

**MINUTES
BUILDING BOARD OF APPEALS
April 21, 2016 2:00 p.m.
City Commission Chambers**

CALL TO ORDER

Chair Emig called the meeting to order at 2:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Vice Chair, Gary Wark, Linda Servis, David Hyde, Lyndia Bruckbauer

Members Absent: Charles Kiplinger, Emily Parfet

City Staff: Robert McNutt, Building Official; Carmela Hostiguin, Recording Secretary

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mrs. Servis, seconded by Mr. Wark moved to approve the minutes of March 17, 2016 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

INITIAL HEARINGS

1517 Portage St. – This property is located in a CO District (Commercial/Residential) in the Southside neighborhood. The 43' X 92' property contains a 1080 sq. ft. 1 story commercial building built in 1915. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property. **JOSEPH A. & GLORIA A. BLANCHARD** are shown as Owners. Owners have Fee Simple and title on record as of 2007. There are delinquent taxes and unpaid tax liens. The 2015 SEV is \$15,100. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,217 and that of the entire property \$30,752.

Mr. McNutt stated as of March 31st 2016, the property went back to the County Treasurer for failure to pay property taxes. House was condemned for meth; exterior dwelling unit and garage is deteriorated, tarp on the roof, missing shingles and tarp on roof have now been ripped away leaving all the roof decking exposed. Mr. McNutt was at property about a month prior to the April 21st BBA meeting, and found an open door. Door has been secured by the City. Interior ceiling on the first floor has collapse due to the rainy weather.

Staff recommends adoption of the following motion:

The building Board of Appeals finds that the structure and grounds at 1517 Portage St. constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 03/30/2016 Building Board of Appeals Notice of Determination and Hearing. **The owner, which is now the county, is ordered to obtain new permits and commence either demolition or exterior and structural repairs by April 29, 2016 and complete all exterior and structural repairs or demolition by May 20, 2016**, based on conditions ordered by City Building Board. Conditions include: property must be boarded up and secured, and all delinquent taxes must be paid up to date. Mr. McNutt mentioned the County Treasurer, Mary Balkema, sent the City a list of properties that they would like to demo, and this is one of those properties. If the board finds this to be a blighted property; Mr. McNutt stated he will issue a blight notice for this which will in fact move forward the County’s request for demolition.

There were no comments from the public.

Chair Emig closed the public hearing.

FINDING OF FACT

Mr. Wark moved the Finding of Fact as follows:

1. The Finding of Fact for 1517 Portage St. shall include all information included in the notice of public hearing dated March 30th, 2016 and the summary information.

Mrs. Servis seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Emig moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mrs. Servis.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

OTHER

Mr. McNutt gave an update on the following properties.

1950 Portage St.; owner came in to office on April 20th 2016, and picked up report. Mr. McNutt reiterated that the deadline was April 24, 2016 and had not heard from the owner's legal representation, either. Mr. McNutt mentioned the owner is a City employee and he came in a couple days before the deadline to pull permits, however; he only picked up the report. He has not heard of any other information regarding this address.

429 Reed Ave.; Mr. McNutt stated he has not heard anything regarding this property, no contact from owner.

1031 W Paterson St.; Mr. McNutt advised there is a tenant that has his belongings in the rear building behind the property. He mentioned the tenant has not been able to contact the owner to be able to remove his items. Mr. McNutt stated, at the time, he wasn't aware there was a tenant renting out space.

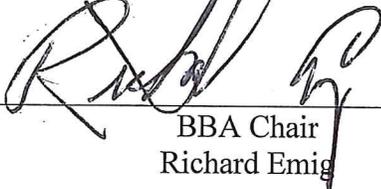
ADJOURNMENT

Mr. Emig moved to adjourn the meeting.

With a unanimous vote the meeting was adjourned at 2:25 p.m.

Submitted by:  Date 7/15/14
BBA Recording Secretary
Carmela Hostiguin

Reviewed by:  Date _____
Building Official
Robert McNutt

Approved by:  Date 2/21/16
BBA Chair
Richard Emig