
BUILDING CODE BOARD OF EXAMINERS AND APPEALS

Minutes
Building Code Board of Examiners & Appeals, Jackson, MI
City Hall, Council Chambers
May 25, 2023

Members Present: Covalle, Fish, Everett, Benedetto

Members Absent: Richardson

Staff Present: Foster, Porterfield, Taylor

Item 1:

Call to Order: Meeting called to order by Chairperson Jason Covalle at 1:00 p.m.

Item 2:

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

Item 3:

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

Item 4:

Approval of the January 26, 2023, Building Code Board of Examiners and Appeals Regular Meeting Minutes. Fish (M), Benedetto (S)

Vote: Yes – 4, No – 0, Abstain – 0, Absent – 1

Item 5:

APPEALS

a) 325 E Addison 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 property condition has not changed.

Appeal: The homeowner James Perrine appeared in this matter. He spoke on behalf of his property and has a damage claim with Consumer's Energy regarding the fire. He is in the process of continually cleaning up the property. Brian Taylor discussed the repair vs. demo agreement and encouraged him to keep in contact with us regarding any progress.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

b) 140 Bates St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6, 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 property condition has not changed.

Appeal: None, no one appeared in this matter

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y Everett – Y, Benedetto – Y

c) 143 Bates St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (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: Aaron Bayliss, attorney for the owner, appeared in this matter. He discussed the owner's position and they are currently exploring all of their options. He will keep in contact with our office.

Recommendation: Taylor – Uphold Notice and Order

Action Taken: Fish (M), Everett (S) – Uphold Notice and Order

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

d) 809 S Blackstone St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6, 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. 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: Fish (M), Benedetto (S) – Uphold Notice and Order

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

e) 1701 First 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: Jonathan Berry appeared in this matter. He is working to make repairs to the property and would like to enter into the repair vs. demo agreement.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

f) 121 Francis Ct (GARAGE/ACCESSORY STRUCTURE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (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: The owner, Richard Towle appeared in this matter. He is working to get the property taken care of.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Benedetto – Y

g) 316 N Grinnell St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 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.

Appeal: The owner, Cliff Reed appeared in this matter. He’s ready to start making repairs to the property and enter into a repair vs. demo agreement.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto - Y

h) 1607 Homewild Ave (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (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 th property.

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

Appeal: The owner’s son Michael Converse appeared in this matter. He’s making repairs to the siding and windows. He would like to enter into a repair vs. demo agreement.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

i) 1802 Leroy St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6 & 7)

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), Fish (S) – Uphold Notice and Order

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

j) 312 N Martin Luther King Jr Dr (COMMERCIAL) - 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: None, no one appeared in this matter

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

k) 515 Oak 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: None, no one appeared in this matter

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto - Y

l) 1506 Pringle Ave (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (4, 5, 7 & 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: The owner’s appeared in this matter. She is currently going through the legal matters to foreclose against the land contract buyer and she would like to enter into a rehab vs. demo agreement with the City.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

m) 323 Union St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (5, 6 & 7)

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 he would like to make repairs but he has limited funds. Septic has been fixed and some other repairs. He would like until 8/31/2023.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

n) 110 E Wilkins St (HOUSE) - Public Hearing Dangerous Building Structures Ordinance 17-1 (2, 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 condition of the property has continued to decline.

Appeal: The owner, Anthony Gittens, appeared in this matter. He would like to repair and convert this to a single family dwelling. He would like to possibly enter into a repair vs. demo agreement as well.

Recommendation: Taylor – Uphold Notice and Order

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

Vote: Covalle – Y, Fish – Y, Everett – Y, Benedetto – Y

Discussion: Post cancellation of June 22, 2023 meeting.

Public Comments: None.

Member Comments: None.

Meeting Reminder: July 27, 2023 at 1:00 PM

Meeting Adjourned at 2:20 p.m. – Fish (M), Benedetto (S)

Respectfully submitted,

A handwritten signature in blue ink that reads "Serinda L. Foster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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