



City of Ann Arbor

Meeting Minutes

BUILDING BOARD OF APPEALS

Thursday, January 10, 2013

1:30 P.M.

City Hall, 301 E. Huron, 2nd Fl., Council Chambers

A. CALL TO ORDER

Chair Ken Winters called the meeting to order at 1:34 pm. EST.

B. ROLL CALL

Chair Ken Winters called the roll.

Present: 4 – Ken Winters, Robert Hart, Paul Darling, Sam Callum

Absent: 1 - Robert Reik

C. APPROVAL OF AGENDA

A motion was made by Ken Winters, there was no dissention, that the agenda be approved. On a voice vote, the Chair declared the motion carried.

D. APPROVAL OF MINUTES – *None.*

E. APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

- E-1 BBA13-0001 - 700 North Main Street, Ann Arbor, MI 48104
09-09-2-412-041 (six houses formerly known as 700 N. Main, 708 N. Main, 712 N. Main, 718 N. Main, 722 N. Main and 724 N. Main)
Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render each of the six buildings dangerous Owner ordered to**

show cause why the buildings should not be made safe or demolished.

PRESENTATION BY STAFF:

Building Official Ralph Welton referenced the Staff Report in the packet and stated that:

The City has received preliminary indication that the owner and other interested parties are willing to waive all proceedings, admit that the buildings are dangerous under the ordinance, and consent to demolition as provided under Section 8:389 of the Ann Arbor City Code. The property is in mortgage foreclosure.

A waiver will allow the demolition to move forward using funds available from HUD. Given the potential resolution, Staff recommends that the BBA adjourn this show cause hearing to January 31, 2013 at 1:30 pm EST. This hearing will not be held if the owner and other interested parties have executed a formal waiver prior to the hearing.

If a written waiver is received, Section 8:389 states the BBA “may have said the building demolished.” Consistent with this provision, Staff recommends that the BBA approve the motion indicating that the building be demolished conditioned on receipt of the written waiver.

PRESENTATION BY OWNER

Chair Ken Winters asks if any owner or interested parties would like to speak. The Chair noted no persons came forward to speak.

COMMENTS BY MEMBERS OF THE AUDIENCE

Chair Ken Winters asked if any other member of the audience wished to speak.

Margaret Shankler came forward and stated that she lives directly behind the buildings and is speaking on behalf of the neighborhood association. They expressed concern about the dangerous condition of these houses and wanted to know if the waiver deadline of January 31, 2013 was not met, whether the City would still go forward.

Tom Solvert, came forward and stated that he is with Champion Management located at 1102 Traver, owns 110 & 112 E. Summit and is on the historic district commission. He stated that he had been interested rehabilitating one or two of the houses but found out it would be too difficult and time consuming, considering that all houses are under one parcel identification number. He stated

that he hoped that the decision to demolish the houses would happen in a timely fashion.

Ralph Welton and Kristen Larcom stated that these developments are very recent and indications are that all parties are interested in cooperating with the City. Noting no further speakers the Chair declared the hearing closed.

BOARD DISCUSSION

The members of the Board took into consideration the testimony by staff, the owner and any interested parties, and any others who spoke and discussed the matter.

Sam Callum asks why now and how did the houses get into such a state of disrepair and asked who owns these properties.

Kevin McDonald stated that this site had been zoned PUD for the Near North development, but the project is not going forward as none of the interested parties has the means to go forward with it. He stated that the City does not have a financial interest in these properties. Kevin McDonald stated that the waiver will expedite the process. Costs to the City will be placed as liens on the property.

Paul Darling asks about salvage of materials.

A motion was made by Ken Winters, seconded by Paul Darling that in BBA13-001, the Building Board of Appeals hereby adjourns the show cause hearing for the buildings on the property at 700 N. Main Street that originally had addresses of 700 N. Main, 708 N. Main, 712 N. Main, 718 N. Main, 722 N. Main and 724 N. Main until January 31, 2013 at 1:30 pm EST, which will be held on that date unless all necessary parties, as determined by the City, have executed a waiver and consent for demolition consistent with Section 8:389 of Ann Arbor City Code, on a form acceptable to the City Attorney.

On a voice vote, the vote was as follows with the Chair declaring the motion carried:

Yeas: 3 –Ken Winters, Paul Darling and Robert Hart

Nays: 1 – Sam Callum

Ken Winters made a second motion, seconded by Paul Darling that the Building Board of Appeals order that the buildings be demolished as soon

as possible, upon the condition that the City receives the written waiver and consent consistent with Section 8:389 of Ann Arbor City Code.

Robert Hart moved to amend the motion to add that there is available HUD funding and if there is any difference then it will be made up by placing liens on the property.

On a voice vote on the motion as amended, the vote was as follows with the Chair declaring the motion as amended carried:

Yeas: 3 –Ken Winters, Paul Darling and Robert Hart

Nays: 1 – Sam Callum

- D. OLD BUSINESS – *None.*
- E. NEW BUSINESS – *None.*
- F. REPORTS AND COMMUNICATIONS – *None.*
- G. AUDIENCE PARTICIPATION – *None.*
- J. ADJOURNMENT

A motion was made by Robert Hart, seconded by Sam Callum, that the meeting be adjourned. On a voice vote, the Chair declared the motion carried.

The meeting was adjourned at 2:22 p.m. EST.