

Call to Order: Supervisor Collin Walls called the May 10, 2007 Special Meeting, Show Cause Hearing, of the Springfield Township Board to order at 7:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Roll Call:

Board Members Present

Collin W. Walls	Township Supervisor
Jamie Dubre	Township Treasurer
Nancy Strole	Township Clerk
Dennis Vallad	Township Trustee
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

Board Members Not Present

Others Present

Leon Genre	Building Director
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New Business:

1. Dangerous Building: 7637 Stonevalley Bluff; Parcel I.D. # 07-13-453-004

Supervisor Walls explained that this is a hearing set before the Township Board to give the owner of the property at 7637 Stonevalley Bluff the opportunity to show cause why the January 11, 2007 Order of the Dangerous Buildings Hearing Officer should not be enforced. Notice of this hearing along with a copy of the Hearing Officer's report of non-compliance and the original order were mailed to the property owner by certified mail and First Class mail. The certified mail was returned non-accepted. The First Class Mail was not returned. Mr. Ken Peterson, the owner, is not present for this hearing. However, he submitted a letter to the Board dated May 7, 2007 indicating he received the notice.

Supervisor Walls explained that the Township Board may enforce the order, modify the order or take no action. Supervisor Walls said he did speak with Mr. Peterson this afternoon and he indicated that he could be available June 14th to meet with the Board if the Board desires to postpone this hearing. Supervisor Walls noted that, circulated to the Board, was a copy of a February 14, 2007 correspondence from the Oakland County Treasurer to the property owner indicating that the county treasurer has withheld the property in question from the foreclosure process for this year in order to allow the owner to pay back taxes. However, that does not mean it will be withheld for next year. Supervisor Walls explained that if this property reverts for non payment of taxes to the Oakland County Treasurer, any lien we might place would be lost.

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Supervisor Walls said he does not have written estimates but the construction manager for Fire Station #2 visited the site and verbally estimated the cost to remove the deck and walls and to fill the site, in addition to grading, hauling fill from the fire station to the site would be approximately \$8,500 to \$9,500. Mr. Genre estimated repairing the deck to make the structure safe would cost approximately \$1,500.

Clerk Strole asked if removing the deck and walls and filling assumes being able to get a sufficient amount of fill dirt from Fire Station 2 or would we need to obtain additional fill dirt elsewhere? Supervisor Walls said his understanding is that we will not have to purchase fill dirt. Clerk Strole asked if there are particular obstacles to filling the basement while having the existing foundation remain in tact? Supervisor Walls said that he is aware of, no. Mr. Genre said it would probably be a little cheaper, but not a whole lot. However, it is a walkout and the basement wall is at a higher elevation in the rear. Clerk Strole asked if repaired, how long would the deck last? Mr. Genre said it would deteriorate within one or two years.

Supervisor Walls said another option is fencing the area. However, it may not be any less expensive than repairing the deck. Trustee Cooper asked if we could modify the order that the owner has 60 days to bring the flooring up to a safe level and, if not, then the Township would do it? Supervisor Walls said, yes. Trustee Cooper said that would be the cheapest way for the Township and if the tax rolls take it back in a year, we are only out \$1,500 versus \$9,000.

Supervisor Walls said we can modify or enforce the order and then we have 60 days to get quotes so we are prepared following the expiration of the timeline if the owner does not proceed. Treasurer Dubre commented that the owner states in his own letter that, he has no timeline to when he will have funds available. Clerk Strole said, based on the owners track record, we must assume he will do nothing.

Trustee Vallad said he would prefer to knock down the corners and fill it. Trustee Cooper said he does not see spending \$8,000 that we'll give up when we could spend \$1,500 that will be gone in a year anyway. Treasurer Dubre said the county treasurer could continue to give extensions.

Mr. Kenneth Dosenbach, 7569 Stonevalley Bluff, commented that the site is an eyesore. Anything they can do to restore it to its natural state would enhance the value of all of the homes in that area. He would appreciate it if the Township does not put a fence around it.

Mrs. Janet Glennie, 8040 Cotswold Ln., asked if the owner could redeem the property from the county? Supervisor Walls said, yes. The owner could buy it from the county absent any liens.

Ms. Susan Howard, 7246 Stonevalley Bluff, commented that the president of their association is an architect who states that there is crumbling foundation. However, Ms. Howard said she has nothing in writing from the architect to concur with her statement. She noted that the subdivision has deed restrictions about fences.

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- ★ Clerk Strole moved to amend the Hearing Officers' Order to permit the owner within 60 days to make the structure safe by constructing and/or repairing the deck in a manner that will be approved by the Township Building Inspector and if the owner does not comply within 60 days the Township shall immediately proceed to implement making the structure safe by knocking down the walls to grade level and filling and grading the remains of the foundation such as to make the structure safe. Trustee Hopper supported the motion. Vote on the motion. Yes: Strole and Vallad; No: Walls, Dubre, Cooper, Lamont and Hopper. The motion failed by a 5 to 2 vote.
- ★ Trustee Cooper moved to use the same motion but add that we have the option to at the end of the 60 days either to repair or demolish, whichever is most efficient at the end of the 60 days.

There was no support for the motion. Trustee Cooper withdrew his motion.

- ★ Supervisor Walls moved that the Dangerous Building Hearing Officers' Order be modified and the property owner be ordered to repair the deck structure otherwise make the structure safe in accordance with direction and approval by the Township Building Department Director and if he does not within the 60 days allowed by the ordinance, the Township will implement the modified order. Treasurer Dubre supported the motion.

Mr. Dosenbach noted that a child could fall off the deck and get hurt as it is five to six feet off the ground in some places.

- ★ Vote on the motion. Yes: Walls, Dubre, Cooper, Lamont and Hopper; No: Strole and Vallad. The motion carried by a 5 to 2 vote.

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 7:41 p.m.

Collin W. Walls, Township Supervisor

Nancy Strole, Township Clerk

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