

City of Sandusky Housing Appeals Board  
April 30, 2019  
Meeting Minutes

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**The Chairman called the meeting to order at 4:00 p.m.**

The following members were present: Frank Valli, Janice Warner, Sharon Johnson, Walt Matthews, and Gary Guendelsberger

City staff present: Brad Link and Amanda McClain -Code Enforcement Office; Scott Thom-Building Department; Trevor Hayberger-Law Department; and Kelly Kromer- Clerk

Everyone that was going to speak and testify were asked to raise their right hand. Sworn in by Trevor Hayberger.

**Approval of minutes from the previous meeting:**

March 26, 2019. Mr. Guendelsberger moved to approve the minutes; Ms. Johnson seconded the motion, which carried unanimously.

**Old Business: 19-03 Vegard Vevstad is appealing the demolition of 613 W. Washington St., Sandusky, Ohio 44870. Parcel Number 59-01216.000**

Mr. John Feick took to the podium and explained his project budget that he has proposed to the board and Mr. Vevstad. He told the board that the total cost would be \$303,500.00. Ms. Johnson stated that the amount for fascia and roof seems to be very low. He explained that this is a budget and that number may change. Mr. Feick stated that his initial feeling was that each unit would cost about \$50,000.

*Discussion:*

Mr. Guendelsberger asked Mr. Thom about the past processes regarding permits and following up. Mr. Thom stated that the City does not get into the means and methods of how contractors report back. He added that he has only been here since 2017 and is not able to speak on anything before then. Mr. Guendelsberger added that he feels that Mr. Vevstad is being single out in this situation as previous owners were not targeted. He referred to the minutes and asked about a section where Mr. Meinzer requested that a structural engineer look at the property. Mr. Feick added that he has looked at it and it is structurally sound. Ms. Johnson stated that she feels it is a conflict of interest. Mr. Guendelsberger asked Mr. Thom what he feels about the building. Mr. Thom stated that anything can be saved if you put enough money into it and if Mr. Vevstad is going to put enough money into he believes that it will be a great building.

Mr. Guendelsberger asked Ms. McClain what her take is on the property. Amanda stated that per the code it states that if it is more than 50% damaged, decayed, and deteriorated that it shall be demolished and she will stand by the code however, if the board is looking to grant a variance she does have suggestions of what they need to have done. Ms. McClain shared the variance details.

Ms. Warner asked if there could be dates for each line item on the variance. Ms. McClain and Mr. Thom stated that each line item would have to take place in order for the variance to not be revoked. It was suggested that dates not be placed on each line item.

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Mr. Feick stated that he is not the contractor at this time. He added that he is only doing the drawings and has about 3 months until a complete set is done.

A motion to deny the appeal and continue with the demolition was made by Ms. Johnson. Motion died from lack of second.

Mr. Guendelsberger made a motion pursuant to the requirements provided in the PowerPoint attached hereto and incorporated herein upon proof within 60 days that the owner has the financial ability to complete the project.

Ms. Gamblin asked if the board is allowed to ask for financial proof. Mr. Hayberger stated yes. He added that in the past with cases the board has asked others to provide proof as this board deals with financial obligation many times when dealing with a possible demolition.

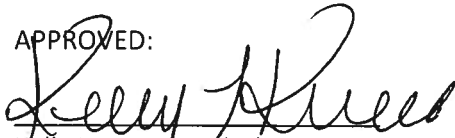
Ms. Gamblin seconded the motion. No comments at this time. Roll call on the motion: Yeas: Mr. Valli, Ms. Warner, Mr. Matthews, and Mr. Guendelsberger. Naes: Ms. Johnson

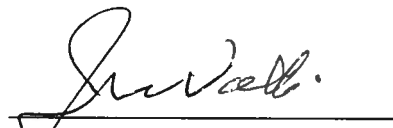
**New Business: None**

**There was no further business before the Board. A motion was made by Mr. Matthews and seconded by Ms. Gamblin; the board voted unanimously to adjourn the meeting at 4:34pm**

**Next meeting: May 29, 2019**

APPROVED:

  
Kelly L. Kromer, Clerk

  
Mr. Frank Valli, Chairman