

City of Sandusky Housing Appeals Board
January 26, 2021
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, Dana Gamblin, Gary Guendelsberger, Sharon Johnson, and Allison Will

City staff present: Amanda McClain- Housing Manager, Dante Shipp- Code Compliance Inspector, and Kelly Kromer- Clerk

Audience members sworn in by Kelly Kromer

Approval of minutes from the previous meeting:

October 27, 2020 No comments. Ms. Johnson moved to approve the minutes; Mr. Guendelsberger seconded the motion, which carried unanimously.

Old Business: None

New Business: 21-01 Juanita Storch is appealing the second administrative penalty for 120 E. Parish St., Sandusky, Ohio 44870. Parcel Number 57-04822.000

Ms. McClain took to the podium and stated that the case has been withdrawn.

21-02 Michael Bohlander is appealing the demolition of the garage at 1029 Fifth St., Sandusky, Ohio 44870. Parcel Number 57-02906.000

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, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

Mr. Guendelsberger stated that it looked like there was 2ft added to the garage and asked if that has always been there. Ms. McClain stated that Mr. Bohlander would take the podium to answer those questions.

Michael Bohlander took to the podium and stated that he lives at 1029 Fifth St. He asked what the question was. Mr. Guendelsberger asked the question again. Ms. Bohlander stated the property was built in 1920 and he said he's assuming that it was like that before he bought it in 1990. He stated that he believes it was added in 40's as the cars got bigger. He stated that he got a quote from R.E Stanley builders to repair the lean of the garage. He read the quote to the board. The quote was placed upon the record and is attached to these minutes and fully incorporated herein. He stated that the quote doesn't include the roof.

Mr. Guendelsberger said he wanted to go back to the first notice that Mr. Bohlander received in December 2019. He asked him if he received notice about this problem. Mr. Bohlander asked what problem, the door? Mr. Guendelsberger stated the garage problem. Mr. Bohlander

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stated that he did receive notice and didn't contact the City regarding the issue. Mr. Guendelsberger asked when Mr. Bohlander actually called Brad to discuss the problem. He stated it was early 2020. He stated he was off on medical and off for Covid-19 and had 3 surgeries in 2020. He stated that when he was laid off he replaced the door and was able to get most of his things out of the garage. He stated that he is there to tell them he doesn't have the money. He stated that he may be able to take it out of his pension. He continued to explain his debts he has. He said he has a lawyer looking into his financial issues and to see if there are any liens on the property. He added that he appealed this because he made effort by putting the door on. He stated that it was leaning when the door complaint came in.

Mr. Guendelsberger stated that it must have been way later in 2020 that Mr. Bohlander reached out to the City for the response from the City to move forward and get an inspection with the building official. He added that on the bottom of each form there is a number and name for people to call and discuss these things as to not delay these issues. Mr. Bohlander stated he doesn't know what to do with it and would hate to lose it.

Kelly Kromer placed upon the record that Dana Gamblin arrived at 4:34.

Mr. Bohlander stated that he thinks that the garage is savable. He stated that he can't build on the land again if it is demolished. Mr. Guendelsberger stated that is unreasonable for an inspector to follow-up on a complaint and do 7 inspections. Mr. Bohlander stated that he understands the boards position.

Ms. McClain stated that she will step out to make a copy of the proposal for the record.

Mr. Guendelsberger stated that there is a garage with about \$4000.00 worth of issues to make it sound and that doesn't include putting a roof on it. He again asked Mr. Bohlander how he was going to pay for it. Mr. Bohlander stated that he will file for social security now, he added that he had a job interview, however he hasn't heard back. He stated that he will draw maybe \$2400.00 a month from social security. He said he can then put it into the garage and roof. He added that he has a motorcycle that he can sell but doesn't know if the title is clear.

Ms. Will asked if there is a cost for the demolition to the home owner. Ms. McClain stated yes and in the case of the garage it may not be that much as it wouldn't have asbestos in it and it would be bid out in a package and possibly get a lower price on it than a home owner would be able to get. Then he would have 30 days to pay and if he doesn't than it would go on the property taxes and the payment would be over 5 or 10 years and not all at one time. Ms. McClain stated that in this case that she would guess it would be under \$10,000.00 probably around \$7000.00. Mr. Bohlander asked if that was for demolition and Ms. McClain stated yes.

Ms. Gamblin stated its \$7000.00 to demolish, how much to rebuild it. Ms. McClain stated that he got a \$3900.00 quote and it doesn't include the roof. She stated that Mr. Bohlander said that he basically has financial difficulties and can't afford it either way.

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Ms. Johnson stated that she will be abstain from this as this is in her immediate area.

Mr. Guendelsberger made a motion to deny the appeal based on the facts that unfortunately Mr. Bohlander doesn't have the financial ability to make this happen. Ms. Gamblin Seconded the motion. Roll call was taken Mr. Valli-yes, Mr. Guendelsberger-yes, Ms. Johnson-abstain, Ms. Gamblin-yes, Ms. Will-yes. Motion Passes.

No Comments

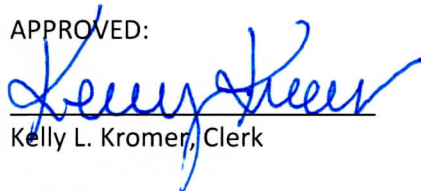
21-03 AMC Development LLC is appealing the demolition of 213 Reese St., Sandusky, Ohio 44870. Parcel Number 57-00094.000

Ms. McClain took to the podium and stated that she received a call from the property manager today and the property manger's son has Covid-19 and they are in quarantine. The case will be continued to next month.

Ms. Gamblin made a motion to extend the case until next month. Mr. Guendelsberger seconded the motion. Motion carried unanimously.

There was no further business before the Board. A motion was made by Mr. Guendelsberger and seconded by Ms. Gamblin; the board voted unanimously to adjourn the meeting at 4:41 pm

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman