

# Construction Board of Appeals

## Regular Meeting Agenda

Wednesday, October 26, 2016  
3:00 PM, Conference Room A  
City Hall, 539 Phoenix Street



1. **Call to Order** – Chair Morse
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – September 14, 2016
5. **Public Comment**
6. **NEW BUSINESS**
  - 707 Phillips Street – demolition order
7. **Adjourn**

RESPECTFULLY SUBMITTED,

Linda Anderson  
Zoning Administrator

South Haven City Hall is Barrier-free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Clerk. Individuals with disabilities requiring services should contact the City Clerk by writing or calling South Haven City Hall at (269) 637-0700.

# Construction Board of Appeals

## Regular Meeting Minutes

Wednesday, September 14, 2016  
3:00 PM, Conference Room A  
City Hall, 539 Phoenix Street



1. **Call to Order** – Chair Morse

2. **Roll Call**

Present: Mark Dibble, Larry Heinig, Bob Stickland, Ed Morse  
Absent: None

3. **Approval of Agenda**

Motion by Stickland, second by Dibble to approve the September 14, 2016 Regular Meeting Agenda as presented.

All in favor. Motion carried.

4. **Approval of Minutes** - July 27, 2016

Motion by Heinig, second by Dibble to approve the July 27, 2016 Regular Meeting Minutes as written.

All in favor. Motion carried.

5. **Public Comment**

None at this time

6. **NEW BUSINESS**

312 Edgell – Demolition Order

Anderson reviewed the background of this property including enforcement efforts which began on this vacant property began in 2011. The owner has not been responsive to the city demands that the property be brought back into code. On June 6, 2016, the city building inspector sent a hearing notice to the owner, Dennis Wooten, and posted it on the front of the structure. The certified letter was returned unopened. The hearing was

September 14, 2016  
Construction Board of Appeals  
Regular Meeting Minutes  
DRAFT

held on June 22, 2016 and the owner was not in attendance. The demolition was scheduled for not more than 21 days or July 13, 2016.

It was subsequently determined that the notice may have been mailed to the wrong owner and the process was restarted sending notice to and holding the hearing for Household Finance Corp of Florida. That owner also was a no show. The deadline for demolition was then moved back to August 5, 2016. That date has now passed.

During this process, there was some confusion as to who was actually the owner of the property. We are required to contact the most current address of the responsible person or person listed on the tax rolls. The person originally listed was Dennis Wooten. Mr. Wooten apparently lost the house to Household Finance Corp. We were later told that Mr. Wooten again owned the house. We asked the city assessor to work with Van Buren County to determine the actual owner of record. It was found that Household Finance Corp is in fact the current owner of record.

Before the city is allowed to demolish a private building, there are several requirements which need to be completed, according to City Code 570. The Construction Board of Appeals meeting is one of those requirements.

Anderson recommended that the hearing officer's demolition order be held up, noting 21 days is the minimum time required and that the board may give more time at their discretion.

Discussion ensued regarding the official owner of record being the one on the tax rolls with no official information telling us anyone but Household Finance is the owner. There was also discussion regarding a possible title search being done by the city attorney before demolition occurs.

Motion by Stickland to uphold the hearing officer's order for the owner to demolish on or before October 5, 2016 (21 days) or the city will proceed with demolition.

All in favor. Motion carried.

## **7. Adjourn**

Motion by Heinig, Dibble to adjourn at 3:15 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary

**Construction Board of Appeals**

**Staff Report**



**Agenda Item #6  
707 Phillips Street**

**City of South Haven**

**Background Information:**

Enforcement efforts on this vacant property date back to 2009. The owner has not been responsive to the demands that the property be brought back into code. On February 8, 2016, the city building inspector sent a certified hearing notice to the owner and posted the front of the structure. The certified letter was received and signed for by the owner on February 11, 2016. The hearing was held on February 24, 2016 and the owner was in attendance. At the hearing, the owner stated that they planned to bring the building up to code and would need six months' time to complete the work. The hearing officer gave the owner until September 30, 2016 to bring the property into compliance with all codes.

To date there has been little progress made on the part of the property owner. Some of the tall weeds and shrubs were cleared in the spring but no activity has been observed since. The deadline has now passed.

Before the city is allowed to demolish a private building, there are several requirements which need to be completed, according to City Code 570. The Construction Board of Appeals meeting is one of those requirements.

**Recommendation:**

Staff recommends that the CBA members visit the property and consider all the attachments to this report. Staff also recommends demolition of the building and a clearing of the related grounds. This should be ordered to occur in no more than 21 days after the CBA meeting (November 16, 2016).

**Support Material:**

- Case File
- John Brush report

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

707 PHILLIPS ST  
SOUTH HAVEN, MI 49090

CONSTRUCTION BOARD OF APPEALS

## ENFORCEMENT RECORD

C.I.  MIS.  JUV. **State of Michigan**  
**Municipal Civil Infraction**  
**Notice of Violation**

No. **1279** Dept. No. \_\_\_\_\_  
 Complaint No. \_\_\_\_\_ Offense Code \_\_\_\_\_  
 Local Use/Arrest No. \_\_\_\_\_

The People of:  the State of Michigan  
 Township  City  Village  County

OF: **SOUTH HAVEN** of \_\_\_\_\_

THE UNDERSIGNED Month Day Year At approximately  A.M.  P.M. Date Month Day Year  
 SAYS THAT ON: **01 07 09** \_\_\_\_\_  
 State Driver's License Number \_\_\_\_\_ Social Security No. \_\_\_\_\_

Race Sex Hair Weight Height Eyes Occupation/Employer \_\_\_\_\_

Name (First, Middle, Last) **LOUIS MOSLEY**  
 Street **254 59TH ST.**  
 City **GRAND JUNCTION** State **MI** Zip Code **49056**

Vehicle Plate No. \_\_\_\_\_ Year \_\_\_\_\_ State \_\_\_\_\_ Vehicle Description (Year, Make, Color) \_\_\_\_\_ Type \_\_\_\_\_

THE PERSON NAMED ABOVE, in violation of **CITY ORDINANCE # 570**  
**PROPERTY MAINTENANCE**  
 UPON **707 PHILLIPS ST.**  
 AT OR NEAR **SOUTH HAVEN PL**  
 WITHIN  CITY  VILLAGE  TOWNSHIP OF **SOUTH HAVEN**  
 COUNTY OF **VAN BUREN** DID THE FOLLOWING:

Nuisance Ordinance  Building Code  
 Licenses Ordinance  Plumbing Code  
 Zoning Ordinance  Electrical Code  
 Sign, Lighting & Display Ordinance  Mechanical Code  
 Animal & Fowl Ordinance  Other \_\_\_\_\_

Describe: **PROPERTY OWNER WAS MAILED TWO**  
**WARNING NOTIFICATION OF CODE INFRACTION**  
**(PROPERTY MAINTENANCE). NO REPLY FROM**  
**PROPERTY OWNER**

Person in Active Military Service  Yes  No

THIS VIOLATION IS A CIVIL INFRACTION and is your **1ST** violation.  
 The fine for this violation is \$ **50.00** and must be paid at the violations bureau  
 by 5:00 p.m. on **01-19-09** unless you contact the violations bureau before this time.  
 SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

**WARNING:** If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued.  
 You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation, or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.  
 ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number:  
**CITY OF SOUTH HAVEN**  
**539 PHOENIX STREET**  
**SOUTH HAVEN, MI 49090**  
**(616) 637-0714**

I personally served a copy of this notice upon the defendant.  
 I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's signature \_\_\_\_\_ Month Day Year \_\_\_\_\_

Officer's Name (printed) **DANIEL M. GOMEZ** Officer's ID No. **CODE ENFORCEMENT**  
 Agency ORI **MI- 8074700** Agency Name **BUILDING DEPARTMENT**

UC-02 (rev. 8/94) Violation Bureau Copy

C.I.  MIS.  JUV.  
 Ticket No. **1279**  
 Name \_\_\_\_\_  
 Case No. \_\_\_\_\_

## Bill Spaeth

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**From:** Bill Spaeth  
**Sent:** Monday, March 30, 2009 12:16 PM  
**To:** 'MARK MANNING'  
**Subject:** 707 Phillips St. and 859 Indiana St.

