

City of Sandusky Housing Appeals Board
May 29, 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: Jahn Farris and Amanda McClain -Code Enforcement Office and Kelly Kromer- Clerk

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

Approval of minutes from the previous meeting:

April 30, 2019. Ms. Gamblin moved to approve the minutes; Mr. Guendelsberger seconded the motion, which carried unanimously.

Old Business: None

New Business: 19-04 John Sanders is appealing the demolition of 402 Bell St., Sandusky, Ohio 44870. Parcel Number 57-0306076.000

Ms. McClain wanted to let the board know that there is a long history dating back to 2013 with this property. She stated that she tried to condense the presentation down as much as she could.

Ms. McClain took to the podium and proceeded to give a PowerPoint presentation to the Board. The PowerPoint presentation was placed upon the record and is attached to these minutes and fully incorporated herein.

Ms. McClain submitted exhibits A, B, C, D, E, F, G, H, I, and J to the clerk, the exhibits were submitted to the Board and were placed upon the record.

Ms. Sanders stated that he is just trying to decide whether or not he wants to demolish or fix the structure. Ms. McClain stated that she believes there was some sort of indigency going on and we were trying to help and waited to see with his father's estate if he would be getting the money to fix up the property.

Mr. Sanders stated that the pictures are not his property. Ms. Johnson asked who owns the trampoline. Ms. McClain stated that is the neighbor's property and the pictures are looking through another yard to see his yard.

Ms. McClain continued with her presentation.

Ms. McClain submitted exhibits K, L, M, N, and O to the clerk, the exhibits were submitted to the Board and were placed upon the record.

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Discussion:

Ms. McClain stated that staff's recommendation is that the board deny the appeal, she added that she does know that the board can give a variance.

Ms. Johnson asked if everything has been cleaned up around the house. Ms. McClain stated yes to the best we could.

Mr. Sanders took to the podium and stated his name and his address at 417 S. Collet St. Lima, Ohio.

Mr. Guendelsberger ask Mr. Sanders why he was unreachable. Mr. Sanders stated that his income took a nose dive in 2013 and he was moving around to stay with friends and family. He stated that the fall of 2018 he moved and registered it with the post office however he added that the post office did not properly execute it. He realizes that the property is a problem and that he now has funds. He stated that it can be brought up to code this year.

Mr. Matthews ask if Mr. Sanders has any estimates of what it would cost. Mr. Sanders stated that he does not have any estimates with him today. He stated that he thinks that one section of the roof would be \$2500.00, the entire roof would be \$5000.00. He stated that he did raise one corner of the porch. He added that most of the structure is still sound. He added that he tuck-pointed the foundation. He added that the money is available now. He stated that he got the property under land contract in 2002 and maintained it when he was out of town and wanted to make it into a rental property. He stated that he would have to talk to the property owners near him about rezoning and demolishing it. Mr. Matthews asked how much money he has to put into it, Ms. Sanders stated that he is hesitant to disclose the amount of money that he currently has available. He added that he has enough to put on a new roof, take the chimney down, tuck-point. Mr. Matthews stated that he should have brought the board some facts.

Ms. Gamblin asked about the interior. Mr. Sanders stated that he has to arrange for someone to do the removal. He added that it really just needs to be clean up and some minor plumbing and plaster work. He stated that the things in the house are his. He added that the problem with the squatter is cleared up. Ms. Gamblin asked about the amount he owes the City. Mr. Sanders stated that he understands.

Mr. Guendelsberger stated that they need a clear estimate for renovating the property inside and outside and they also need to have written proof of the financial ability if there is a variance. Mr. Sanders stated that he does not have any written documents.

Ms. Johnson asked Mr. Sanders if he is employed at this time and he stated that he will not disclose his employment at this time. Mr. Johnson asked if he is disabled. He stated that he has steady income.

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Mr. Valli asked how many bedrooms and what the parking situation is like. Mr. Sanders stated that it's a 4 bedroom and has on street parking.

Mr. Johnson asked what happens to the more than \$3000.00 that is owed. Amanda stated that it will be billed and he has 30 days to pay it and then it will be certified to the taxes. Mr. Sanders stated he has looked at the invoices.

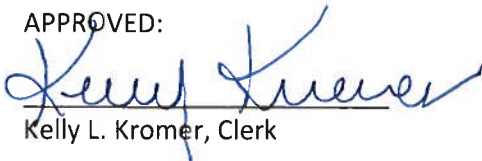
Ms. Johnson asked what shape the plumbing is in. She told Mr. Sanders that he is looking at a lot of money with the majority of the issues. Mr. Sanders stated that if required he will get a license contractor to do the work otherwise he will do the work himself. He stated that he was in a bad place himself and he now had the means to make it better. He said that if it's bulldozed he will be responsible for that. Mr. Valli stated that he has to give them at least a rough estimate of what he has money wise. Mr. Valli asked him if he has \$50,000.00. Mr. Sanders stated that he can go out to his vehicle and pull out a couple grand in cash now. Ms. Johnson stated that he came totally unprepared for the meeting. Mr. Sanders stated that he contacted over 30 different attorneys to help him prepare. Mr. Johnson asked if he consulted with Amanda. Amanda stated that she did tell him that he would need a comprehensive rehabilitation plan and proof of financial.

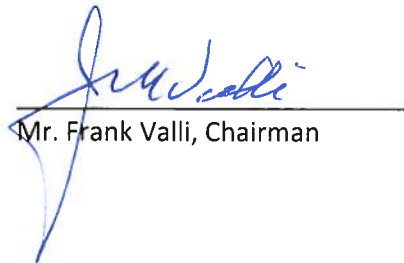
A motion was made by Ms. Johnson to deny the appeal and continue with the demolition. Motion was seconded by Mr. Matthews; Mr. Sanders asked if they do decide to go through with the demolition would he have the chance to get his own demolition contractor to do the work. Ms. McClain stated yes, roll call on the motion. All in favor, motion passed unanimously.

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 5:30pm

Next meeting: June 25, 2019

APPROVED:


Kelly L. Kromer, Clerk


Mr. Frank Valli, Chairman