

## CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS

### Minutes of Meeting – March 14, 2019

The City of Portage Construction Board of Appeals meeting of March 14, 2019 was called to order at 5:00 PM in Conference Room #2 of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

#### MEMBERS PRESENT:

Todd Gasaway; Gary Gilchrist; Barney Martlew; Lawrence Schmidt; and George Theodoru.

#### MEMBERS ABSENT:

None

#### MEMBERS EXCUSED:

William Leach and Sheldon Smith.

#### IN ATTENDANCE:

Terry Novak, Deputy Director of Building and Housing Services and Mike Beery, Senior Building Inspector.

#### APPROVAL OF MINUTES:

The minutes of January 18, 2018 were approved.

#### BOARD ACTION:

##### 5323 Meredith Street – Show Cause Hearing

Chairman Schmidt introduced the item to the Board. Ms. Julie Hensley, owner of the property was in attendance. Deputy Director Novak provided an overview of the project and its stalled progress. Deputy Director Novak indicated that the original building permit for the project was issued on July 6, 2017, and due to a lack of progress, it was necessary to reissue/extend the building permit on May 18, 2018. The reissued building permit had expired and the modular building remained on concrete blocks. Deputy Novak advised that on March 13, 2019, he met with a perspective purchaser of the building, Ms. Beradene Thimlar. At the meeting Ms. Thimlar submitted a communication indicating that she wished to purchase and move the building, however, was afraid she would not be able to comply with

30-day building removal requirement of the unsafe structure notice. Ms. Thimlar requested that the timeframe for the building's removal be extended to June 1, 2019. A copy of Ms. Thimlar's communication was provided to the Board. Deputy Director Novak advised the Board that in an effort to assist both parties, the Department of Community Development was agreeable to the requested June 1, 2019 extended deadline. Various members of the Board inquired as to the condition of the site. Senior Building Inspector Beery advised that the building had remained closed to casual entry and that minimal disruption to the site had occurred. Ms. Hensley spoke to the Board and advised that the project has encountered several setbacks and that she believed extending the requirement for the removal of the building to June 1, 2019 will prove sufficient for the sale and removal of the building.

After a brief discussion, a motion was made by Member Martlew that the building located at 5323 Meredith Street be removed from the site by June 1, 2019. After the building is removed, grass seed is to be spread on the disturbed area of the site. Should the owner fail to comply with the order, the matter shall be referred to City Council with a recommendation that the city be authorized to raze/remove the building and any junk and debris on the site. Any and all costs incurred for such action shall be due and payable as permitted in the City of Portage Unsafe Structure Ordinance. Member Gasaway seconded the motion. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 5:20.

Respectfully Submitted,



Terry A. Novak,  
Deputy Director of Building and Housing Services