Mark,  
These two properties are also non-responsive.  
Both have been issued tickets.  
Please proceed with hearings on these as well.  
Thanks!  
WmKS

■ William K. Spaeth // Planner - Zoning Administrator  
City of South Haven // Office (269) 637-0760  
City Hall // 539 Phoenix Street, South Haven, MI 49090 // [www.south-haven.com](http://www.south-haven.com)

The City of South Haven Cares. Print only when necessary.

## Bill Spaeth

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**From:** Bill Spaeth  
**Sent:** Tuesday, April 21, 2009 11:58 AM  
**To:** 'mark.manning01@comcast.net'  
**Subject:** 335 Center, 707 PHILLIPS AND 859 INDIANA

Mark,  
They would not go through to you.  
They keep getting rejected, so I have put a copy in the regular mail today.  
You should get it in a day or so.  
WmKS

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**From:** Bill Spaeth  
**Sent:** Tuesday, April 21, 2009 10:44 AM  
**To:** 'MARK MANNING'  
**Subject:** RE: 707 PHILLIPS AND 859 INDIANA

Good morning,  
Actually there were three.  
335 Center Street  
707 Philips  
859 Indiana  
I will send the files in 3 separate emails so that they get through to you.  
Please let me know if they do not get to you in the next few minutes.  
WmKS

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**From:** MARK MANNING [mailto:mark.manning01@comcast.net]  
**Sent:** Sunday, April 19, 2009 12:00 PM  
**To:** Bill Spaeth  
**Cc:** zigzag2054@yahoo.com  
**Subject:** 707 PHILLIPS AND 859 INDIANA

Bill: I was going through my emails trying to see what I may have missed from you and I ran across an email indicating that two properties, 707 phillips and 859 indiana, were non-responsive and that they were both issued tickets. Could you please prepare a document packet on both of these and get them to me. If you want me to stop by and pick them up fine, if you want to email or fax them that is fine as well. Any background you can give me on them would be appreciated.

Hope you had a nice weekend.

Mark

**From:** mark manning [mark.manning01@comcast.net]  
**Sent:** Tuesday, June 09, 2009 5:55 PM  
**To:** Bill Spaeth  
**Subject:** RE: 335 CENTER, 859 INDIANA AND 707 PHILLIPS

Bill: Received and went over the property maintenance code. but I have been putting the finishing touches on the Ben problem. I will have something for you tomorrow to review. Mark

**From:** Bill Spaeth [mailto:bspaeth@south-haven.com]  
**Sent:** Tuesday, June 09, 2009 3:37 PM  
**To:** MARK MANNING  
**Subject:** RE: 335 CENTER, 859 INDIANA AND 707 PHILLIPS

Mark,  
On these three tickets that were issued on each of these properties, has a court date been set for their refusal to pay the fine or respond to the City?  
WmKS

**From:** MARK MANNING [mailto:mark.manning01@comcast.net]  
**Sent:** Thursday, April 23, 2009 8:36 PM  
**To:** Bill Spaeth  
**Subject:** 335 CENTER, 859 INDIANA AND 707 PHILLIPS

Bill: Just to let you know I received the documents on the above matter today. Thank you for getting that information to me. I am looking them over this evening. It appears from the documents that we have violations as follows:

Ordinance 570 (which I understand is the Property Maintenance Code) Sections 2.5; 3.1, 3.7, 4.4. I have never been provided with a copy of this Ordinance and as adopted by the City. Can you email a copy to me or can a slide by City Hall and pick it up?

As to the Troy Sutton, Sr. property (859 Indiana). Code Section 30-92 is the weed abatement ordinance and from the documents it appears his property is in chronic violation of this Ordinance. It also appears Mr. Sutton is in Illinois and is not responding to your request for remediation. Has the City incurred any expense in cleaning the property, if so, how much, etc?

If this is a continuing problem and we are not obtaining compliance, then I we proceed as provided by 30-92 under Section 1.16(4) in the South Haven District Court for which allows:

- (4) In addition to any remedies available at law, the city may bring an action for an injunction or other process against a person to restrain, prevent or abate any violation of city ordinance.

I construe this Section to allow the City to proceed in the South Haven District Court for a variety of relief, including obtaining a civil judgment, a judgment lien against the property, and injunctive relief. The District Court has plenary authority over these types of matters and I have had good success dealing with Judge Clarke for other municipalities. In essence if Mr. Sutton "hides" in another state, which he can do, we can act on the property for remediation and assert liens for clean up on the property so at such time it is sold, the City should be able to re-coup its Judgment. We will probably have to obtain service

of process by alternative means from the Court due to his refusal to accept certified mail and it may not be effective to hire a process server in Illinois.

We can discuss this process in further detail.

I hope this is helpful.

Mark

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59<sup>TH</sup> ST.  
GRAND JUNCTION, MI 49056

02/12/2014

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST, SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

1. NEIGHBORHOOD COMPLAINT ABOUT THE CONDITION OF YOUR PROPERTY
2. YOU HAVE TILL FEBRUARY 24, 2014 TO RESPOND TO THIS LETTER, IF NOT A CITATION WILL BE ISSUED TO YOU.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

04/12/2013

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

1. NEIGHBORHOOD COMPLAINTS ABOUT THE CONDITION OF YOUR PROPERTY (HOUSE).

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

04/24/2012

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN AND/OR WEEDS (SEC 30-92)

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

09/15/2010

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Courtesy notification

Dear Property Owner;

Please be aware that the below stated condition has been observed at your property identified below as the subject property. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. City property records indicate that you, as the property owner of record, are the responsible party for the subject property, and therefore we ask that you please take the necessary steps to correct the condition as soon as possible.

**Subject Property:** 707 PHILLIPS ST, SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Property Condition:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

THE CITY OF SOUTH HAVEN REQUEST INFORMATION ON THE FUTURE PLANS OF YOUR PROPERTY LOCATED AT 707 PHILLIPS.

- (1) VACANT HOUSE
- (2). PHOTOS ENCLOSED

We apologize if this letter has arrived after you have already taken care of this condition. The visual inspection of the neighborhood took place on the date of the letter, and it may have taken a day or so to arrive in your mailbox.

Thank you for your cooperation in keeping South Haven's neighborhoods a positive experience for all of our residents.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

08/17/2010

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN AND/OR WEEDS (SEC 30-92)

MR. MOSLEY THIS IS THE SECOND NOTICE THAT THE CITY OF SOUTH HAVEN IS SENDING YOU. AS THE HOME OWNER OF A VACANT HOUSE ON SOUTH HAVEN PLACE, IT IS UP TO YOU TO MAINTAIN YOUR PROPERTY.

DUE TO THIS RAIN AND HOT WEATHER YOUR LAWN GROWS VERY FAST. IN THE FUTURE IF YOUR LAWN IS OVER 6 INCHES LONG THE CITY OF SOUTH HAVEN WILL SEND LAWN BOYS INC. TO MOW THE LAWN OR WEEDS ON YOUR PROPERTY. LAWN BOYS INC FEE IS \$90.00 PLUS THE CITY OF SOUTH HAVEN WILL CHARGE YOU \$50.00 ADMINISTRATIVE FEE.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

06/23/2010

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN  
AND/OR WEEDS (SEC 30-92)

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

04/29/2010

MOSLEY LOUIS & LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Courtesy notification

Dear Property Owner;

Please be aware that the below stated condition has been observed at your property identified below as the subject property. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. City property records indicate that you, as the property owner of record, are the responsible party for the subject property, and therefore we ask that you please take the necessary steps to correct the condition as soon as possible.

