

**MINUTES  
BUILDING BOARD OF APPEALS  
February 18, 2021 @ 4:00pm  
City Commission Chambers**

**CALL TO ORDER**

Chair Emig called the meeting to order at 4:04 p.m.

**ROLL CALL OF BOARD MEMBERS**

**Members Present:** Richard Emig, Chair, Chuck Kiplinger, Andy Van Lente, Ben Bierlein

**Members Absent:** Lyndia Bruckbauer

**City Staff:** Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Rachael Luscomb, Code Inspector; Marvella Vincent, Code Inspector; Marcia Jones, City Attorney; Scott Brooks, Fire Marshall; Sharon Ferraro, Historic Preservation Coordinator

**NEW BUSINESS**

This was a ZOOM meeting.

**APPROVAL OF PREVIOUS MINUTES**

Mr. Van Lente, seconded by Mr. Kiplinger moved to approve the minutes of September 17, 2020 as submitted, approved by voice call vote.

**INITIAL HEARINGS**

The following properties are presented to the board for a public hearing:

**913 Dewey**

This property is located in a Residential District (Use Zone RM-15) in the Edison neighborhood. The 36.2' x 92.7' (0.077 acre) property contains a 1,022 sq. ft. 2 story single family residential building built in unknown. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read into record the Information Summary. Mr. Iveson stated that this property has been stripped down to the exterior substrate. The interior of this structure is in an uninhabitable condition and has remained in this condition for many months. Due to the violations it is a blight on the community and has become a nuisance and is deemed dangerous.

Ms. Luscomb stated the house has been deteriorating prior to Tustin's purchase of it. When Tustin's purchased it, they stripped it down with only the benefit of a roofing permit and only half of the roof was completed and it's down to studs now.

Mr. Iveson's personal goal for this property is to get it into compliance. Mr. Iveson has been in communication with the Tustin's within the last month and they have given the City a list of their properties with a priority list. Mr. Iveson wants this property moved up on the Tustin's priority list to bring into compliance. It is dangerous the way it sits now.

Mr. Emig shared with the board that the Tustin's have been before the board before and it was contentious.

Structural and exterior repairs for the building are estimated to cost approximately: \$48,000. Estimated costs for demolition are approximately \$12,000. The 2020 SEV is \$21,500. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$8,845 and that of the entire property \$48,388.

There were no comments from the public.  
Mr. Emig closed the public hearing.

#### **FINDING OF FACT**

**Mr. Van Lente moved the Finding of Fact as follows:**

**1.The Finding of Fact for 913 Dewey shall include all information included in the notice of public determination dated 2/1/2021 and the summary information.**

**Mr. Bierlein seconded the Finding of Fact.**

**Motion approved for the Finding of Fact by voice vote unanimously.**

**Mr. Van Lente moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Kiplinger.**

**Motion approved by roll vote unanimously.**

#### **1039 Sherwood**

This property is located in a Residential District (Use Zone RD-19) in the Eastside neighborhood. The 33' x 165' (0.125 acre) property contains a 1,424 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the summary information into record. This property has been stripped down to the exterior substrate and the interior of this property is uninhabitable and has remain in this

condition for many months. Due to the violations it is a blight on the community and has become a nuisance deeming it dangerous.

Mr. Ferraro stated that this property is not in an Historic District. Ms. Ferraro also stated that the Tustin's have done some good work, but other properties they let languish.

Ms. Vincent stated that in 2020 they pulled a permit to do the work however that permit has expired. Tustin's have sent in a timeline request stating that they may be done at the end of this year. Ms. Vincent stated that this property is not as bad as 913 Dewey because the roof is in tack, but it's very much an eyesore and a blight to the community.

Structural and exterior repairs for the building are estimated to cost approximately: \$67,000. Estimated costs for demolition are approximately \$14,000. The 2020 SEV is \$15,300. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$5,687 and that of the entire property \$33,453.

There were no comments from the public.  
Chair Emig closed the public hearing.

## **FINDING OF FACT**

**Mr. Bierlein moved the Finding of Fact as follows:**

1. The Finding of Fact for 1039 Sherwood shall include all information included in the notice of public determination dated 1/28/2021 and the summary information.

**Mr. Kiplinger seconded the Finding of Fact.**

Motion approved for the Finding of Fact by voice vote unanimously.

**Mr. Van Lente moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Bierlein.**

Motion approved by roll vote unanimously.

Chair Emig closed the public hearing.

## **OTHER BUSINESS**

Mr. Iveson wants to give the board an update on previous properties and where they stand.  
**218 Reverend Wright Ct – No Progress.**

**1507 N Church –** No permits on file, owner has cleaned the inside, no additional work observed, no contact with owners for an update. Ms. Vincent stated that she has recently spoke with owner and the did submit a repair commitment form and is asking for an extension to October 2021 to get the work done or at least significant progress. Mr. Emig would like a motion to extend the repairs until October 2021.

**Mr. Kiplinger moved to approve the repair extension as recommended by the staff to October 2021 for 1507 N Church St., seconded by Mr. Van Lente.**

**Motion approved by roll call vote unanimously.**

**1219 Palmer** – new owner, roof is done. Owners plan to work on the house over the next year and live there. City will monitor progress.

**1916 Stockbridge** – fire property and is on demo list. Demolition is pending.

**1716 E Alcott** – 2 permits issued, both expired. No work completed. End of March this property will be placed on a future demo list.

**1418 Krom** – 2 cancelled permits, no work being done, and no permits filed, no contact with owner. Will be placed on demo bid list as well.

**1922 Krom** – no work being done, no permits pulled, no contact with owner. Will be placed on demo bid list.

**1108 Charlotte** – no work being done, no permits pulled, no contact with owner and no activity during site checks. Will be placed on demo list.

It should be noted that Mike & Roxann Tustin did try to attend the ZOOM meeting after the cases were heard, but they could not be seen or heard. Ms. Jones stated that since the cases have already been acted on, they can dispute the decision if they don't agree.

#### **BOARD MEMBER RECRUITMENT**

March 2021 will be end of term for Chuck Kiplinger and Richard Emig due end of term limits.

Mr. Emig would like opportunity to be reappointed due to boards consolidation.

Ms. Jones will check with the City Clerk on reappointments.

Mr. Iveson stated we can do a special meeting to appoint/reappoint or do in conjunction with limited cases put on the agenda.

#### **ADJOURNMENT**

Mr. Kiplinger moved to adjourn the meeting and was seconded by Mr. Bierlein.

With a unanimous vote the meeting was adjourned at 4:32pm.

2/18/2021

Submitted by: Karleen Steppenwolf Date 3/3/21  
BBA Recording Secretary  
Karleen Steppenwolf

Reviewed by: Roger Iveson Date \_\_\_\_\_  
Building Official  
Roger Iveson

Digitally signed by Roger Iveson  
DN: C=US, E=ivesonr@kalamazoo.org,  
O=City Of Kalamazoo, CN=Roger Iveson  
Date: 2021.03.31 12:35:00-04'00'

Approved by: Richard Emig Date 3/25/21  
BBA Chair  
Richard Emig