeting.

19 MR. KLOPOCINSKI: Since June.

20 MR. MORAN: But I did a Property Maintenance
21 Inspection on this house yesterday, I did a
22 walk-through. It's not a challenge to get this house
23 completed. He does have to, you know, get the
24 necessary permits for everything. But I would
25 recommend that we would postpone it as long as permits

1 are pulled quickly and the progress is made.

2 MR. ONWUZURIKE: Doesn't this belong to
3 Oakland County now?

4 MR. KOLBE: No.

5 MR. KLOPOCINSKI: Two years of back taxes.

6 MR. KOLBE: Yeah, it's two years of back
7 taxes but --

8 MR. STEWART: Okay. I make a recommendation
9 we postpone this until the November 18th meeting.

10 MR. ONWUZURIKE: I second.

11 THE CHAIRPERSON: All in favor?

12 BOARD MEMBERS: Aye.

13 THE CHAIRPERSON: Postponed until November
14 the 18th.

15 MR. KLOPOCINSKI: 208 West Howard.

16 This property was posted 8-5 of '15. It was
17 found vacant, open to trespass, front door window on
18 south elevation and garage was open to trespass, all
19 other windows were boarded, also open to the elements
20 in those same spots, siding, trim and garage are
21 dilapidated, porch is settling, overgrown, debris,
22 unkempt, broken windows, gas meter locked out, electric
23 meter gone. I was inside this home, it looked like
24 work was going on without permits being pulled.
25 Graffiti on the house.

1 We're recommending that this property remain
2 on the demolition list.

3 MR. STEWART: I make a recommendation
4 208 West Howard Street remain on the demolition list.

5 MR. ONWUZURIKE: I second.

6 THE CHAIRPERSON: All in favor?

7 BOARD MEMBERS: Aye.

8 MR. KLOPOCINSKI: 53 Hudson.

9 MR. KOLBE: Are you here for a particular
10 house or are you just kind of listening to the
11 proceedings?

12 UNIDENTIFIED WOMAN: Both.

13 MR. KOLBE: What house are you --

14 UNIDENTIFIED WOMAN: 244.

15 MR. KLOPOCINSKI: 244?

16 UNIDENTIFIED WOMAN: South Paddock.

17 MR. KLOPOCINSKI: South Paddock.

18 MR. KOLBE: Okay. That's already been heard.

19 Okay. Deonna was here to represent the house.

20 UNIDENTIFIED WOMAN: Deonna?

21 MR. STEWART: Was that LeDuff?

22 THE CHAIRPERSON: Yes.

23 MR. STEWART: Yeah, we've already heard that
24 case.

25 UNIDENTIFIED WOMAN: Okay.

1 MR. KOLBE: Okay. You're welcome to listen
2 in on the rest of the proceedings but --

3 UNIDENTIFIED WOMAN: Okay. So I just --

4 MR. KLOPOCINSKI: 53 Hudson.

5 This property was posted 8-5 of '15. It was
6 found vacant, open to trespass, dilapidated, windows
7 and crawl space open to trespass, also to the elements,
8 roof, siding, soffits, trim and porch dilapidated, a
9 mountain of debris behind the house. The house is full
10 of debris, overgrown, unkempt, animals undermining
11 broken windows, gas meter's not visible, electric
12 meter's off.

13 We're recommending that this property remain
14 on the demolition list.

15 MR. STEWART: And that is 53 Hudson, correct?

16 MR. MORAN: Yeah.

17 MR. KLOPOCINSKI: Yes.

18 MR. STEWART: Looks like someone needs to mow
19 the gutters. 53 Hudson, I'm going to make a
20 recommendation that it remain on the demolition list.

21 MR. ONWUZURIKE: I second that.

22 THE CHAIRPERSON: All in favor?

23 BOARD MEMBERS: Aye.

24 MR. KLOPOCINSKI: 23 South Jessie.

25 This property was posted 8-5 of 2015. It was

1 found vacant, open to trespass, dilapidated, rear entry
2 door and windows and garage open to trespass and
3 elements, roof, siding, trim, gutters, porch and garage
4 all dilapidated, overgrown, debris, unkempt, animals
5 undermining, abandoned vehicles, chimney and porch
6 steps are dangerous, gas meter's locked out, electric
7 meter is off.