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Property Condition:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN  
AND/OR WEEDS (SEC 30-92)

We apologize if this letter has arrived after you have already taken care of this condition. The visual inspection of the neighborhood took place on the date of the letter, and it may have taken a day or so to arrive in your mailbox.

Thank you for your cooperation in keeping South Haven's neighborhoods a positive experience for all of our residents.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

06/19/2009

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

Regarding: Courtesy notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN

Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN (SEC 30-92)

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

01/07/2009

Regarding: **Attached “Civil Infraction Notice of Violation” No. 1279**  
Dear Property Owner;

A Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. All previous attempts that have been made to contact a responsible party at the property and via mail have failed to successfully correct the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately and the attached fine of \$50.00 per day per violation paid.** Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which **shall include the issuance of a first repeat “Civil Infraction Notice of Violation” involving a \$250.00 per day per violation fine.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY MAINTENANCE.

- (1). SECTION 2.5 VACANT PROPERTY
- (2). SECTION 3.7 STRUCTURAL MAINTENANCE IN GENERAL
- (3). SECTION 4.4 INSECT SCREENS

THE CITY OF SOUTH HAVEN REQUEST INFORMATION AS TO THE FUTURE MAINTENANCE PLAN OF YOUR PROPERTY AT 707 PHILLIPS ST.

You need to be aware of the condition of your property at all times, and you need to make proper arrangements for the maintenance of it. **There will be no further notifications from the City prior to issuance of the first repeat “Civil Infraction Notice of Violation”.** Therefore, it is incumbent upon you to correct the infraction to avoid any further fines. All previous fines are due and shall accumulate on the property until said infraction is corrected and all fines paid. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial and you need to correct this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

The City of South Haven asks that you be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. **There will be no further notifications from the City prior to issuance of the “Civil Infraction Notice of Violation”.** Therefore, it is incumbent upon you to correct the infraction to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. Please correct this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

12/16/2008

Regarding: **Warning notification of Code Infraction**

Dear Property Owner; Second Notice

A Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. Attempts have been made to contact a responsible party at the property and via previous mail without successfully correcting the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. Said infraction needs to be corrected immediately. Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which **shall include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day per violation fine.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY MAINTENANCE.

- (1). SECTION 2.5 VACANT PROPERTY
- (2). SECTION 3.7 STRUCTURAL MAINTENANCE IN GENERAL
- (3). SECTION 4.4 INSECT SCREENS

THE CITY OF SOUTH HAVEN REQUEST INFORMATION AS TO THE FUTURE MAINTENANCE PLAN OF YOUR PROPERTY AT 707 PHILLIPS ST. YOU HAVE TEN (10) DAYS TO RESPOND TO THIS SECOND NOTICE LETTER (DEC. 29,2008), IF YOU DO NOT RESPOND BY THE DUE DATE A CITATION OF \$50.00 WILL BE ISSUED TO YOU FOR VIOLATION OF CITY ORDINANCE NO. 570 PROPERTY MAINTENANCE.

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

11/20/2008

Regarding: Courtesy notification of Code Infraction

Dear Property Owner;

Please be aware that a Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. Attempts have been made to contact a responsible party at the property without successfully correcting the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. Said infraction needs to be corrected immediately. Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving fines and/or other penalties.

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY MAINTENANCE.

- (1). SECTION 2.5 VACANT PROPERTY
- (2). SECTION 3.7 STRUCTURAL MAINTENANCE IN GENERAL
- (3). SECTION 4.4 INSECT SCREENS

THE CITY OF SOUTH HAVEN REQUEST INFORMATION AS TO THE FUTURE MAINTENANCE PLAN OF YOUR PROPERTY AT 707 PHILLIPS ST.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

08/19/2008

Regarding: Courtesy notification of Code Infraction

Dear Property Owner;

Please be aware that a Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. The City typically attempts to contact a responsible party at the property to correct the infraction, however the specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.** Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which shall include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, as well as a \$50.00 administrative fee and all costs associated with the City having to hire appropriate services to correct said infraction.

**Subect Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN AND WEEDS (SEC 30-92). VACANT HOUSE AS A PROPERTY OWNER IN THE CITY OF SOUTH HAVEN YOU ARE RESPONDSIBLE FOR THE UPKEEP OF YOUR PROPERTY AT ALL TIMES.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. **There shall be no further notifications from the City prior to issuance of the "Civil Infraction Notice of Violation"**. Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

05/24/2006

MOSLEY BOOKER J  
6464 102ND AVE  
SOUTH HAVEN, MI 49090

RE: Long Grass at the Property Located at 707 PHILLIPS ST, South Haven, Michigan,  
Property Tax ID # 80-53-580-001-00.

**The property owner is hereby ordered to immediately cut grass and weeds and remove debris from this property.**

If the property owner fails to cut grass and remove the miscellaneous debris within five (5) days of the date of this notice, the City shall take the following action:

The City of South Haven shall authorize a private contractor to cut grass and remove miscellaneous debris and the landowner shall be liable for associated costs. The costs shall be levied and collected against the lands in the same manner as other taxes are levied and collected. A \$50 administration fee will be charged in addition to the costs incurred by the City for abatement of the condition.

If you have any questions, please contact the code enforcement office at the address listed above or you may call the code enforcement officer at (269) 637-0789.

Thank You;

Tom Fouts  
Office of Code Enforcement  
City of South Haven  
539 Phoenix Street  
South Haven, MI 49090



# City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499  
Telephone (269) 637-0700 • FAX (269) 637-5319

LOUIS MOSLEY  
254 59<sup>TH</sup> ST.  
GRAND JUNCTION, MI 49056

02/03/2009

ON JANUARY 07,2009 A THIRD NOTICE WITH CITATION #1279 CERTIFIED LETTER WAS MAILED TO LOUIS MOSLEY PROPERTY OWNER LOCATED AT 707 PHILLIPS ST. (SOUTH-EAST CORNER OF PHILLIPS ST. AND SOUTH HAVEN PL.) A THIRD NOTICE WITH A COPY OF CITATION #1279 WENT THROUGH THE REGULAR MAIL.

ON FEBRUARY 02,2009 THE U.S. POSTEL SERVICE RETURNED THE CERTIFIED LETTER( RETURN TO SENDER, UNCLALMED, UNABLE TO FORWARD) THE LETTER SENT THROUGH THE REGULAR MAIL MUST HAVE BEEN RECEIVED DUE TO THE FACT THAT IT HAS NOT BEEN RETURNED TO THE CITY OF SOUTH HAVEN

DANIEL M. GOMEZ  
CODE ENFORCEMENT



# City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499  
Telephone (269) 637-0700 • FAX (269) 637-5319

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

01/07/2009

Regarding: **Attached "Civil Infraction Notice of Violation" No. 1279**  
Dear Property Owner;

A Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. All previous attempts that have been made to contact a responsible party at the property and via mail have failed to successfully correct the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately and the attached fine of \$50.00 per day per violation paid.** Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which **shall include the issuance of a first repeat "Civil Infraction Notice of Violation" involving a \$250.00 per day per violation fine.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY  
MAINTENANCE.

