

City of Sandusky Housing Appeals Board
October 29, 2019
Meeting Minutes

Page | 1

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

The following members were present: Frank Valli, Dana Gamblin, Sharon Johnson, and Gary Guendelsberger

City staff present: Amanda McClain- Housing Manager and Kelly Kromer- Clerk

Audience sworn in by Kelly Kromer

Approval of minutes from the previous meeting:

July 30, 2019. No comments. Ms. Gamblin moved to approve the minutes; Mr. Guendelsberger seconded the motion, which carried unanimously.

Old Business: None

New Business: 19-07 Chris and Roberta Wiedle are appealing the 2nd administrative penalty for 908 Vine St. Sandusky, Ohio 44870. Parcel Number 58-00723.000

Ms. McClain took to the podium and proceeded to give a Power point 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, and C

Mr. Shipp stated there was contact with the Wiedles' after the first penalty. Ms. McClain explained the penalty process.

Ms. McClain continued the presentation and submitted exhibit D

Ms. McClain stated that staff's recommendation is that the board deny the appeal and order the repair of the structure pursuant to the Environmental Health Housing Code.

Discussion:

Ms. Johnson asked if it's a rental and how many they have. Ms. McClain stated yes, and they have 2 rentals and both are rented.

Mr. Guendelsberger stated that on the property information it's listing new construction. Ms. McClain stated that if that's on the auditor page he would have to ask them as she doesn't have knowledge of that.

Chris Weidle took to the podium and stated that he purchased the property to restore and use as a second home. He stated when he bought it, it was in a state of disrepair. He added that they have made extensive repairs to the home. They decided to rent the home in 2018. He stated that the house has the original cedar siding and always has been painted with oil paint. He added that this past spring was really wet and was not able to paint at that time. He stated that he called and the inspector told him there was peeling paint on the house that could be

City of Sandusky Housing Appeals Board
October 29, 2019
Meeting Minutes

Page | 2

seen from the street. He then sanded it down and painted it. He said he was surprised when they got a second notice that they were in non-compliance as they thought they fixed it. He stated that it was the sides of the house and after he examined it he noticed that it was dirty. He added that he went out that day and washed the side of the house.

Mr. Wiedle stated that there is no doubt that in the future that the house will need to be repainted. He stated that it was painted in 2008. He wants to sand it down when he repaints.

Ms. Gamblin asked if he felt that it was just dirt than why did he not contact the inspector when he got letters stating that it was not done. Mr. Wiedle stated that he did not get a letter stating the exterior needed to be done. He said he got a letter that stated the house has peeling paint and when he called he stated that he was told it was visible from the road. He added that he fixed the front porch and when he got the other notice is when he figured out that the inspector was talking about the side. Ms. Gamblin asked why he didn't contact the inspector to tell them that it was dirt.

Mr. Shipp stated that he spoke with Mr. Wiedles wife on the phone and she stated that she painted the front and that she wasn't aware that he meant the side. Mr. Wiedle stated that at that time is when he noticed that it was dirt.

Mr. Guendelsberger stated that apparently the surface was dry enough to paint with oil based paint. Mr. Wiedle stated yes, they painted the front. Mr. Guendelsberger stated that they have a misunderstanding and this could have all been avoided with a phone call to the inspector.

Ms. Johnson stated that something this serious you would make a call to the inspector instead of getting fines. She asked Mr. Wiedle where he now lives and he stated on the farm in Townsend Township in Clyde. He added that he felt that he complied.

Continued discussion regarding making contact with the inspector.

Mr. Shipp stated that the exterior areas are not all dirt and the window has peeling paint around it.

Mr. Wiedle passed his phone showing the pictures he took today explaining it was dirt.

Ms. Kromer asked Mr. Wiedle to email her the pictures for the record. Mr. Wiedle responded yes.

Ms. Johnson asked Mr. Shipp if in the last communication with them if he pin-pointed the location of the missing paint. Mr. Shipp responded yes, I spoke with his wife and gave them more time.

Mr. Guendelsberger asked to see the north side of the house again. Mr. Shipp stated the south side of the house was the issue.

City of Sandusky Housing Appeals Board
October 29, 2019
Meeting Minutes

Page | 3

Ms. Johnson asked if the house was registered as a historical building. Mr. Wiedle stated that this one is not.

Mr. Guendelsberger stated that the downspout is missing an elbow and Mr. Wiedle agreed.

Mr. Guendelsberger asked the inspector from his perspective is he interested in uniform appearance. Ms. Shipp stated correct. Mr. Guendelsberger stated that if it was resolved and the dirt was removed on both sides would that solve the problem and bring the house into compliance. Mr. Shipp stated that he has wrote properties up for dirt however he looks at this and sees missing paint. Ms. McClain stated that it doesn't need to be peeling, it can be chalky. The main concern is that it has a water proofing on it. Mr. Wiedle stated that it's not nearly as bad and doesn't have paint missing. Mr. Wiedle stated that he knows what it takes to preserve homes and it's not his intention to let it go. He added that its cedar siding and if the cedar siding doesn't have paint on it, it still will not deteriorate.

Ms. Gamblin stated that she is understanding that Mr. Wiedle will fix this on his time and there are rules that he needs to go by to stay compliant. She stated this could have been addressed by making a few phone calls.

Ms. Johnson asked to give him 6 months to comply. Ms. Gamblin clarified that he is there for the 2nd administrative penalty not for the paint.

Mr. Guendelsberger stated that the very first line says the exterior surfaces are not clean and in good repair.

Ms. Johnson made a motion to uphold the 2nd administrative penalty. Motion was seconded by Ms. Gamblin, motion passed unanimously.

Mr. Wiedle asked when he is expected to have the house painted so there for its all uniform color. Ms. Gamblin stated that Code Compliance will be in touch with them and let them know how long. Mr. Shipp asked what date he would like to set.

There was no further business before the Board. A motion was made by Ms. Gamblin and seconded by Mr. Guendelsberger; the board voted unanimously to adjourn the meeting at 4:52pm

Next meeting: Nov. 26, 2019

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman