

Call to Order: Supervisor Collin Walls called the January 12, 2006 Meeting and Show Cause Hearing of the Springfield Township Board to order at 7:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Roll Call:

Board Members Present

Collin W. Walls	Township Supervisor
Jamie Dubre	Township Treasurer
Nancy Strole	Township Clerk
Dennis Vallad	Township Trustee
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

Others Present

Greg Need	Township Attorney
Leon Genre	Planning Director

Show Cause Hearing: Dangerous Buildings, Ordinance #62
P.I. # 07-10-277-012 (8969 Lougheed Island)

New Business:

1. Dangerous Buildings, Ordinance #62
P.I. # 07-10-277-012 (8969 Lougheed Island)

Mr. Comparoni, 4501 White Lake Rd., owner of 8969 Lougheed Island commented that he hopes the Board will take his requests into consideration and he is glad this is still America.

Mr. Leonard Wasczenski, 6676 College Park, part owner of 8969 Lougheed Island, said he has pictures of the work he has done but the pictures are not with him tonight. He said the property is boarded up and he put tyvek on it approximately a week and half ago. Supervisor Walls asked Mr. Wasczenski what he did with the roof? Mr. Wasczenski said he boarded it up and put tyvek on it.

Mr. Wasczenski confirmed that he and Mr. Comparoni have owned the property for approximately 17 years when asked by Supervisor Walls. Supervisor Walls said a building permit was obtained in the past but nothing was done. Mr. Comparoni said that permit was obtained in 1991 for repair and an addition but it was never utilized because he ran out of time. He has recently retired and has just found time to start cleaning the property up and attempt to do

something with it. Mr. Comparoni said they sold the property and the purchaser obtained the permit.

Supervisor Walls asked, up to a week and a half ago, what repairs and efforts were made to the property since the owners got it back? Mr. Wasczenski said, none. Supervisor Walls asked the owners if they contacted the Building Department to let someone know they made repairs? Mr. Wasczenski said no.

Treasurer Dubre asked what the plans are for the property? Mr. Wasczenski said he would like to obtain a building permit to construct a new cottage and would like to do that around April or May.

Trustee Lamont asked what the result of the variance request for this property was? Supervisor Walls explained that the request was denied. One ZBA member felt that the non-conforming provisions of the zoning ordinance, allowing a non-conformity to remain as long as the use and the structure is otherwise legal, have been abandoned.

Supervisor Walls commented that, despite the fact that his motion will be to the contrary, he believes that people's property rights are very sacred and they should be taken into consideration very strongly. However, he believes the condition of this property is a total and complete abomination and there is no excuse for the condition as it exists.

- **Supervisor Walls moved that the Township Board approve the order of the Hearing Officer to demolish the structure, that we modify the order by eliminating the option to repair as that option timeframe has long since passed, that we ask the Planning/Building Director to obtain quotes for demolition of the structure. If it is not demolished within the timeframe as required, which is 30 days, and to the extent the Township can get someone there to provide a quote, that those quotes for demolition be placed on the next agenda for approval or the following agenda. Trustee Cooper supported the motion.**

Mr. Comparoni asked why they were given the option of putting doors and windows in the building? Supervisor Walls said the Hearing Officer gave that option with a specific time to exercise that option which was exceeded. Mr. Comparoni said it is all boarded up. Supervisor Walls said it is abundantly clear that when the hearing took place and the building was determined to be dangerous, it was dangerous and the owners did not make any efforts from October until approximately a week and a half ago to secure it. Mr. Wasczenski said he had people go out there and they couldn't do anything because the winds were too bad. Mr. Comparoni said if the Board forces the tear-down, he will go further than this meeting and it will not stop here.

Attorney Greg Need said the Hearing Officer's report required that a building permit be applied for within 30 days and asked if that had been done? Mr. Genre said no. Mr. Comparoni asked what he can do with the property? Supervisor Walls said he would have to meet with the

Building Department. Mr. Comparoni said he should not be taxed if he can't do anything and wants to be taxed the same as everyone else on the island.

**Vote on the motion. Yes: Walls, Dubre, Strole, Hopper, Lamont and Cooper; No: Vallad.
The motion carried by a 6 to 1 vote.**

Mr. Comparoni said he would get a lawyer to stop from having the building torn down. Mr. Wasczenski said they put \$600 dollars into the property to comply with the Hearing Officer's order and asked why he put \$600 into it if it's going to get torn down anyway.

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 7:20 p.m.

Collin W. Walls, Township Supervisor

Nancy Strole, Township Clerk