- (1). SECTION 2.5 VACANT PROPERTY
- (2). SECTION 3.7 STRUCTURAL MAINTENANCE IN GENERAL
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Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

7005 1227 0000 2802 5002



# City of South Haven

539 Phoenix Street • South Haven, Michigan 49090-1499

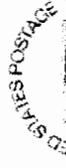
*RECEIVED  
CITY OF SOUTH HAVEN  
1-23-09*

Name \_\_\_\_\_  
1st Notice \_\_\_\_\_  
2nd Notice \_\_\_\_\_  
Return \_\_\_\_\_

1-08-09  
FIRST NOTICE  
1-23  
SECOND NOTICE  
POST EN



**CERTIFIED MAIL™**  
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



NIXIE 490 4C 1 22 01/28/09

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

EC: 4909014999 \*1785-06088-28-19

4909001499



MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

01/07/2009

Regarding: **Attached “Civil Infraction Notice of Violation” No. 1279**  
Dear Property Owner;

A Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. All previous attempts that have been made to contact a responsible party at the property and via mail have failed to successfully correct the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately and the attached fine of \$50.00 per day per violation paid.** Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which **shall include the issuance of a first repeat “Civil Infraction Notice of Violation” involving a \$250.00 per day per violation fine.**

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Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

<input checked="" type="checkbox"/> C.I. <input type="checkbox"/> MIS. <input type="checkbox"/> JUV.	<b>State of Michigan</b> <b>Municipal Civil Infraction</b> <b>Notice of Violation</b>	No 1279	Dept. No.
The People of: <input type="checkbox"/> the State of Michigan <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County		Complaint No.	Offense Code
OF: <b>SOUTH HAVEN</b>		Local Use/Arrest No.	
THE UNDERSIGNED SAYS THAT ON:	Month Day Year 01 07 09	At approximately <input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	Date Month Day Year
State	Driver's License Number	Social Security No.	
Race	Sex	Hair	Weight Height Eyes Occupation/Employer
Name (First, Middle, Last) <b>LOUIS MOSLEY</b>			
Street <b>254 59TH ST.</b>			
City <b>GRAND JUNCTION</b>		State <b>MI</b>	Zip Code <b>49056</b>
Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color) Type
THE PERSON NAMED ABOVE, in violation of <b>CITY ORDINANCE # 570</b> <b>PROPERTY MAINTENANCE</b>			
UPON <b>707 PHILLIPS ST.</b>			
AT OR NEAR <b>SOUTH HAVEN PL</b>			
WITHIN <input checked="" type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWNSHIP OF <b>SOUTH HAVEN</b>			
COUNTY OF <b>VAN BUREN</b> DID THE FOLLOWING:			
<input type="checkbox"/> Nuisance Ordinance		<input checked="" type="checkbox"/> Building Code	
<input type="checkbox"/> Licenses Ordinance		<input type="checkbox"/> Plumbing Code	
<input type="checkbox"/> Zoning Ordinance		<input type="checkbox"/> Electrical Code	
<input type="checkbox"/> Sign, Lighting & Display Ordinance		<input type="checkbox"/> Mechanical Code	
<input type="checkbox"/> Animal & Fowl Ordinance		<input type="checkbox"/> Other	
Describe: <b>PROPERTY OWNER WAS MAILED TWO</b> <b>WARNING NOTIFICATION OF CODE INFRACTION</b> <b>(PROPERTY MAINTENANCE), NO REPLY FROM</b> <b>PROPERTY OWNER</b>			
Person in Active Military Service <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> C.I. <input type="checkbox"/> MIS. <input type="checkbox"/> JUV.	
THIS VIOLATION IS A CIVIL INFRACTION and is your <b>1st</b> violation.			
The fine for this violation is \$ <b>50.00</b> and must be paid at the violations bureau by 5:00 p.m. on <b>01-19-09</b> unless you contact the violations bureau before this time.			
SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.			
WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.			
ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau. ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.			
Violations bureau address & phone number: <b>CITY OF SOUTH HAVEN</b> <b>539 PHOENIX STREET</b> <b>SOUTH HAVEN, MI 49090</b> <b>(616) 637-0714</b> <b>269</b>			
I personally served a copy of this notice upon the defendant. I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.			
Complainant's signature		Month	Day Year
Officer's Name (printed) <b>DANIEL M. GOMEZ</b>		Officer's ID No. <b>CODE ENFORCEMENT</b>	
Agency ORI <b>MI- 8074700</b>		Agency Name <b>BUILDING DEPARTMENT</b>	

Ticket No. **N 1279**  
 Name  
 Case No.

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

12/16/2008

Regarding: **Warning notification of Code Infraction**

Dear Property Owner; Second Notice

A Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. Attempts have been made to contact a responsible party at the property and via previous mail without successfully correcting the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. Said infraction needs to be corrected immediately. Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which **shall include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day per violation fine.**

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY MAINTENANCE.

- (1). SECTION 2.5 VACANT PROPERTY
- (2). SECTION 3.7 STRUCTURAL MAINTENANCE IN GENERAL
- (3). SECTION 4.4 INSECT SCREENS

THE CITY OF SOUTH HAVEN REQUEST INFORMATION AS TO THE FUTURE MAINTENANCE PLAN OF YOUR PROPERTY AT 707 PHILLIPS ST. YOU HAVE TEN (10) DAYS TO RESPOND TO THIS SECOND NOTICE LETTER (DEC. 29,2008), IF YOU DO NOT RESPOND BY THE DUE DATE A CITATION OF \$50.00 WILL BE ISSUED TO YOU FOR VIOLATION OF CITY ORDINANCE NO. 570 PROPERTY MAINTENANCE.

12/16/2018 ETR

The City of South Haven asks that you be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. **There will be no further notifications from the City prior to issuance of the "Civil Infraction Notice of Violation".** Therefore, it is incumbent upon you to correct the infraction to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. Please correct this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

11/20/2008

Regarding: Courtesy notification of Code Infraction

Dear Property Owner;

Please be aware that a Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. Attempts have been made to contact a responsible party at the property without successfully correcting the infraction. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. Said infraction needs to be corrected immediately. Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving fines and/or other penalties.

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** CITY OF SOUTH HAVEN ORDINANCE 570- PROPERTY  
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- (1). SECTION 2.5 VACANT PROPERTY
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THE CITY OF SOUTH HAVEN REQUEST INFORMATION AS TO THE FUTURE  
MAINTENANCE PLAN OF YOUR PROPERTY AT 707 PHILLIPS ST.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763

05/24/2006

MOSLEY BOOKER J  
6464 102ND AVE  
SOUTH HAVEN, MI 49090

RE: Long Grass at the Property Located at 707 PHILLIPS ST, South Haven, Michigan,  
Property Tax ID # 80-53-580-001-00.

**The property owner is hereby ordered to immediately cut grass and weeds  
and remove debris from this property.**

If the property owner fails to cut grass and remove the miscellaneous debris within five  
(5) days of the date of this notice, the City shall take the following action:

The City of South Haven shall authorize a private contractor to cut grass and remove  
miscellaneous debris and the landowner shall be liable for associated costs. The costs  
shall be levied and collected against the lands in the same manner as other taxes are  
levied and collected. A \$50 administration fee will be charged in addition to the costs  
incurred by the City for abatement of the condition.

If you have any questions, please contact the code enforcement office at the address  
listed above or you may call the code enforcement officer at (269) 637-0789.

Thank You;

Tom Fouts  
Office of Code Enforcement  
City of South Haven  
539 Phoenix Street  
South Haven, MI 49090

# DANGEROUS BUILDING HEARING NOTICE



# City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090  
Telephone (269) 637-0700 • FAX (269) 637-5319

02/08/2016

LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION MI 49056

Regarding: DANGEROUS BUILDING HEARING NOTIFICATION

To whom it may concern:

The City of South Haven's Building Inspector has found that the structure on the Subject Property identified below has been abandoned and needs to be corrected as identified under "Infraction" below. You are hereby notified of the hearing date before South Haven's Hearing Officer in the Building Services Department offices. You are instructed to present yourself at said hearing to be given your opportunity to show cause why the Hearing Officer should not order the structure demolished, or otherwise made safe and maintained properly. **There shall be no further notifications from the City prior to the hearing date.**

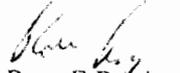
**Subject Property:** 707 PHILLIPS ST  
Tax Parcel Number: 80-53-580-001-00

**Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES. (ORD. 570) or Demolished with the site filled and leveled to grade, properly seeded, and maintained as a suitable yard.