8 We are recommending that this property remain
9 on the demolition list.

10 MR. STEWART: I make a recommendation
11 23 South Jessie remain on the demolition list.

12 MR. ONWUZURIKE: I second.

13 THE CHAIRPERSON: All in favor?

14 BOARD MEMBERS: Aye.

15 MR. KLOPOCINSKI: 666 East Mansfield Avenue.

16 This property was posted 8-5 of 2015. It was
17 found vacant, open to trespass in the rear of the
18 house. Rear house boarded from the inside. A crawl
19 space and access door open to trespass and the
20 elements, holes in soffit, rear of house dilapidated,
21 missing siding, overgrown, debris, unkempt, broken
22 windows, gas meter locked out, electric meter is off
23 and disconnected.

24 We're recommending that this property remain
25 on the demolition list.

1 MR. STEWART: I make a recommendation that
2 666 East Mansfield Avenue remain on the demolition
3 list.

4 MR. ONWUZURIKE: I second that.

5 THE CHAIRPERSON: All in favor?

6 BOARD MEMBERS: Aye.

7 MR. KLOPOCINSKI: 54 Maple Street.

8 This property was posted 8-5 of '15. This
9 property was found vacant, open to trespass,
10 dilapidated, open to trespass in the front, boarded
11 windows, holes in boards, siding being stripped, trim
12 and interior gutted, front porch is crumbling, tons of
13 debris at the property, gutted inside of the home, gas
14 meter's gone, electric meter's off.

15 We are recommending that this property remain
16 on the demolition list.

17 MR. STEWART: Wow.

18 MR. KLOPOCINSKI: Terrible property.

19 MR. STEWART: I'm going to have to drive by
20 just to see for myself. This is where?

21 THE CHAIRPERSON: Maple Street.

22 MR. STEWART: Maple Street.

23 MR. KLOPOCINSKI: Yeah, it's the only thing
24 on the street.

25 MR. STEWART: I'm going to have to drive by

1 and see this for myself.

2 THE CHAIRPERSON: I don't think I've ever
3 been on that street.

4 MR. KLOPOCINSKI: You'll see they're dumping
5 right there because you can't see that.

6 MR. MORAN: On the south side of the house
7 where you can't see them dump but that's been a dumping
8 ground.

9 MR. STEWART: That's more than one dump trip.

10 MR. KLOPOCINSKI: Yeah. I mean, you could
11 have hours there, if you back up, that's why; that's
12 probably what's going on. Not anymore, there's not
13 enough room to dump anything else.

14 MR. STEWART: I'm going to make a
15 recommendation that 54 Maple Street be -- remain on the
16 demolition list.

17 MR. ONWUZURIKE: I second.

18 THE CHAIRPERSON: All in favor?

19 BOARD MEMBERS: Aye.

20 MR. KLOPOCINSKI: 71 Mechanic.

21 This property was posted 8-5 of '15. It was
22 found vacant, open to trespass in the front and back
23 doors, dilapidated, open to the elements, roof, siding,
24 trim, soffits, porch overhangs and guard rails
25 dilapidated, piles of debris inside and out of the

1 home, gas meter not found, electric meter's gone, this
2 property is just in a terrible state, overgrown.

3 Recommending it remain on the demolition
4 list.

5 MR. STEWART: I make a recommendation
6 71 Mechanic Street remain on the demolition list.

7 MR. ONWUZURIKE: I support.

8 THE CHAIRPERSON: All in favor?

9 BOARD MEMBERS: Aye.

10 MR. KLOPOCINSKI: 192 Mechanic.

11 This property was posted 8-5 of 2015. It was
12 found vacant, dilapidated, open to trespass in the rear
13 window broken out, overgrown, debris, unkempt, animals
14 undermining broken windows, dangerous conditions on the
15 porch, gas meter's gone, electric meter's gone --
16 actually, the gas meter's on. Sorry.

