

Minutes of  
**BOARD OF TRUSTEES**  
**DANGEROUS BUILDING HEARING**  
**December 9, 2021**



Sean R. Miller, Clerk



**Call to Order:** Supervisor Moreau called the Dangerous Building Hearing for 9770 Dixie Highway to order at 7:00 p.m. at the Springfield Township Civic Center 12000 Davisburg Road, Davisburg, 48350.

**Board Members Present**

Laura Moreau	Township Supervisor
Sean Miller	Township Clerk
Jamie Dubre	Township Treasurer
David Hopper	Township Trustee
Jason Pliska	Township Trustee
Dennis Vallad	Township Trustee
Bill Whitley	Township Trustee

**Others Present**

Greg Need	Township Attorney
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Supervisor Moreau stated that the Board members have received a summary of the situation along with supporting documentation which includes invoices, notices, and minutes related to the fire on this property.

Supervisor Moreau stated that the Dangerous Buildings Hearing Officer issued a report that stated that a demolition permit was to be obtained and invoices paid by November 2, 2021. The building was to be demolished, including removing the slab and footings, prior to November 23, 2021, with vegetation re-established on the site. The hearing officer stated that the invoices were not paid, and demolition had not begun. Pictures taken earlier today show that the building has been demolished but only down to the slab with debris and equipment still on the site.

**Public Hearing opened at 7:03 p.m.**

**Public comment: None**

**Public Hearing closed at 7:04 p.m.**

Supervisor Moreau commented that after a discussion with the Hearing Officer, even though the slab and footings have not been removed, the site is no longer in a dangerous condition. The Board does not have to order a complete demolition of the slab and footings as long as the Board feels the site is no longer in a dangerous condition and could modify the order instead. The Fire Department ordered the boarding up of the building the night of the fire. The invoice received from Belfor to board up and secure the site has been paid by Springfield Township. Supervisor Moreau recommends modifying the order to require all the costs of securing the site to Belfor be reimbursed to the Township. This total is \$12,352.79. The owner would have thirty days from time of notification to pay these costs.

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Treasurer Dubre asked if the Township could file a lien on the property if the owner doesn't pay.

Attorney Need confirmed this.

Treasurer Dubre commented that she is satisfied with the current condition of the site.

Trustee Whitley commented that there is still some debris that should be cleaned up, so any hazards would be minimized. He doesn't feel it is necessary to remove the slab at this point.

Trustee Pliska concurred with Trustee Whitley's comments.

Trustee Whitley stated that the site should be double checked to make sure all openings are capped, and any trip hazards removed.

Trustee Hopper agreed that any safety issues should be addressed which would also improve aesthetics.

Trustee Vallad commented that the site does need more work and could be cleaned up better. He stated that the Board should modify the order, charge the second invoice, and put a lien on the property.

Treasure Dubre explained the process for filing a lien.

Supervisor Moreau asked Attorney Need if the lien could be expedited to twenty-one days for completion of the demo.

Attorney Need stated that twenty-one days for the work to be completed and thirty days for the invoice to be paid would be acceptable. There are no additional administrative fees that could be charged.

**Supervisor Moreau moved that in finding that on December 9, 2021, the building at 9770 Dixie Highway, Davisburg, has been demolished to the building slab and is no longer in a dangerous condition, the Township Board modify the order of the Dangerous Buildings Hearing Officer dated November 19, 2021, as follows:**

- **Item # 3 of the order is modified to allow that the building slab and footings may remain in place. All debris, material, dumpsters, and equipment shall be removed from the site by December 31, 2021. The ground be leveled and swept, and any open pipes and holes be filled to remove any trip hazards or unsafe conditions.**
- **Item # 2 of the order is modified that the owner or agent shall reimburse Springfield Township expenses paid to Belfor Property Restoration to make the building safe, including expenses to board up the building and rental of temporary security fence, total charges in the amount of \$12,352.79 shall be paid to Springfield Township within thirty days of the mailing of the notice of the amount of cost.**

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CHARTER TOWNSHIP

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**Supported by Trustee Vallad.**

Trustee Whitley asked if there would be additional charges added to cover the cost of the additional work. Supervisor Moreau stated that the property owner would be doing the work. Attorney Need clarified that if the owner doesn't do the work, the ordinance allows the Township to recover any additional cost. Treasurer Dubre stated that the owner would receive a separate bill for any additional cost. Supervisor Moreau stated that if the work is not done by December 31<sup>st</sup>, then the Township can commence clean up and charge the owner for those costs. Treasurer Dubre expressed concern that a lien be filed as quickly as possible if necessary.

**Vote: Yes: Miller, Vallad, Whitley, Moreau, Hopper, Pliska, Dubre. No: None. Motion approved.**

**Adjourned at 7:18 p.m.**

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Laura Moreau, Supervisor

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Sean R. Miller, Clerk