**Hearing Date:** February 24, 2016 at 3:20 pm, conference room A, South Haven City Hall.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. Therefore, it is incumbent upon you to correct the infraction and contact the building official to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,



Ross E Rogien

Building Official, Building Services Department (269) 637-0763

# **DEMOLITION NOTICE**

Building Address: 707 Phillips St., South Haven, MI I.D. 80-53-580-001-00

**THIS STRUCTURE HAS BEEN DETERMINED AS A DANGEROUS BUILDING UNDER DEFINITION OF SOUTH HAVEN CITY CODE AND MICHIGAN BUILDING CODE 2012. Any entry into this building is prohibited. This structure shall be demolished and all debris removed from site on or before April 30, 2016.**

**There will be formal hearing and review of this structure on Wednesday February 24, 2016 at 3 pm in the city hall conference chambers, at which time the owner shall show due cause as to why this order should be rescinded, or demonstrate a proposed course of action towards completion of the order.**

Posted by: PR Building Official

Posting Date: 2-08-16 4:15pm

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Callie L. Liska</i> C. Date of Delivery <i>2-16-16</i></p>																
<p>1. Article Addressed to:</p> <p><i>CALLE S LOUISIANA        254 59TH ST.        GRAND JUNCTION, MI        49056</i></p>  <p>9590 9401 0002 5071 7754 65</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No        If YES, enter delivery address below:</p>																
<p>2. Article Number (Transfer from service label)        7015 1660 0000 4520 3705</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td>Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td>Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (\$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (\$500)	
<input type="checkbox"/> Adult Signature	Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	Registered Mail Restricted Delivery																
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<input type="checkbox"/> Registered Mail																	
<input type="checkbox"/> Registered Mail Restricted Delivery (\$500)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span></p>																	

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 GRAND JUNCTION, MI 49056

Certified Mail Fee	\$3.45	
Postage	\$0.49	
Total Postage and Fees	\$6.74	
Extra Services & Fees (check box and fee)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Sent to: \_\_\_\_\_  
 Street and Apt. No. or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

0189  
06  
02/09/2016

PS Form 3800, April 2015 PSN 7530-02-000-3047 See Reverse for Instructions

# MINUTES AND ORDER OF HEARING OFFICER

FEBRUARY 24, 2016

**Minutes of Hearing Officer  
Wednesday, February 24, 2016  
3:00 p.m., Conference Room A**



**City of South Haven**

**709 South Haven Place**

Present: Butch Kelly, Hearing Officer  
Ross Rogien, Building Official  
David Noosbond, Owner of 709 South Haven Place

Kelly asked Noosbond if he is fully aware of what is happening today to which Noosbond responded he was blindsided; he had never been noticed before on condition of property. Kelly pointed out that there are a number of notices in the file to which Noosbond responded that he had been noticed for grass and weeds but not noticed about the condition of the house. Noosbond said he got the notice and was told to come to the meeting.

Noosbond said he used to live there; a lady friend of his stayed there; that's why he bought it so she would have a place to live. Said he started the roof but got busy; he has stuff stored in there and he would like to put a roof on in spring and new windows.

Kelly pointed out that Noosbond has not done anything in all this time and asked why Noosbond put it up for sale now. Noosbond responded that he would sell it for the property only and the realtor knew that. Kelly noted that this is a residential dwelling and not a storage structure and that Noosbond is in violation of the ordinance. Noosbond said he has it full of furniture and antiques and one room full of tools; he lost a lot of money due to doing some favors for a lady friend of his; then she lost everything and he lost a lot of money. Noosbond commented that he had the money in January but he bought some high risk stock options and lost money on them. Noosbond talked about high risk options; derivatives. Noosbond said he did not have a notice of demolition until this last two weeks.

Rogien asked about the back taxes to which Noosbond responded that he will see the treasurer on Monday and if he comes in with \$5,000 he is sure she will help him out. Noosbond explained that the property is over assessed; he has asked for a break on the taxes but the assessors never would give him a break and stated that he is overtaxed on it.

Kelly said he hears a lot of 'want to be able to do' but that he does not see a plan. Noosbond stated, "No one talked to me; Rogien hasn't talked to me about it; we haven't talked about it."

Kelly asked how long it would take him to get it fixed up, noting that this is a commitment. Noosbond explained that before he got the notice he had committed to take a job at Cook Nuclear; that he has a commitment with the power plant that he cannot go back on. As soon as he is out of the outage he can start; he can do the roof in a week, the following week, he can paint it and get rid of the garbage in the yard. He has the materials and shingles on site; he has labor to help him. Noosbond said he has done roofs for a long time; he has the scaffolding in his truck.

Kelly asked if there is electric and heat in the house to which Noosbond responded that the structure has been without services for at least ten years. Noosbond noted that he had the gas meter retired; he pays insurance on it; it is fully insured. Kelly said it has been a long time with no work being done. Noosbond said he was never forced to do anything until he got this notice.

Kelly asked if this was the first notice on demolition. Rogien said yes but nothing has happened; Noosbond has ignored notices about the roof jacks; the trash in the yard; the car in the yard. Kelly noted that Noosbond is going to have to have a commitment for the construction board of appeals. Kelly stated, "You better come in with a plan and a good one. My recommendation is going to be to demolish it." To which Noosbond responded he still has it for sale. Kelly noted the accumulation of back taxes for at least three years and commented, "You have talked the talk but I don't believe you will get it done."

Noosbond asked if he can do it the week after he gets out of the outage at Cook, stating that he can do the roof in a week; painting he can spray. Kelly stated, "I guess I am going to have to be the bad guy; it doesn't look like you have done anything in the past." Rogien explained that it will go to the Construction Board of Appeals.

Kelly stated, "I'm not going to let this one continue on; you can go to the Construction Board and bring a plan." Kelly noted that the city wants that parcel cleaned up and presentable, it should not be used as a storage building.

Kelly ordered a tear-down in ninety days which gets into good weather. Rogien noted it will go to the construction board of appeals. Noosbond said he can get a permit any time. Kelly said, "You need to get it done, the sooner the better. You have a responsibility there."

Kelly ordered the structure to be demolished by May 25, 2016.

### **707 Phillips Street**

Present: Callie Lousma, Owner  
Louis Mosley

Rogien explained Mr. Kelly is the hearing officer, an independent party; he reviews the order you got and asks you what kind of a plan you have to take care of the property.

Lousma said the drive in was really bad; she took off work to be here. Mosley added that they have the material, furnace, air conditioner, windows and drywall and we are planning on doing it. Mosley noted that he had a few accidents including getting hit by a car from behind and left there laying, pointing out that Lousma has been funding the money. Lousma stated that she wanted to find someone to help her and that she recently gave a big chunk for taxes. Lousma noted, "We had it together and then I took over because he wasn't working." In response to a question by Rogien regarding how long Lousma has owned it they said a couple of years.

Lousma stated she had someone help her take some stuff out of the house and she needs help with the building; she needs to get the rest of the stuff out so she can work on it. There is old Insulation in bags; old wood and then it will be gutted. Mosley put a new electric service in a few years ago.

Kelly asked who is going to be living in it and Lousma stated that she might; maybe Mousley's son; somebody; she wants to fix it really bad. "Years ago we had the gray paint on there and I found the match from Home Depot and I have the paint and am going to do that too.

Kelly said the whole interior will have to be brought up to code and asked, "What is your time frame?"

Mosley responded "As soon as the weather breaks we can start; maybe sooner." Lousma added, "We can start getting the rest of the stuff out of there."

Kelly asked how long they think it will take to get it finished. Rogien said they need to get the exterior looking better for the city; they are getting complaints. Mosley said, "Six months at the most." Lousma added that she wants to give it another shot and "If it doesn't work out there may be people that are interested in buying it. We are going to try to do what we can, then if it doesn't work out it can be sold."

Rogien said, "I'd hate to see you put a whole bunch more money into it and maybe can't finish it and then can't get your money back out on selling it."

Kelly asked about plumbing, mechanical and electrical noting, "You have to have licensed contractors do that work or the homeowner who is going to be living in there. If you, the home owner, are not going to be living in the house you need to have licensed contractors do the work.