17 We are recommending that this property remain
18 on the demolition list.

19 MR. STEWART: I make a recommendation
20 192 Mechanic Street remain on the demolition list.

21 MR. ONWUZURIKE: I second.

22 THE CHAIRPERSON: All in favor?

23 BOARD MEMBERS: Aye.

24 MR. KLOPOCINSKI: 20 Oakhill.

25 This property was posted 8-5 of 2015. It was

1 found open to trespass in the basement window and
2 garage. The front porch has collapsed, front, rear
3 porch, siding, trim, all dilapidated, garage roof
4 tarped, overgrown, debris, unkempt, gas meter locked
5 out, electric meter off.

6 We are recommending that this property remain
7 on the demolition list.

8 MR. STEWART: Now, this collapse, is this
9 new; is this the way you guys found it?

10 MR. KLOPOCINSKI: Yeah. It's been like
11 this --

12 MR. MORAN: When we first looked at it --

13 MR. KLOPOCINSKI: In June.

14 MR. MORAN: -- prior to the Hearing Officer
15 meeting in June.

16 MR. KLOPOCINSKI: It had been like this for a
17 while.

18 MR. MORAN: Yeah, this has been the shape
19 it's been in since we first looked at it.

20 MR. STEWART: And you know what? Is there
21 any way that we would be able to step this one up so --

22 MR. KLOPOCINSKI: This one's dangerous.

23 MR. STEWART: So the kids -- someone's kid
24 don't go in there? Look at this.

25 MR. MORAN: Yeah, we've got a couple more

1 like this.

2 MR. ONWUZURIKE: It's pretty bad.

3 MR. KOLBE: Uh-huh.

4 MR. KLOPOCINSKI: We got a couple more like
5 this.

6 MR. ONWUZURIKE: Wow.

7 MR. STEWART: I mean, the whole front porch
8 is --

9 MR. MORAN: Yeah, very unsafe.

10 MR. KOLBE: I'll put a note and see what they
11 can do.

12 MR. STEWART: Who are you going to contact,
13 Dan?

14 MR. KOLBE: Joseph.

15 MR. STEWART: Joseph. Okay. All right.

16 MR. KOLBE: You know, I'll let it trickle
17 down from there.

18 MR. STEWART: Right. Okay.

19 MR. KOLBE: But I e-mail him the results of
20 the meeting.

21 MR. STEWART: And are you going to show
22 photos, at least; can you attach --

23 MR. KOLBE: I will let him know that photos
24 are available but I will e-mail him the results of
25 tonight's meeting.

1 MR. STEWART: Yes.

2 MR. KOLBE: And when I do that, I usually, in
3 the e-mail, will highlight those or make note of the
4 ones that you said are a priority and that's why I kind
5 of don't need a whole list of them.

6 MR. STEWART: Right.

7 MR. KOLBE: Because I want to make sure they
8 know these are the priority, do what you can.

9 MR. STEWART: Right. With us voting on this
10 now, there's some -- a little hint of liability now --

11 MR. KOLBE: Right.

12 MR. STEWART: -- with us. Because this is --
13 this is -- this is --

14 MR. KOLBE: Some of these are real bad and
15 there's some more that's coming.

16 MR. STEWART: Okay. All right. I make a
17 recommendation that 20 Oakhill Street remain on the
18 demolition list.

19 MR. ONWUZURIKE: I second.

20 THE CHAIRPERSON: All in favor?

21 BOARD MEMBERS: Aye.

22 MR. KLOPOCINSKI: 84 Orton.

23 This property was posted 8-6 of '15. This
24 property was found vacant, dilapidated, first floor
25 windows boarded, front door unlocked and open, soffits,

1 siding, trim dilapidated and missing, overgrown,
2 debris, unkempt, animals undermining, gas meter gone,
3 electric meter gone.

