

LINCOLN PARK MICHIGAN
DANGEROUS BUILDING BOARD AND CONSTRUCTION CODE OF APPEAL
MINUTES August 25, 2022

DANGEROUS BUILDING AND CODE OF APPEALS HEARING

A meeting of the Dangerous Building and Code of Appeals board was called to order at **7:00 p.m. by Joe Palmer**

PRESENT: R. LoDuca, M. Lukasik, J. Palmer, S. Leader

ABSENT:

EXCUSED: Ed Behr

ALSO PRESENT: Secretary Amy Higgins, J. Meyers, Councilwoman Ross, Chris Goerge

APPROVAL OF MINUTES

MOVED By: M. Lukasik

SUPPORTED BY: S. Leader

OLD BUSINESS:

CASE NO: DDB: 22-04 1203 PARK - Parcel ID Number 45-009-02-0041-000

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at 1203 Park Lincoln Park, MI., Parcel ID # 45 009 02-0041-000 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Angel Ruiz to whom said were mailed, being the name and address as it appears on the title search **WAS NOT** present.

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DDB # 22-04 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **THIS CASE BEING: hereby order that said structure be referred to the city council to be demolished Immediately.**

MOVED BY: S Leader

SUPPORTED BY: M. Lukasik

Motion carried unanimously

CASE NO: **DBB 22-03 2190 MORRIS - Parcel ID Number: 45-004-03-0367-000**

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **2190 Morris Lincoln Park, MI.**, Parcel ID # 45 004-03-0367-000 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Michael Norton to whom said were mailed, being the name and address as it appears on the title search **WAS NOT** present. Deceased - sister Penny Sue Shepherd responded through an attorney Laura M Krystal.

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DBB # 22-03 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **to be fixed and repaired within 6 months of this hearing Qualifying for a certificate of Approval to occupy by the Building departments. All renovations requiring a permit must be pulled.**

MOVED BY: R Luduca

SUPPORTED BY: M. Lukasik

Motion carried unanimously

CASE NO: 22-05 4185 Coolidge Parcel ID Number: 45-002-04-0036-000

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **4185 Coolidge Lincoln Park, MI.**, Parcel ID # 45- 002- 04-0036-000 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Vrim Sejdini to whom said were mailed, being the name and address as it appears on the title search **WAS NOT** present. Was present in July with the assistance of a Friend - meeting was canceled for lack of quorum.

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DBB # 22-05 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **to be fixed and repaired within 6 months of this hearing. Qualifying for a certificate of Approval to occupy by the Building departments. All renovations requiring a permit must be pulled.**

NEW BUSINESS:

CASE NO: **DBB 22-06 1594 Austin - Parcel ID Number: 45-007=09-0021-002**

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at 1594 Austin Lincoln Park, MI., Parcel ID # 45-007-09-0021-002 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Angel Ruiz to whom said were mailed, being the name and address as it appears on the title search **WAS NOT** present.

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DBB # 22-06 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **THIS CASE BEING: hereby order that said structure be referred to the city council to be demolished Immediately.**

MOVED BY: S Leader

SUPPORTED BY: M. Lukasik

Motion carried unanimously

CASE NO: **22-07 1670 Richmond- Parcel ID Number: 45-016-02-0104-300**

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at 1679 Richmond Lincoln Park, MI., Parcel ID # 45-016-02-0104-300 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Chris George principal owner to whom said were mailed, being the name and address as it appears on the title search **Was** present. Chris George

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DBB # 22-07 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **THIS CASE BEING: hereby order that said structure be to be demolished Immediately at the cost of the property owner. Contractor to pull permit within 30 days demo complete within 6 months.**

MOVED BY: S Leader
SUPPORTED BY: M. Lukasik
Motion carried unanimously

CASE NO: DBB 22-08 2105 Morris - Parcel ID Number: 45-004-03-0384-000

WHEREAS the Building official of the City of Lincoln Park heretofore notified this Board that the structure located at **2105 Morris** Lincoln Park, MI., Parcel ID # 45 004-03-0384-000 is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, Angel Ruiz to whom said were mailed, being the name and address as it appears on the title search **WAS NOT** present.

NOW THEREFORE BE IT RESOLVED that the board, after a full hearing, with a quorum of its members present, does find and determine that said structure identified as Case # DBB # 22-08 is a dangerous building under Section 1444.01 et seq and hereby order that said structure **THIS CASE BEING: hereby order that said structure be referred to the city council to be demolished Immediately.**

MOVED BY: R LoDuca
SUPPORTED BY: J. Palmer
Motion carried unanimously

Code of Appeals

**CASE NO. CCOA 22-01 SUBJECT: LINCOLN PARK PLAZA - LINCOLN CAPITAL LLC
(OWNER)**

Claimed violation of the City ordinance # 1480.01; 2015 IPMC 302.3 The City issued a ticket relating to the condition of the parking lot at this property 3630 Fort St. They are filing an appeal to the construction code of appeal for the construction of a new parking lot surface. Case documents are attached. Attorney Fred Frank address the board with the case that the businesses do not require the size of the parking lot anymore. Claimed the city suggested possible interest in the redevelopment of a portion of land for Mixed-use. The CCOA hereby recommends that said case: Affirm the decision of the Building Superintendent and refer to the Building Department to review the revised plan and redevelopment plan; schedule *

Attorney Fred Frank was present with Mike Zhang on the phone. They present several possible scenarios to use 1.3+ acres on both the north and south side of Emmons. A school bus depot, an event center (outdoors), and a storage facility, non of which were under contract. The city provided a step-by-step process for each or any of these businesses to open. Starting with zoning verification, parcel separation, rezoning approval, planning commission, possible ZBA, then Council approval.

The City of Lincoln Park Building Official's order to complete the pavement of the remaining parking lot. In accordance with IPMC section 302 Exterior Property Areas. #302.3 Sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

A motion was made to support City's order to pave all areas, make safe and keep them maintained.

**MOVED BY: Steve Leader
SUPPORTED BY: M, Lukasik
Motion carried - unanimously**

**Adjournment: Moved By: lukasik Support: Leader
Motion 8:02 unanimously**