Lousma asked, "What if we fixed it up and let his son live in it?" to which Rogien responded, "You can't do the work if someone else is living in there; you have to have licensed tradespeople do the work." Mousley said he has friends who are licensed who can help him. Kelly said you have to do all of this and get an occupancy permit. Kelly said if they can get the outside done and then work on the inside that could get it off the city's slate. Kelly said, "If you pull a permit in thirty days with your intent including electrical and whatever other trades you will have six months to have it completed." Kelly added, "If you show good faith and continue working on it the city will work with you. You need to come in to get the permit and bring a plan of what you are planning to do it. Rogien said you need to get the underbrush cut down and

away from the building; noting that having the underbrush up against the house holds moisture and is hard on the siding.

Kelly noted, "If it's not done, you're going to wind up back in here, we need a full commitment if you are working on it and showing good faith, you can always get an extension. You can start tomorrow doing whatever you want to do, I don't want to hold you back, but want to give you the opportunity to step up to the plate and get it done."

Rogien asked about electric and water and noted the furnace must be shot since they have another furnace. Mosley agreed that all needs to be upgraded; the furnace is old and not energy efficient. Rogien explained that the new energy code requirements have to be met and noted that he would walk them through what sizes are needed. Rogien asked about whether there is a basement, and Mosley explained that the basement is only under part of the house and is the old Michigan basement, only used for mechanical.

Lousma asked what the lot would be worth without the house to which Rogien responded, "To be honest with you, the lot will be worth more without the house. Kelly said if you get this permit within thirty days you will have until September 30, 2016 to make some good progress. Rogien said the windows, siding and roof are a priority; clear the underbrush and it will be good for the building and look better; then you can do the inside.

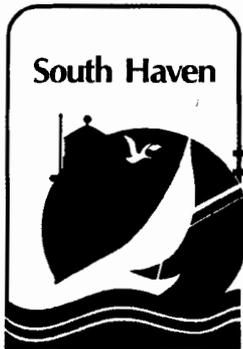
Rogien suggested if you do replace windows be sure you buy ones that meet the new Michigan energy code.

Discussion ensued regarding whether it would be better to fix it or tear it down and sell it as a lot.

Meeting adjourned at 3:46 p.m.

Respectfully submitted,

Marsha Ransom  
Recording Secretary



# City of South Haven

## Building Services Department

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1573  
Telephone (269) 637-0789 • Fax (269) 637-5319

### DANGEROUS BUILDING ORDINANCE HEARING OFFICER DECISION & ORDER

Hearing Date: 2-24-16 Subject Property: 707 Phellips

Owner or Owner's Representative Present: Callie Lousma Louis Mosley

Owner / Representative Address: 254 59<sup>th</sup> St / Grand Junction, MI

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**FINDINGS - The Owner / Representative agrees (yes) or disagrees (no) to the following:**    YES    NO

- That he/she received notice of the hearing .....
- That he/she understands the purpose of this hearing .....
- That the subject property is in violation of one or more City Codes .....
- That the subject property does not have an operable kitchen .....
- That the subject property does not have an operable bathroom .....
- That the subject property does not have a fully functioning electrical system .....
- That the subject property does not have a fully functioning mechanical system .....
- That dangerous conditions exist on the subject property .....

**Decision & Order:** The below signed Hearing Officer does hereby order the owner of the subject property...

- To repair the subject property so that it meets the current Michigan Building Code.
- To demolish the subject property pursuant to the City's Demolition Specifications.
- To obtain Building permit within 30 days and have project  
Completed within 6 months or September 30, 2016

This order is to be completed by the date stated below or the City shall subsequently forward this case to the Construction Board of Appeals with an order for demolition of the subject property.

By: Butch Kelley  
Butch Kelley, City of South Haven Hearing Officer

Above Order to be completed by: 9-30-2016  
Date

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MOSLEY, LOUIS & LOUSMA,  
CALLIE S.  
254 59<sup>TH</sup> STREET  
GRAND JUNCTION MI 49056



9590 9401 0002 5071 7754 58

2. Article Number (Transfer from service label)

7015 1660 0000 4520 3736

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Louis Mosley*  Agent  
 Addressee

B. Received by (Printed Name)

Louis Mosley

C. Date of Delivery

3-10-16

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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GRAND JUNCTION MI 49056

Basic Rate	\$3.45
Postage and Fees (check box) Add fee	\$2.80
Insurance (check box)	\$0.00
Registered Mail (check box)	\$0.00
Signature Confirmation (check box)	\$0.00
Signature Confirmation Restricted Delivery (check box)	\$0.00
Return Receipt for Merchandise (check box)	\$0.00
<b>Total</b>	<b>\$6.74</b>

Postage and Fees \$6.74

02/25/2016

49090

Mosley Louis + Lousma, Callie  
254 59th St  
Gr. Junction MI 49056

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1660 0000 4520 3736

**707 PHILLIPS ST** SOUTH HAVEN, MI 49090 (Property Address)  
 Parcel Number: 80-53-580-001-00

**Property Owner:** LOUSMA CALLIE S  
*Summary Information*  
 > Assessed Value: \$24,300 | Taxable Value: \$23,570 > Property Tax Information found

No Images Found

Owner and Taxpayer Information

**Owner** LOUSMA CALLIE S **Taxpayer** SEE OWNER INFORMATION  
 707 PHILLIPS ST  
 SOUTH HAVEN, MI 49090

**Amount Due**

Delinquent Taxes: **\$5,917.19**  
 Pay Now

Legal Description

B569 10-1-17 599-826 1500-685 1519-504 1614-131 \*\*\* LOT 1 SUPERVISOR'S PLAT OF PHILLIPS ST ADD TO SOUTH HAVEN.

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

**\*\*Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2015	DIQ. TAXES	\$2,850.31	\$0.00		<b>\$2,850.31</b>
2015	Winter	\$801.33	\$0.00		- ** Read Note Above
2015	Summer	\$1,789.80	\$0.00		- ** Read Note Above
2014	DIQ. TAXES	\$3,066.88	\$0.00		<b>\$3,066.88</b>
2014	Winter	\$654.60	\$0.00		- ** Read Note Above
2014	Summer	\$1,528.26	\$0.00		- ** Read Note Above
2013	DIQ. TAXES	\$6,334.23	\$6,334.23	11/30/2015	\$0.00
2013	Winter	\$2,817.30	\$0.00		- ** Read Note Above
2013	Summer	\$1,669.22	\$0.00		- ** Read Note Above
2012	DIQ. TAXES	\$2,046.03	\$2,026.03	02/24/2014	\$0.00
2012	Winter	\$308.33	\$0.00		- ** Read Note Above
2012	Summer	\$1,425.31	\$0.00		- ** Read Note Above
2011	DIQ. TAXES	\$1,679.58	\$1,679.58	02/25/2013	\$0.00
2011	Winter	\$293.03	\$0.00		- ** Read Note Above
2011	Summer	\$1,141.95	\$0.00		- ** Read Note Above
2010	DIQ. TAXES	\$2,407.32	\$2,407.32	01/17/2012	\$0.00
2010	Winter	\$564.84	\$0.00		\$0.00
2010	Summer	\$1,515.44	\$0.00		\$0.00
2009	Winter	\$713.12	\$0.00	12/31/2009	\$0.00
2009	Summer	\$1,446.99	\$0.00	12/31/2009	\$0.00
2008	DIQ. TAXES	\$1,281.06	\$1,281.06	12/30/2009	\$0.00
2008	Winter	\$252.17	\$0.00		\$0.00
2008	Summer	\$858.41	\$0.00		\$0.00
2007	Winter	\$220.73	\$0.00	02/15/2008	\$0.00

2007	Summer	\$781.69	\$0.00	09/05/2007	\$0.00
2006	Delq. Taxes	\$1,113.22	\$1,113.22	07/23/2007	\$0.00
2006	Winter	\$223.41	\$0.00		\$0.00
2006	Summer	\$797.89	\$0.00		\$0.00
2005	Delq. Taxes	\$1,171.02	\$1,171.02	02/15/2007	\$0.00
2005	Winter	\$241.25	\$0.00		\$0.00
2005	Summer	\$755.32	\$0.00		\$0.00
2004	Delq. Taxes	\$1,213.57	\$1,213.57	02/24/2006	\$0.00
2004	Winter	\$309.95	\$0.00		\$0.00
2004	Summer	\$723.30	\$0.00		\$0.00
2003	Delq. Taxes	\$1,172.62	\$1,172.62	02/28/2005	\$0.00
2003	Winter	\$334.21	\$0.00		\$0.00
2003	Summer	\$663.74	\$0.00		\$0.00
2002	Delq. Taxes	\$993.19	\$993.19	02/13/2004	\$0.00
2002	Winter	\$197.16	\$0.00		\$0.00
2002	Summer	\$646.11	\$0.00		\$0.00
2001	Delq. Taxes	\$951.89	\$951.89	02/18/2003	\$0.00
2001	Winter	\$192.86	\$0.00		\$0.00
2001	Summer	\$614.80	\$0.00		\$0.00
2000	Delq. Taxes	\$912.67	\$912.67	02/26/2002	\$0.00
2000	Winter	\$188.00	\$0.00		\$0.00
2000	Summer	\$585.86	\$0.00		\$0.00

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INTERSECTION OF PHILLIPS & SOUTH HAVEN PL.