4 Recommending that this property remain on the
5 demolition list. This property is extremely dangerous.

6 MR. STEWART: And the truck parked there on
7 the sidewalk and neighbors not calling the Sheriff's
8 Department.

9 MR. KLOPOCINSKI: That is the neighbor's
10 truck, I believe.

11 MR. STEWART: Okay.

12 THE CHAIRPERSON: That's why.

13 MR. KLOPOCINSKI: You've been in this house,
14 right, Dave?

15 MR. MORAN: Yeah. The owner pulled the
16 Property Maintenance Inspection and paid for one. I
17 performed that inspection on 7-24-15. He did not meet
18 me at the time of the inspection so that's why you see
19 the picture of the open lock. I happened to notice,
20 after doing the exterior, that the lock was unlocked at
21 the front so I went in by myself. And this house
22 should be condemned. The rain has been pouring in
23 through the roof, all the floor systems structurally is
24 unstable, rotted out. It's just -- the list goes on
25 and on and on. You can see the dilapidation from the

1 outside but the interior is even worse.

2 MR. STEWART: Has the owner been ticketed?

3 MR. MORAN: No.

4 MR. KLOPOCINSKI: I don't know off the top of
5 my head. I -- we have had that gentleman in court for
6 tickets before, I remember. I don't remember if they
7 were written on this property but it's possible.

8 MR. MORAN: He pulled up as I was getting
9 ready to pull away from him being a no-show on this
10 Property Maintenance Inspection. I did send him
11 probably a six- or seven-page letter of violations but,
12 ultimately, this house really should be condemned.

13 MR. STEWART: Okay. Well, I'm going to make
14 a recommendation that 84 Orton Avenue remain on the
15 demolition list.

16 MR. ONWUZURIKE: I second.

17 THE CHAIRPERSON: All in favor?

18 BOARD MEMBERS: Aye.

19 MR. KLOPOCINSKI: 13 Palmer.

20 Property was posted 8-5 of '15. It was found
21 fire damaged, one unit is vacant, one unit was
22 occupied, I'm told it is no longer.

23 MR. STEWART: It's occupied.

24 MR. KLOPOCINSKI: It is again?

25 MR. STEWART: (Nods head.)

1 MR. KLOPOCINSKI: Some windows boarded, fire
2 damage in the home, melted soffit material, overgrown,
3 debris, unkempt. Gas meter, once again, one is locked
4 out, one is on. Electric meter, one is on, one is off.

5 Was supposed to have a Property Maintenance
6 Inspection pulled by mid-February, that never occurred.

7 We're recommending that this property remain
8 on the demolition list.

9 MR. STEWART: I make a recommendation that
10 13 Palmer remain on the demolition list.

11 MR. ONWUZURIKE: I second.

12 MR. STEWART: That fire was what, over ten
13 years ago?

14 MR. KLOPOCINSKI: It was.

15 THE CHAIRPERSON: Yeah, I thought we had this
16 house before.

17 MR. STEWART: No, it was just that --
18 probably that fire. That fire, that fire is what, ten
19 years old?

20 MR. KLOPOCINSKI: Really?

21 MR. STEWART: Oh, absolutely.

22 MR. KLOPOCINSKI: I didn't know that. I
23 thought it was recent.

24 MR. STEWART: And the one unit, that's been
25 years ago.

1 THE CHAIRPERSON: All in favor?

2 BOARD MEMBERS: Aye.

3 MR. KLOPOCINSKI: 822 Pensacola.

4 822 Pensacola. This property was posted 8-5
5 of '15, overgrown, debris, unkempt, animals undermining
6 broken windows, gas meter locked out, electric meter
7 off, vacant.

8 We're recommending that this property remain
9 on the demolition list.

10 MR. STEWART: I make a recommendation
11 822 Pensacola Avenue remain on the demolition list.

12 MR. ONWUZURIKE: I support.

13 THE CHAIRPERSON: All in favor?

14 BOARD MEMBERS: Aye.

15 MR. KLOPOCINSKI: 119 Pingree.

16 This property was posted 8-5 of '15. It was
17 found vacant, open to trespass, severely fire damaged,
18 front door, windows, basement windows, garage were all
19 open to trespass and the elements, overgrown, debris,
20 unkempt, animals undermining broken windows, gas meter
21 locked out, electric meter gone.

