

Minutes of the Demolition Board
Board of Appeals 1351.04
Sheffield Lake, Ohio
February 28, 2013

This regular meeting of the Demolition Board/Board of Appeals 1351.04 was held Thursday, February 28, 2013. Chairperson Nelson-Smith called the meeting to order at 5:35 PM.

ROLL CALL OF MEMBERS:

Present: Nelson-Smith, Service Director Smith, Building Inspector Wiblin,
Fire Chief Card

Attending: Mayor Bring, Law Director Graves, Councilman Erdei

CORRESPONDENCE: None.

MINUTES: February 11, 2009 - *Motion by Smith/Second by Card to accept the minutes as presented. Yeas All.

PRESENTATIONS: Building Inspector Wiblin to present:

744 Stark St – Building Inspector Wiblin explained since at least August 30, 2012, the property was posted as a vacant abandoned building, a letter was sent to the owner asking for the property to be repaired, and no contact was made as he had passed away. I sent a certified letter, had the county do a title search of the property and the only lien was the county Treasurer and I sent a certified letter to him on 2/11/13 and that was received by them. The property has been vacant for over 4 years; all utilities have been removed and asked the Fire Chief and Fire Department to go through the property with me. After they did that, I did receive a letter from the Fire Chief about the dangerous building, which the Board should each have, and a letter from me stating that the property has been abandoned and must be demolished. (packet includes letter from Building Inspector Wiblin, property information from the Lorain County Auditor site, letter from Building Inspector Wiblin on current conditions on property and lastly a letter from Fire Chief Card on his inspection of the property on 2/6/13/). Building Inspector Wiblin advised it does have personal property left and a vehicle inside the garage. Law Director Graves advised under 1351.04, this matter has been brought to the attention of the Board of Appeals – this is the Board of Appeal and we call it Demolition Board. The owner has been notified through the posting as the Building Inspector pointed out. The last registered owner Mr. Wisnewski is deceased. We were through the obituary able to determine next of kin; the police were able to get contact information. I did have a conversation with his brother who indicated that he talked with attorneys 5 years ago when the owner died and had no interest in pursuing the estate and really had no interest in what is going on there. I also talked with the county, this property would be torn down using the

Neighbor Stabilization Funds through the county community development fund and they would just have that car towed away and scrap everything else in there. The Board at this point needs to make a motion and make a determination that the property does constitute a dangerous building under our local ordinance and that the proper notice has been provided and that the nuisance should be abated by the city. Service Director Smith asked Building Inspector Wiblin, the building has been posted a dangerous building for how long? Building Inspector Wiblin answered since August 30, 2012. *Motion by Nelson-Smith/Second by Smith based upon our professionals here with the city, that we approve the abatement of the property. Yeas All. *Motion by Smith/Second by Nelson-Smith that we the Board find there to be ample notification and the property does constitute a dangerous building. Yeas All.

876 Community Rd – Building Inspector Wiblin explained this property is owned by Janice A Abbott. The property was posted on August 30, 2012, the first letter at that time was sent out to the owner by certified letter and nothing came back – no contact whatsoever. The title search was done by the county, the only thing showed up was the county Treasurer’s taxes, and I sent out a certified letter to the county treasurer on 2/11/13. This property has been vacant for at least 5 years that I know of. All utilities have been removed and it has been repeatedly vandalized by children and people going into the property breaking windows, going in and doing whatever inside. The property has been inspected by myself and Fire Chief Card also and I do have a letter from him. (packet includes a letter from the Building Inspector, property information from the Lorain County Auditor site, 2 pictures and a letter from Building Inspector of current conditions and a letter from Fire Chief Card.) Chairperson Nelson-Smith noted you can see in the pictures that it is posted. *Motion by Nelson-Smith/Second by Smith that the Board finds that the property has been properly notified according to the 1351 code and that it has been deemed a nuisance and dangerous and should be abated. Yeas All.

*Motion by Smith/Second by Nelson-Smith to amend the agenda to include 348 Mapleview Avenue. Yeas All. This property was discussed in the February 11, 2009 meeting. Law Director Graves advised this property is a little different than the other two, this property will be using the Land Bank funds and they are ready to go asap on this property. We did have to correct the notice issue.

348 Mapleview – Building Inspector Wiblin explained I do have pictures to see the current conditions of the property is. We did repost it and put a 15-day notice on there. David has received the title search back from that property. Law Director Graves advised yes and as I said the Land Bank is ready to go and they already did the title work on this house. I got a call from them today that if things went smoothly with the Board, they are probably going to have somebody out there tomorrow. Service Director Smith stated I would like to make a comment on this

house, approximately 2 years ago was the first time that I went on site at this house. We had issues with the flooding completely under water; the footers underneath the house were just like a giant lake, the wood was rotted and the windows were broken. We secured the windows at that time, everything was just rotting and bad. The neighbors had complained about no action which stirred us but we have been going out there over and over and as Jon had mentioned this too has been getting mowed all the time. It is definitely dangerous I can tell you that. Fire Chief Card advised I am the one that found this and brought it to Jon's attention and I forget what year that was. At that time, the lady that owned it was still living in it and there was water inside the house at that time as well. This house is in worse condition than the other two that we just voted on. (packet includes letter from Building Inspector Wiblin, property information from the Lorain County Auditor site and a letter from Building Inspector Wiblin on current conditions.) *Motion by Nelson-Smith/Second by Smith that this property at 348 Mapleview that this Board finds that it is deemed as a dangerous building under Chapter 1351 and it has been properly notified and we should abate the property. Yeas All.

OLD BUSINESS: None.

NEW BUSINESS: Law Director Graves advised I would just like to say that the County is very anxious to work with the city especially the Land Bank. They are just waiting for us to give them properties. They are averaging I believe 38 days from the time that they receive their packet from us until properties are grounded. Once they receive our information it should be over a month and these houses will be down. The county will do the lead paint, the asbestos – they will bid that out and they move very quickly on that and then they will have a meeting on the property on the costs of the demolition. But with the Land Bank, the idea is that you take a vacant tax delinquent property and then once it is demolished the tax delinquency goes away. They are able to resale it free and clear of any liens to someone who will potentially build there. It is a good thing and I would encourage the Building Department that if you have any other properties or the Fire Department come to light that you move quickly on them.

CITIZEN'S COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Smith/Second by Nelson-Smith to adjourn at 5:53 PM. Yeas All.

CLERK OF COMMITTEE AFFIRMATION:

This Meeting of the City Committee of the City of Sheffield Lake, Ohio, was held and conducted under all Rules and Regulations Governing the Sunshine Laws of the State of Ohio as they may apply. All meetings are recorded and available in Council's Office.

CLERK OF COUNCIL/COMMITTEES

Kay Fantauzzi

I, Kay Fantauzzi, duly appointed Clerk of Committee Of Sheffield Lake DO HEREBY CERTIFY that this Is a true and exact copy of the Minutes of the Demolition Board of Appeals of February 28, 2013.

CHAIRMAN

Marta Nelson-Smith

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Eric S Elliott