9/14/2010



SEP 14 2010

9/14/2010

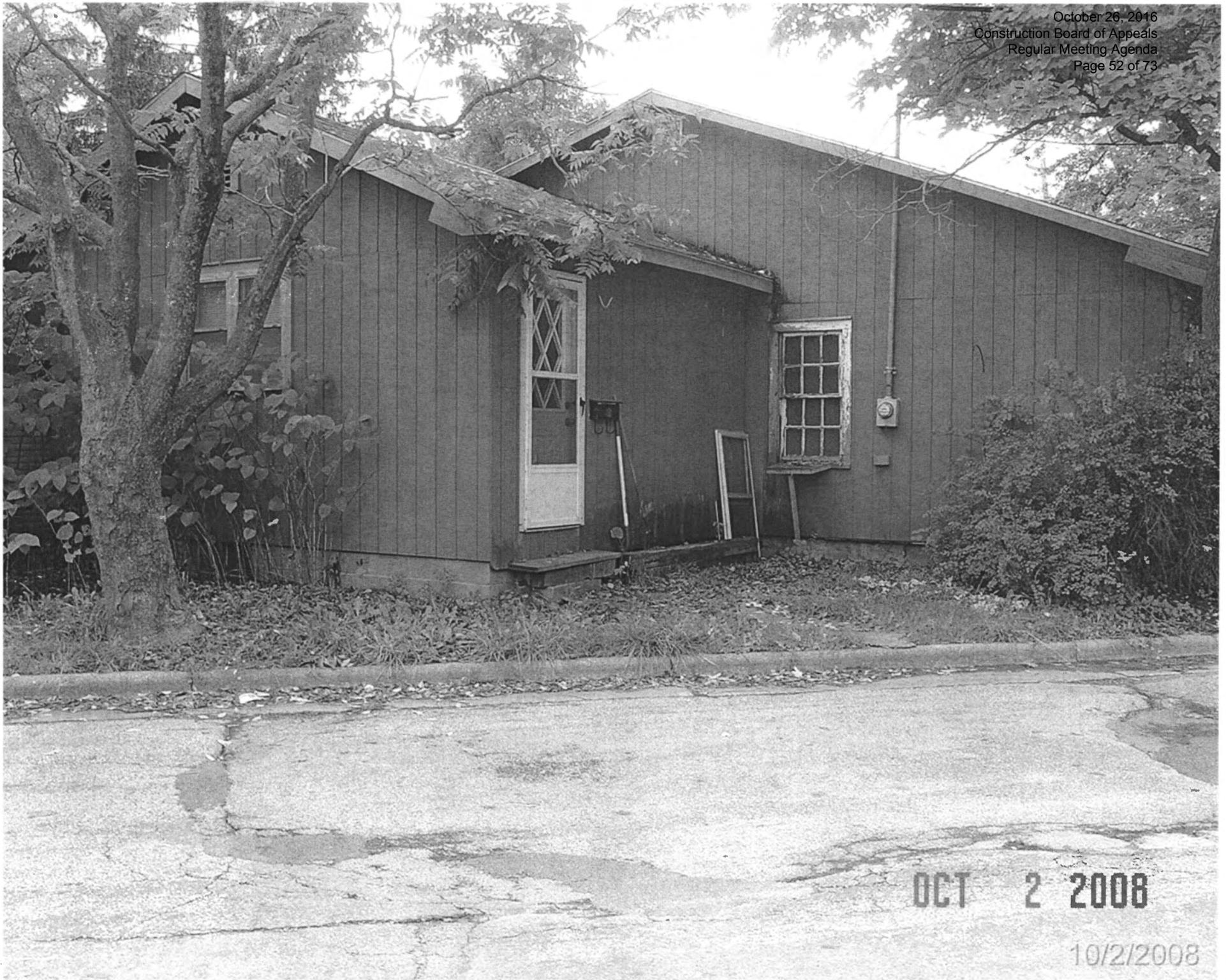


9/14/2010



SEP 14 2010

9/14/2010



OCT 2 2008

10/2/2008



**OCT 2 2008**

10/2/2008

MOSLEY LOUIS  
254 59TH ST  
GRAND JUNCTION, MI 49056

08/19/2008

Regarding: Courtesy notification of Code Infraction

Dear Property Owner;

Please be aware that a Code Infraction has been observed at your property within the City of South Haven identified below as the subject property. The City typically attempts to contact a responsible party at the property to correct the infraction, however the specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.** Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which shall include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, as well as a \$50.00 administrative fee and all costs associated with the City having to hire appropriate services to correct said infraction.

**Subject Property:** 707 PHILLIPS ST,SOUTH HAVEN  
Tax Parcel Number: 80-53-580-001-00

**Code Infraction:** PROPERTY NEEDS TO BE MOWED DUE TO LENGTH OF LAWN AND WEEDS (SEC 30-92). VACANT HOUSE AS A PROPERTY OWNER IN THE CITY OF SOUTH HAVEN YOU ARE RESPONSIBLE FOR THE UPKEEP OF YOUR PROPERTY AT ALL TIMES.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. **There shall be no further notifications from the City prior to issuance of the "Civil Infraction Notice of Violation"**. Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763





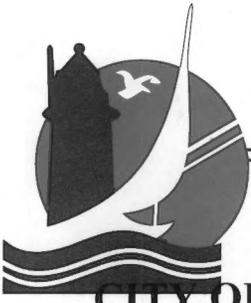
OCT 2 2008

10/2/2008



9/14/2010

# CONSTRUCTION BOARD OF APPEALS NOTICE AND RELATED DOCUMENTS



# City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090  
Telephone (269) 637-0700 • FAX (269) 637-5319

## CITY OF SOUTH HAVEN-DEPT. OF BUILDING SERVICES

**539 Phoenix St., South Haven, MI Ph: 269-637--0789**

LOUSMA CALLIE S  
254 59TH ST  
GRAND JUNCTION, MI 49056

October 05, 2016

Re: 707 PHILLIPS ST / 80-53-580-001-00  
Permit Number: PB160032 Issue Date: 03/25/2016

To whom this concerns:

The property here referenced has not had any recorded inspection requests for over 180 days, nor has there been any substantial observed activity on site to date. Michigan Residential Code states that there shall be an extension filed with the department with justification shown for such an extension request prior to the expiration of the 180 day service period. \*See R105.5

Currently there are no requests for permit extension filed with the department, and no trade inspections done to date. Courtesy visits to the site were done on or about 6-30-16, 7-28-16, 9-23-16, and 10-5-16 with no substantial progress observed. As of 10-5-16 there are still no trade permits engaged or inspections noticed to our office. Visual inspection done on 10-5-16 showed no progress to the exterior or interior to date. This project was permitted based on the formal property Hearing held this past February which required completion on or before September 30, 2016. As the project has not been completed it is deemed to be abandoned.