22 Recommend that this property remain on the
23 demolition list.

24 MR. STEWART: I make a recommendation that
25 119 Pingree Avenue remain on the demolition list.

1 MR. ONWUZURIKE: I second.

2 THE CHAIRPERSON: All in favor?

3 BOARD MEMBERS: Aye.

4 MR. KLOPOCINSKI: 127 Prospect.

5 This property was posted 8-5 of '15. It was
6 found vacant, open to trespass, dilapidated, open to
7 trespass on the windows on the east elevation, open to
8 the elements on the windows on the east elevation and
9 the window openings boarded from the inside,
10 dilapidated at the windows, trim, siding and porch, a
11 pile of junk and debris in the rear yard, graffiti on
12 the home, attractive nuisance, overgrown, debris,
13 unkempt, animals undermining broken windows, gas meter
14 is gone, electric meter is gone.

15 We're recommending that this property remain
16 on the demolition list.

17 MR. STEWART: I make a recommendation
18 127 Prospect Street remain on the demolition list.

19 MR. ONWUZURIKE: I second.

20 THE CHAIRPERSON: All in favor?

21 BOARD MEMBERS: Aye.

22 MR. KLOPOCINSKI: 65 North Sanford Street.

23 This property was posted 8-5 of '15. It was
24 found vacant, severely fire damaged, open to the
25 elements and trespass all over the home because of the

1 fire, gas meter not visible, electric meter off.

2 We are recommending that it remain on the
3 demolition list.

4 MR. STEWART: I make a recommendation that
5 65 North Sanford Street remain on the demolition list.

6 MR. ONWUZURIKE: I second.

7 THE CHAIRPERSON: All in favor?

8 BOARD MEMBERS: Aye.

9 MR. ONWUZURIKE: This is another dangerous
10 one, too.

11 MR. KLOPOCINSKI: Yes. 881 Spence.

12 This property was posted 8-5 of '15. It was
13 found vacant, open to trespass in the rear door,
14 boarded; window, trim, chimney, front porch all
15 dilapidated; loads of debris in the yard and driveway;
16 interior gutted down to the studs and full of
17 construction debris; gas meter's locked out; electric
18 meter is gone. This has been a problem for the
19 neighbors for a while now.

20 We're recommending that this property remain
21 on the demolition list.

22 MR. STEWART: 881 Spence Street I recommend
23 remain on the demolition list.

24 MR. ONWUZURIKE: I second.

25 THE CHAIRPERSON: All in favor?

1 BOARD MEMBERS: Aye.

2 MR. MORAN: Crazy, somebody just spent all
3 that money to put a brand new roof on that house.

4 MR. KLOPOCINSKI: 113 Starlite.

5 This property was posted 8-5 of '15. This
6 property had a Property Maintenance Inspection
7 scheduled 7-10 of 2014. They were told to pull a
8 building permit. They have pulled that permit. They
9 are continuing with work over here on 113 and the
10 neighboring unit.

11 We're recommending postponement until the
12 November Board of Appeals meeting.

13 MR. STEWART: I make a recommendation that we
14 postpone 113 Starlite Lane and 115 Starlite Lane until
15 the November 18th meeting.

16 MR. ONWUZURIKE: I second.

17 THE CHAIRPERSON: All in favor?

18 BOARD MEMBERS: Aye.

19 MR. KLOPOCINSKI: Yeah, he did them both;
20 that's good.

21 35 Taylor Street.

