

Board Meeting Minutes

February 8, 2023

CALL TO ORDER

Attendee	Title	Status
Brian Ball	City Engineer	Present
Chad Christopher	Fire Chief	Present
Jim Gustin	Board Member	Present
Katie Delozier	Board Memeber	Present
Zach Green	Board Memeber	Present
Julie Miller	Board Member	Excused
Steve Jefferson	Alternate Board Member	Absent
Kathryn Brechler	Alternate Board Member	Absent

Others in attendance: Rob Broeren, Law Director; Mike Hillier, Councilman; Greg Bemiller, Property Maintenance Enforcement Officer; Maureen Hall, Clerk; Joe and Lisa Adrian, Owners of 0 West Gambier Street, Mount Vernon, Ohio/Parcel 366-00320.001

Julie Miller is no longer a Board Member, Zach Green is her replacement.

MINUTES APPROVAL

- Board of Property Maintenance Appeals - Board Meeting - Feb 11, 2021 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chad Christopher, Fire Chief
SECONDER:	Jim Gustin, Board Member
AYES:	Ball, Christopher, Gustin, Delozier, Green
ABSENT:	Jefferson, Brechler
EXCUSED:	Miller

0 WEST GAMBIER STREET/PARCEL #66-00320.001

02/08/2023 CONSIDERATION OF CONDEMNATION

The Board of Property Maintenance Appeals was called to order at 5:30 by Brain W. Ball, PE, Chair. Swearing in of new member Zach Green was done by Mr. Broeren. Mr. Bemiller briefed the Board on the condition of the property. Mr. Bemiller stated that over the last two years that he has been in contact with the owner. The owner has stated that he has plans to make the structure a one floor structure. To date nothing has been done to the property. Mr. Bemiller has brought this property to Board recommending condemnation if repairs cannot be done in a timely manner.

Joe Adrian, the owner of the property explained that he uses the property as a storage facility for his window/construction business. He stated that due to COVID he has had trouble getting work done on the building and is asking the Board for more time to get repairs done.

Mr. Adrian does not dispute the condition of the building.

Mr. Adrian would tear down everything but one west wall so the property could be grand fathered and allowed to stay at its current location and making it a one story structure.

Mr. Adrian stated he felt that six months would give him ample time to get something done with the property.

Mr. Christopher stated that he felt a timeline needed to be established.

Mr. Broeren stated that according to the City Ordinance 1303.12D that Mr. Adrian would have 90 days to get the structure made safe, if it cannot be done in that time frame the structure would need to be torn down.

Mr. Ball cautioned Mr. Adrian to use extreme caution to ensure no damage is done to the railroad. Mr. Ball stated that the railroad is their own jurisdiction and that the railroad is very aware of this property and monitoring on a weekly basis.

Mr. Adrian state that he has talked with the railroad.

Mr. Broeren stated that the structure needs to be made safe or demolished in 90 days. At the end of 90 days the Board then set the remainder of the time for completion.

Mr. Adrian state that making the structure safe in 90 days is doable.

Mr. Broeren explained that at the end of 90 days the Board will send inspectors and an Engineering firm along with Mr. Bemiller to assess the property and that they will need to be granted access to the interior as well. All of which will report back to the Board.

Mr. Green asked if the structure were to be torn down and rebuilt would there be any variance and who would approve such.

Mr. Broeren said that a variance would be granted by the Board of Zoning Appeals, not Administration, however the setback from the railroad right of way is too close at present.

Mr. Christopher ask Mr. Adrian if he could explained what the inside looks like and there is much involved bringing the building up to fire and building codes.

Mr. Green pointed it has been 28 months since he was first contacted and Mr. Adrian agreed it has been on going for quite some time.

Mr. Ball requested of Mr. Adrian to obtain a demolition permit and to coordinate and Asbestos inspection with the EPA before beginning demolition. Mr. Adrian needs to coordinate with the railroad so the railroad can close the railway during demolition.

- Motion to condem and demolish property located at 0 West Gambier Street/Parcel 366-00320.001

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Green, Board Memeber
SECONDER:	Chad Christopher, Fire Chief
AYES:	Ball, Christopher, Gustin, Delozier, Green
ABSENT:	Jefferson, Brechler

- Adjourn Motion

_Mr. Christopher made a motion to adjourn the meeting, __Mr. Gustin, second and the meeting was adjourned at 6:20 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Christopher, Fire Chief
SECONDER:	Jim Gustin, Board Member
AYES:	Ball, Christopher, Gustin, Delozier, Green
ABSENT:	Jefferson, Brechler