

MINUTES FROM THE BALDWIN HEARING

Matt Schindewolf called the meeting to order at 7PM on February 11, 2016. This meeting is on the matter of the property at 3911 W Covert in Onondaga, and the anti-blight and anti-nuisance ordinance. Jim Tow, Diane Johnson, Matt Schindewolf, Rhiannon Schindewolf-DeShais, and Russ Bodell were present.

Also present was Attorney Chris Patterson. Chris mentioned we are here because of Ordinance 23 of the township. He explained there has been a problem at this location with blight and we are looking at section 6.4, stating the township board is holding a hearing tonight to determine four things we are looking at. First we will need to determine what remedial actions are necessary to affect compliance with the ordinance. He stated we will have the townships zoning administrator discuss this with the board and he will also have pictures of the property. Also the property owners will be provided an opportunity to respond. The township board will need to make a determination to see what remedial actions are necessary. The property owners will be able to discuss what to what extent they will be able to resolve that remedial action. The board will need to approve a resolution to determine that in a certain amount of time if the property is not brought into compliance then the township will have the authority to go on to the property and remediate any violations. Chris mentioned a notice of violation was sent September 9, of 2015 and the notice violation posted October 15 of 2015. The Notice of hearing was posted on January 11, 2016 and tonight's hearing was properly noticed.

Rodger Hector, Zoning Administrator, gave us pictures from 2001, and mentioned he has pictures on his phone from recent time including the postings he did. We looked at the pictures he had. He suggested if they do not come in compliance within 21 days and get it completely cleaned up which is in that worksheet, that the township makes a motion to have someone come in and clean it up and apply the billing on their tax roll, plus all the other monies he had to spend to advertise as the law requires.

Attorney Patterson spoke of the issues viewed in the pictures that do not comply with our ordinance. He states the township board will need to determine that it is necessary for these items to be removed and or stored inside of a building. Rodger stated there are no buildings on this property, and he also recommends the house be torn down. He feels it is uninhabitable.

Mr. Baldwin spoke of the vehicles in the pictures that are gone. He also spoke of other issues that have caused some of this problem, He also discussed the last time we went to court they determined he could keep the truck boxes. He also mentioned his health issues and how he tries to get help.

Matt mentioned he has had conversations with Mr. Baldwin and understands his health issues but this has been an issue since 1994 and we are at the point where just leaving this with an open ended date and a promise to get it cleaned is not enough. We are trying to come up with something that is equitable both for the township and the Baldwin's.

Mr. Baldwin's daughter Terry Humphrey feels 21 days is not long enough for her dad to accomplish the clean-up considering the time of year this is, and the possible weather.

Mr. Baldwin mentioned items that have been removed and how some things cannot go at this time due to the weather.

Ms. Humphrey questioned the costs involved being on the tax bill, and discussed Mr. Hector's actions. She also suggested 90 days would be a better time period for getting all of this done.

Attorney Patterson explained to her the date will be decided by the board tonight after that time passes if the property is not in compliance with Ordinance 23 the township board can then hire a contractor to come in and remove whatever items it takes to make your property come into compliance with the ordinance.

The board began deliberation. Attorney Patterson discussed the process. Discussion followed.

Matt made a motion that the property located at 3911 W Covert Rd, is indeed in violation of the township boards zoning laws and regulations, Ordinance 23 the anti-blight and anti-nuisance ordinance. And, that I in this motion am also requesting this be acknowledged in this meeting and moved forward to the regular board meeting for direction to be taken. Rhiannon seconded.
Bodell –yes, Schindewolf-DeShais-yes, Schindewolf-yes, Johnson-Yes, Tow-Yes

Matt closed the meeting at 7:54 pm

Minutes submitted by
Diane Johnson
Onondaga Township ClerkP