22 THE CHAIRPERSON: Oh, Lord.

23 MR. KLOPOCINSKI: Oh, gosh. Yeah. Yeah,
24 the --

25 MR. STEWART: Is that a house there?

1 MR. KLOPOCINSKI: There was a house that was
2 demoed in front of it years ago, I realized.

3 MR. KOLBE: There was actually two houses and
4 we demoed the first one but not the second one.

5 MR. KLOPOCINSKI: Yeah, this was a back one
6 that I discovered.

7 MR. STEWART: You didn't know it was even
8 there?

9 MR. KLOPOCINSKI: Yeah, I knew it was there
10 but I always thought there was a demo order on it.
11 Then I realized, no, that was the old demo order from
12 the house in front that was taken down years ago. And
13 this has always been sitting there, everyone thinking
14 it had a demo order but it was for the house that was
15 already taken down.

16 MR. STEWART: You can't really see that
17 unless you really look to see that there's a house back
18 there.

19 THE CHAIRPERSON: And it's hard to pin down
20 the address on this one, too.

21 MR. KLOPOCINSKI: Yes, that's the problem.
22 So it's here.

23 MR. STEWART: Okay.

24 MR. KLOPOCINSKI: 8-5-15, it was posted,
25 terrible shape, entry door open to trespass, if you can

1 get through there because the porch is falling. Roof,
2 siding, trim, porch and windows all dilapidated.
3 Overgrown, debris, unkempt, gas meter non-visible,
4 electric meter disconnected, loads of debris on the
5 property.

6 MR. STEWART: May I ask if you can identify
7 the owner of this property for me, for the record.

8 MR. KLOPOCINSKI: This property is owned by
9 Grace Gospel Fellowship.

10 MR. STEWART: Okay. Thank you. I make a
11 recommendation that 35 and 37 Taylor Street remain on
12 the demolition list.

13 MR. ONWUZURIKE: I second that.

14 THE CHAIRPERSON: All in favor?

15 BOARD MEMBERS: Aye.

16 MR. KLOPOCINSKI: 311 South Tilden Avenue.

17 This property was posted 8-6 of '15, at its
18 original posting was found vacant and unkempt. A --
19 since then, a lot of progress has been made. The
20 neighbor has been speaking to the owner in trying to
21 purchase this property.

22 A Property Maintenance Inspection was pulled
23 8-20 of '14. The neighbor is currently still going --
24 trying to get an agreement with the owner who lives out
25 of state and is hard to contact.

1 We're recommending postponement so a purchase
2 agreement can be signed.

3 MR. STEWART: I'll make a recommendation that
4 311 South Tilden Avenue be postponed until the
5 November 18th meeting.

6 MR. ONWUZURIKE: I second.

7 THE CHAIRPERSON: That's been a problem for,
8 like, ten years.

9 MR. KOLBE: But it's --

10 MR. KLOPOCINSKI: He's cleaned it up a lot.

11 MR. KOLBE: Majorly cleaned up compared to
12 what it started at.

13 THE CHAIRPERSON: Oh, yeah. Because when the
14 owner died, they left everything, even his car, sitting
15 there for, like, ten years.

16 MR. KLOPOCINSKI: Until now?

17 THE CHAIRPERSON: Yep.

18 MR. KOLBE: Yeah, we've sent the owner, since
19 then, notices about the abandoned vehicle and the
20 backyard was not mowed, it has to be taken care of.

21 THE CHAIRPERSON: Oh, yeah.

22 MR. KOLBE: He's been doing a great job in
23 the front.

24 THE CHAIRPERSON: Yes, he has.

25 MR. KOLBE: But we're trying to get a

1 catalyst of doing something.

2 THE CHAIRPERSON: Good.

3 MR. STEWART: Can I re-call a property,
4 please; can I --

5 35, 37 Taylor Street.

6 MR. KOLBE: Okay.

7 MR. STEWART: Has there been any interaction
8 with the owners of this property?

9 MR. KOLBE: Yes.

10 MR. KLOPOCINSKI: They have spoke about
11 taking the property down. They said they will be --
12 and I think Dan probably knows better than me but they
13 spoke to him about they'll be demoing it before --

14 MR. KOLBE: When I talked to them --

15 MR. KLOPOCINSKI: -- the City does.

16 MR. KOLBE: -- about going to the
17 Hearing Officer and he goes, "By all means, let it go.
18 We're planning on tearing it down ourselves but we
19 don't want to stand in the way of the demolition order
20 going through." So they basically said, "Have it go,
21 we're not going to contest it." But they are looking
22 at tearing it down themselves.

