
BUILDING CODE BOARD OF EXAMINERS AND APPEALS

Minutes

Building Code Board of Examiners & Appeals, Jackson, MI
City Hall, Council Chambers
December 14, 2023

Members Present: Fish, Smith, Benedetto

Members Absent: Covalle, Richardson

Staff Present: Foster, Porterfield, Taylor

Item 1:

Call to Order: Meeting called to order by Chairman Mark Fish at 1:02 p.m.

Item 2:

Pledge of Allegiance: Those in attendance rose for the Pledge of Allegiance.

Item 3:

Adoption of Agenda: Benedetto (M), Smith (S),

Item 4:

Approval of the July 27, 2023, Building Code Board of Examiners and Appeals Regular Meeting Minutes. Benedetto (M), Smith (S)

Vote: Yes – 3, No – 0, Abstain – 0, Absent – 2

Item 5:

APPEALS

a) 1234 S Elm Ave (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 5, 6, 9 & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the property condition has not changed.

Appeal: None, no one appeared in this matter.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

b) 1520 E Ganson St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6, 7, 9 & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the property condition has not changed.

Appeal: None, no one appeared in this matter. The owner did appear last month however, there was not a quorum in November and this was rescheduled until today. The owner has conducted a misc. inspection to enter into a rehab vs demo agreement.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

c) 1701 E Ganson St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 5, 6, 7, & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: The owner appeared and stated that they have a buyer lined up to purchase the property and they should be closing soon.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

d) 1510 S Jackson St (COMMERCIAL) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 4, 5, 6, & 9)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: None, no one appeared in this matter

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S)– Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

e) 927 Lansing Ave-931 (COMMERCIAL) - Public Hearing Dangerous Building Structures Ordinance 17-1 (1, 5 6, 7 & 8)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline. However, there is a demolition permit issued and this dwelling is scheduled to be demolished very soon.

Appeal: None, no one appeared in this matter.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

f) 823 S Milwaukee St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6, 7 & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: The owner appeared in this matter. They plan to make repairs to the property and they are ready to remodel the property and enter into the rehab vs. demo agreement.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

g) 111 Mitchell St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 3, 5, 6, 7, 9 & 11) – Removed from Agenda

h) North St; Parcel No 8-2492.0700 (COMMERCIAL) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 3, 4 & 5)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: None, no one appeared in this matter.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

i) 140 W North St & Parcel No.'s 8-243900000 & 8-246000000 (COMMERCIAL) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 3, 5, 6, 9 & 11) – Removed from Agenda

j) 1208 Page Ave (COMMERCIAL) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 5, 6, 9 & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: None, no one appeared in this matter.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

k) 315 N Perrine St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6, 7 8 & 9)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: None, no one appeared in this matter.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

l) 300 N Van Dorn St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 5, 7, 8 & 11)

Report: Review of Dangerous Building Status Report regarding condition of the property at time of inspection.

Porterfield questioned Taylor as to proper Notice and the condition of the property.

Taylor – The last inspection was conducted today; the condition of the property has continued to decline.

Appeal: The owner appeared in this matter and provided a history of the property. She is upset that the condemnation sign is on the home because it is deterring potential buyers. Mr. Taylor explained that she can find a buyer who will make the improvements and investment in the property.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Benedetto (M), Smith (S) – Uphold Notice and Order

Vote: Fish – Y, Smith – Y, Benedetto – Y

Discussion: Post cancellation of January 25, 2024 meeting.

Public Comments: None.

Member Comments: None.

Meeting Reminder: February 22, 2024 at 1:00 PM

Meeting Adjourned at 1:41 p.m. – Smith (M), Benedetto (S)

Respectfully submitted,

A handwritten signature in blue ink, reading "Serinda L. Foster". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Serinda L. Foster, Secretary
Building Code Board of Examiners and Appeals