

Charter Township of Canton Dangerous Building – Show Cause Hearing – August 14, 2018

A Dangerous Building Show Cause Hearing by the Board of Trustees of the Charter Township of Canton was held Tuesday, August 14, 2018 at 1150 Canton Center S., Canton, Michigan. Supervisor Williams called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance to the Flag. Members Present: Anthony, Foster, Siegrist, Slavens, Sneideman, Williams Members Absent: Graham-Hudak Staff Present: Township Legal Counsel – Kristen Kolb, Director Faas, Ordinance Officer – Turowski, Ordinance Officer – Mark Hook

GENERAL CALENDAR: Hold Show Cause Hearings on Four Properties that were Determined to be a Danger to the Community: 7996 Charrington This hearing has been scheduled to allow the owner(s) of real property located at 7996 Charrington to show-cause why the Township should not take action to enforce the April 4, 2018 order of the Dangerous Buildings Hearing Officer relative to improper or incomplete installation of a backyard swimming pool. **Township Representative Comment:** Ordinance Officer Turowski outlined to the board the details of the properties condition. She stated that they have been working with the homeowners to have the fencing installed surrounding the homeowners pool. She stated the homeowners are indeed making an effort to comply. **Homeowner Comment:** The homeowner commented she has moved fencing to the front of the home and currently has the matching fencing on order. She had a vendor who took \$7000 from her without doing the work. Her neighbor is assisting with pouring the cement. Because the owner **has not** shown cause as to why the order of the Hearing Officer should not be enforced, motion by Siegrist, supported by Anthony that the owner shall be granted one final extension of 60 days to bring the property into compliance with the order. If after 60 days, the property owner still has not complied with the order, that the Township proceed to take such actions as are necessary to bring the property into compliance with the order. The costs incurred by the Township in effectuating the compliance shall be reimbursed to Canton by the property owner. If the property owner fails to pay such amounts within 30 days after receiving an invoice, the Township shall place a lien on the property as prescribed by law. Motion carried by all members present. **48769 Hanford** This hearing has been scheduled to allow the owner(s) of real property located at 48769 Hanford to show cause why the Township should not take action to enforce the April 12, 2018 order of the Dangerous Buildings Hearing Officer to demolish an unsafe accessory structure on the property. **Township Representative Comment:** Ordinance Officer Turowski outlined to the board the details of the properties condition. Turowski stated the township has received several complaints regarding accessory structures constructed on the property without a permit. In January 2018 she contacted the homeowner explaining a permit is required. The homeowner was informed a permit application must be submitted by June 8, 2018. On April 6th the township building inspector completed a report stating the structures should be demolished. The homeowner contacted Turowski today to request an extension on this hearing as he was not available to attend. Based on the recommendation of the township attorney, the hearing is to proceed. **There was no homeowner representative present.** Because the owner **has not** shown cause as to why the order of the hearing officer should not be enforced, motion by Siegrist, supported by Anthony, that the Township proceed to take such actions as are necessary to comply with the order. The costs incurred by the Township in effectuating the compliance shall be reimbursed to Canton by the property owner. If the property owner fails to pay such amounts within 30 days after receiving an invoice, the Township shall place a lien on the property as prescribed by law. Motion carried by all members present. **46109 Ford/49106 Gorman** This hearing has been scheduled to allow the owner of real property located at 46109 Ford Road/49106 Gorman to show cause why the Township should not take action to enforce the April 4, 2018 order of the Dangerous Buildings Hearing Officer to demolish certain dangerous structures located on the property. **OPTION #2:** Because the owner **has not** shown cause as to why the order of the Hearing Officer should not be enforced, the owner shall be granted one final extension of 60 days to bring the property into compliance with the order. If after 60 days, the property owner still has not complied with the order, the Township may proceed to take such actions as are necessary to bring the property into compliance with the order. The costs incurred by the Township in effectuating the compliance shall be reimbursed to Canton by the property owner. If the property owner fails to pay such amounts within 30 days after receiving an invoice, the Township shall place a lien on the property as prescribed by law. **Township Representative Comment:** Ordinance Officer Turowski outlined to the board the details of the properties condition. On April 27, 2016 she spoke to the resident regarding 2 accessory structures. On September 7, 2017 she put 2 structures on the Dangerous Hearing list. There is a primary home and 2 accessory structures. One is a garage the homeowner wanted to keep the front of the garage, but demolish the structure attached to the rear of the garage (similar to a lien to). The homeowner submitted a demo permit on June 18, 2018, however, the building department required some sort of site plan for the demolition, which the resident did not comply with. The resident has since removed the back section of the garage. The homeowner has a party interested in purchasing the property. At this point the township just needs the homeowner to pull a permit to bring the structures in compliance and finish removing the bull-pen. There is no current issue with the home structure. **Homeowner Comment.** The homeowner commented he has cleaned up the structure that was taken down, had the second building has been deconstructed because he would like to reconstruct the structure in another location. He feels he could complete the work within the 60 days if the township would give him the time. Because the owner **has not** shown cause as to why the order of the Hearing Officer should not be enforced, motion by Siegrist, supported by Anthony that the owner shall be granted one final extension of 60 days to bring the property into compliance with the order. If after 60 days, the property owner still has not complied with the order, that the Township proceed to take such actions as are necessary to bring the property into compliance with the order. The costs incurred by the Township in effectuating the compliance shall be reimbursed to Canton by the property owner. If the property owner fails to pay such amounts within 30 days after receiving an invoice, the Township shall place a lien on the property as prescribed by law. Motion carried by all members present. **44112 Yost** This hearing has been scheduled to allow the owner(s) of real property located at 44112 Yost Road to show cause why the Township should not take action to enforce the March 23, 2018 order of the Dangerous Buildings Hearing Officer to demolish an unsafe structure located on the property. **Township Representative Comment:** Ordinance Officer Hook outlined to the board the details of the properties condition. The property went vacant about a year and a half ago and Hook became acquainted with the conditions of the property about a year ago. The homeowners appear to have walked away from the property. He would contact the owners when it had been vandalized. The homeowner had agreed to board up the property. Hook has had public safety officers out to the property on three occasions to re-secure the property. There is a shed in the back and the house is in disrepair. Vandals have been in the home and all the doors, both interior and exterior have been taken, plaster badly damaged, no power in the home, and mold in the basement. There has been no communication regarding the written correspondence or phone calls in the last 9 months. **There was no homeowner representative present.** Because the owner **has not** shown cause as to why the order of the hearing officer should not be enforced, motion by Siegrist, supported by Anthony, that the Township proceed to take such actions as are necessary to comply with the order. The costs incurred by the Township in effectuating the compliance shall be reimbursed to Canton by the property owner. If the property owner fails to pay such amounts within 30 days after receiving an invoice, the Township shall place a lien on the property as prescribed by law. Motion carried by all members present. Director Faas complimented Ordinance Officers Hook and Turowski for their diligence with regard to these properties. Faas thanked audience member Joe Phillips, outgoing member of the Dangerous Buildings Board, for his many years of service to the community and his professionalism with regard to handling these very sensitive issues. Faas introduced Dennis Robare in coming member of the Dangerous Buildings Board. The meeting was adjourned at 6:18p.m. Motion carried unanimously. **Michael A. Siegrist, Clerk** **Pat Williams, Supervisor**