23 MR. STEWART: So they are looking at using
24 their dollars and not our City dollars to tear this
25 down?

1 MR. KOLBE: Correct. But they said, "Go
2 ahead and have a demolition order put on it." So, by
3 all records, it has a demolition order on it. But they
4 are planning on doing that themselves.

5 MR. STEWART: You know, they claim to be --
6 and I'm not using this as a platform to air my concerns
7 but, you know, you -- you claim, as an organization,
8 you're doing so much to help the community and, you
9 know, you own this and then the City coffers are being
10 used to clean it up.

11 MR. KOLBE: Well, I think they were almost as
12 surprised as what we were that there was a -- you know,
13 well, that house was demoed. It was like, no, there
14 was two houses on it.

15 Really? Okay. Well, let's take care of it.

16 MR. STEWART: Okay.

17 MR. KOLBE: And they said, "Go ahead, do your
18 paperwork, let it go through. We're not going to
19 contest it but we're planning on taking it down now."

20 MR. STEWART: Okay. So Grace Centers is
21 tearing it down themselves?

22 MR. KOLBE: That's what their plan is.

23 MR. STEWART: Okay. Thank you.

24 MR. KLOPOCINSKI: 184 Wall.

25 This property was posted 8-5 of '15. It was

1 found vacant, open to trespass through the side door,
2 open to the elements through the side door, roofing,
3 siding, trim and windows rotted.

4 We're recommending that this property remain
5 on the demolition list.

6 MR. STEWART: I make a recommendation that
7 184 Wall Street remain on the demolition list.

8 MR. ONWUZURIKE: I second.

9 THE CHAIRPERSON: All in favor?

10 BOARD MEMBERS: Aye.

11 MR. KLOPOCINSKI: 86 Willard.

12 This property was posted 8-5 of '15. This
13 property was found vacant, open to trespass in the
14 front, dilapidated, roof, siding, trim, gutters
15 dilapidated, interior and exterior trashed, gas meter
16 gone, electric meter off.

17 We're recommending that this property remain
18 on the demolition list.

19 MR. STEWART: I make a recommendation that
20 86 Willard remain on the demolition list.

21 MR. ONWUZURIKE: I second.

22 THE CHAIRPERSON: All in favor?

23 BOARD MEMBERS: Aye.

24 MR. STEWART: They're putting in new homes
25 over there, right?

1 MR. KLOPOCINSKI: Yeah.

2 MR. STEWART: That's the Unity Park?

3 MR. KLOPOCINSKI: So it will be nice.

4 MR. STEWART: So maybe we'll get a Unity Park
5 house where 86 Willard sat.

6 THE CHAIRPERSON: No kidding? Okay. Do we
7 have any closing comments?

8 None.

9 MR. KOLBE: The only thing I have is, if you
10 can, at the next meeting check your calendar.
11 Typically, it's the third Wednesday of the month.
12 January will probably be an exception because of New
13 Year's Day and the weekend falling in there. It will
14 probably be the fourth Wednesday of this -- oh, I'm
15 sorry. It's not going to be an issue. We'll have to
16 move that to February because of I have to have 30 days
17 in between the meetings so probably the February
18 meeting may be moved back a little bit. But we haven't
19 finalized all my dates yet but, typically, the third
20 week of February, May, August and November.

21 MR. STEWART: Okay.

22 MR. KOLBE: To kind of get an idea as to --
23 I'll probably send that calendar out to you before
24 then, when we -- to remind you of the meeting but that
25 will be the next time.

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MR. STEWART: All right. Thank you.

THE CHAIRPERSON: Meeting adjourned at 7:32.

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (144) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