**Project Directive:** No further permits shall be issued and this structure shall be fully Demolished, all debris hauled to approved waste facility, the site shall be leveled with suitable fill, and promptly seeded with new grass. **Demolition and clean up shall be completed on or before**  
*Sept. 30<sup>th</sup>* ~~November 11, 2016.~~

You may appeal this order to the Construction Board of Appeals if desired. Please make written request (or email) to the department on or before October 14, as this board will convene on October 26, 2016 at 3 pm to hear any scheduled appeals of pending orders.

Your prompt attention to this matter is most appreciated. Please make every effort to contact the Building Official on or before 10/14/16 your intent to appeal. Ph: 269-637-0789  
E mail to [rrogien@south-haven.com](mailto:rrogien@south-haven.com)

Respectfully,

A handwritten signature in black ink, appearing to read "Ross Rogien", is written over a horizontal line.

Ross Rogien-Building Official

7015 1660 0000 4517 9765

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**GRAND JUNCTION, MI 49056**

Certified Mail Fee	\$3.30	0189
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To  
**LOUSMA CALLIE S**  
 Street and Apt. No., or PO Box No.  
**254 59<sup>TH</sup> ST**  
 City, State, ZIP+4®  
**GRAND JUNCTION, MI 49056**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**LOUSMA CALLIE S**  
 Street  
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## CODE COMPLIANCE CHECK LIST

pp 1 of 2

**THE FOLLOWING ITEMS ARE TO BE ADDRESSED  
RELATIVE TO MEETING THE MINIMUM  
REQUIREMENTS OF THE CITY CODE AND MICHIGAN  
RESIDENTIAL BUILDING CODE.**

**Submitted By: John Brush Date: Oct. 1<sup>st</sup>, 2016  
Phone No.- (269) 227-3469**

**Project Address: 707 Phillips St.**

- 1. General Conditions-project management, dumpsters,  
Chemical toilets, public protection. \$ 5,500.00**
- 2. Foundation Rep/Replacement \$ 5,000.00**
- 3. Exterior Steps and Landings \$ 2,000.00**
- 4. Exterior Wall-Siding/Framing/Both \$ 8,500.00**
- 5. Eves/Boxed Enclosures \$ 2,000.00**
- 6. Roof Structure - 20% Re-Roof \$ 2,500.00  
Chimney's \$ - 0 -**
- 7. Windows-Repair/Replacement- 11 units \$ 4,400.00**
- 8. Ext. Doors-Repair/Replacement- 2 units \$ 800.00**
- 9. Interior Walls & Ceilings- 2515 S. F. \$ 12,575.00**
- 10. Floor Structure(s)- 1160 S. F. \$ 8,200.00**

<b>Repair Check List-continued . . .</b>	<b>2 of 2</b>
<b>11. Electrical Service-</b>	<b>\$ <u>0.00</u></b>
<b>Electrical wiring system</b>	<b>\$ <u>7,500.00</u></b>
<b>12. Plumbing – Waste &amp; Supply system</b>	<b>\$ <u>4,600.00</u></b>
<b>- Fixtures</b>	<b>\$ <u>790.00</u></b>
<b>- Wall Finishes (Tubs/Shower)</b>	<b>\$ <u>1,100.00</u></b>
<b>13. HVAC-Service line</b>	<b>\$ <u>500.00</u></b>
<b>-Heat and/or AC equip. Rep/New</b>	<b>\$ <u>9,550.00</u></b>
<b>14. Accessory Structures-<u>Repair/Replacement</u></b>	<b>\$ <u>2,500.00</u></b>
<b>15. Public Hazards-Conc. Slabs, Landscaping,     Structures, Etc.     Repair/Removal</b>	<b>\$ <u>1,500.00</u></b>
<b>Total Associated Costs -</b>	<b>\$ <u>79,515.00</u></b>

**Summary Statement: In my opinion this house would be too costly to repair. The roof appears to be in reasonable shape however the structure looks like it has been compromised by cutting away ceiling joist in the main living area and being supported off a floor system that can barely support itself. The basement walls appear to be leaking and the floor joist system is underbuilt and support beams are also very weak. I could not enter the house but was able to take pictures through several windows that were either gone or too small for the opening, these would all need to be replaced. There are no landings or safe steps at either door. The siding is rotted along the bottom in several places and some of it needs to be replaced. There is inadequate insulation as it appears to have been partially gutted. The wiring, plumbing and heating would**

**need to be replaced in my opinion. There is no current heat in the house as there is no gas meter hooked up. Although the exterior structure appears sound, I believe there are many structural issues inside that would be costly and would have to be rebuilt and for this reason I recommend it be torn down.**

Signed: John Brush

Company Name and Address: John Brush Builders, Inc.

6578 111<sup>th</sup>, Ave.

Fennville, Mi. 49408

Broken Windows



NO WINDOWS IN BASEMENT

NO LANDING

EXPOSED ELECTRICAL WIRING

NO GAS HOOKUP, NO HEAT!



ROTTED SIDING

NO REAR  
LANDING



→ OPEN  
SPACE AROUND  
STORM WINDOW



What are posts supporting?  
TEMPORARY OR IMPROPER  
SUPPORT?

Ceiling Joist Cut off



GUTTED WALLS  
NO INSULATION

CEILING CUT  
OUT, NO INSULATION

NO KITCHEN  
LOOKS LIKE MOLD  
CABINETS



VERY OLD  
PLUMBING

EXTREMELY  
STEEP STEPS  
TO BASEMENT

POORLY SUPPORTED  
FLOOR JOIST

THIS APPEARS  
TO BE WATER  
SEEPING THROUGH  
BASEMENT WALLS



2 X 8 FLOOR  
JOIST 2' ON  
CENTER, VERY  
WEAK STRUCTURE!

EXTREMELY  
OLD FURNACE



Rotted 2x4 support  
Beam Carried by  
2x4 Post  
Very Weak

**CITY OF SOUTH HAVEN**

**707 Phillips Street**  
**COMPARISON SHEET**

**OF**  
**STATE EQUALIZED VALUE OF BUILDING OR STRUCTURE**  
**TO ITS**  
**ESTIMATED COST OF REPAIR**

**PURSUANT TO SECTION 10-227 OF THE DANGEROUS BUILDINGS AND STRUCTURES ORDINANCE**

The following calculation is presented to accurately compare the values as called for by the above referenced ordinance. The State Equalized Value (SEV) includes both the building or structure value along with the land value, and it is published by the Assessor's Office. This same source also publishes the Land Value alone. However the Land Value represents the anticipated value of the land if it were sold on the open market, while the SEV represents approximately half of what the property (with building or structure) would sell for on the open market. Therefore, the Land Value must be divided by two and subtracted from the SEV to accurately obtain the value that represents the SEV of the building or structure on the property. The ordinance then calls for the comparison of the estimated cost of repair to the SEV of the building or structure. If the repair estimate exceeds the SEV of the building or structure (which is approximately half the open market sales value), then the condition exists for "a rebuttable presumption that the building or structure requires immediate demolition".

PLEASE NOTE: This comparison does not prevent an order of demolition if the estimated cost of repair is less than the SEV, but rather allows the Construction Board of Appeals to order compliance with the order within 21 days instead of the 60 days prescribed by the ordinance.

A. State Equalized Value of subject property .....	<u>24,300</u>
B. Assesor's Land Value .....	<u>16,593</u>
C. Land Value divided by two .....	<u>8,300</u>
D. SEV of building or structure (Property SEV minus half of Land Value) .....	<u>16,000</u>
E. Estimated Cost of building or structure repair .....	<u>79,515</u>

If the value on line 'E' above exceeds the value on line 'D' above, then "a rebuttable presumption that the building or structure requires immediate demolition exists".

The Construction Board of Appeals may order the demolition with a 21 day time limit.

The Construction Board of Appeals may not order the demolition with less than a 60 day time limit.

Prepared by: Lonnie Phillip Thompson Date: 9/29/16

