



CITY OF LAFAYETTE

NOTICE OF HEARING OF THE
LAFAYETTE HEARING AUTHORITY
Common Council Chambers in City Hall

Meeting: February 20, 2018

CALL MEETING TO ORDER

APPROVAL OF MINUTES

a. July 25, 2017

Documents:

07252017 LHA.PDF

NEW BUSINESS

- a. Petition To Declare Property Abandoned-1812 Perrine Street
- b. Petition To Declare Property Abandoned-1402 Johnson Drive
- c. Petition To Declare Property Abandoned-3888 Penbrook Lane
- d. Petition To Declare Property Abandoned-516 S. 1st Street
- e. Petition To Declare Property Abandoned-1300 Cincinnati Street

PUBLIC COMMENT

ADJOURNMENT

LAFAYETTE HEARING AUTHORITY
July 25, 2017

The Lafayette Hearing Authority met on Tuesday, July 25, 2017 at 9:15 a.m. in the City Council Chambers of Lafayette City Hall. Present were: Gary Henriott, Ron Shriner and Cindy Murray

Jacque Chosnek, 1st Deputy Attorney, was also present.

Mr. Shriner called the meeting to order.

MINUTES

Mr. Henriott moved for approval of the January 24, 2017 minutes. Mrs. Murray seconded. Motion Carried.

Mr. Henriott asked what the status was for the abandoned properties that were decided upon at the last meeting. Mrs. Chosnek stated that there were two final properties that were behind on taxes after the May installment. Those two properties were certified and sent to Tippecanoe County and are scheduled to conduct an abandoned property sale on September 6, 2017. Those two properties include 1512 N. 12th Street and 2408 N. 19th Street. Mrs. Chosnek stated that the key benefit of the abandoned property sale is that whoever buys it at that sale can take immediate possession of the property. Mrs. Chosnek stated that the remaining properties that were deemed abandoned at the last meeting have all done brought back to community standards. Discussion ensued regarding newly abandoned homes and boarded up homes.

NEW BUSINESS

Order to Comply and Notice to Appear at Demolition Hearing-1327 Columbia Street

Scot Dieterle, Engineering, stated that this property was ordered for demolition in 2016. The owner then obtained a building permit on July 5, 2016 which has since expired. There has not been an official framing inspection from the Engineering Office. Mr. Dieterle stated that he met with the owner to go through the process of the Order to Comply for today's meeting. Mr. Dieterle stated that the work that has been done thus far does not meet City Code. The exterior portion would not meet City Code or Manufacture's Specifications. The interior portion still has charred wood which is supporting the 2nd floor. There is so much weight on the 1st level beams that they are bowed. Mr. Dieterle stated that the owner was going to get a structural engineer to assist in the project going forward. Mr. Dieterle stated that the owner told him that it would take him at least another year to a year and a half before completing the work. Mrs. Chosnek stated that demolition orders are good for 2 years but in this case after the building permit expired and the lack of work being done, there is a need to 're-affirm' the demolition order today. Mr. Dieterle's concern is the slow pace of the work being done and how much is left to do. Mr. Dieterle stated that the work that has been done already is improper. Mrs. Chosnek stated that the new order to demolition would go into effect today and be good for 2 years. Mr. Dieterle stated that with the state of the property, it would be hard for the owner to obtain a new permit for work. Mrs. Chosnek stated that if the owner is not able to get a building permit, the Board has the ability to go forward with a Notice of Intent to start the demolition process.

Jose Rodriguez, 3009 Ute Lane, stated that he bought the property 2 years. Mr. Rodriguez stated that he started cleaning the property up. Mr. Rodriguez stated that he does work to the property when he gets the extra money but has been having trouble finding steady work to pay bills and to pay for the repairs to the property. Mr. Henriott moved to "re-affirm" the demolition order. Mrs. Murray seconded. Motion Carried.

Order to Comply and Notice to Appear at Demolition Hearing-615 Wabash Avenue

Mr. Dieterle stated that there was a fire at the property on April 28, 2016. Mr. Dieterle stated that the owner was working with the insurance company for quite a while therefore the property sat untouched for the duration. Mr. Dieterle stated that his initial contact with the owner was on May 16, 2017. The contractor has obtained a demolition permit to do interior tear out and plaster removal. That will give the owner and engineer's office an idea of the extent of the damage. Mr. Dieterle stated that the owner has contacted an architect and structural engineer as well. The home owner wants to fix up and save the property. Mr. Dieterle recommended confirming the order for demolition in order to keep the process moving. Mr. Dieterle stated that he will meet with contractor and structural engineer to see what analysis was made about the damage, timetable and game plan going forward. The interior demolition permit was issued 4 or 5 months ago. Mr. Dieterle stated that he drove by the property last week and it remains unchanged.

Don Wilkinson, 514 N. 5th Street, stated that his daughter owns the home located next door (at 617 Wabash Avenue) to this property. There have been issues with snakes, mice and cockroaches due to the overgrown yard, trash and the overall condition of the property. Mr. Wilkinson is in favor of the property being demolished.

Rick Morinsky, 412 Fountain Street, stated that he is under contract to do the construction and maintenance on the property. Mr. Morinsky stated that the owner would like to fix the property and is currently waiting on the insurance company in order to start the work. Mr. Morinsky stated that he has been working on removing the weeds, mowing the yard and removing the trash in the back yard. They have been waiting over a year due to the insurance company. Mr. Morinsky stated that the owner has received payment from the insurance company. Mr. Henriott moved to confirm the order for demolition. Mrs. Murray seconded. Motion Carried.

ADJOURNMENT

UNSAFE STRUCTURES REPORT
July 25, 2017

1327 Columbia St

Property owner: JRL Construction

Initial contact: January 11, 2016

HOUSE

New metal roof not installed properly

Soffit missing thru-out

Fascia missing in areas or vinyl siding being used for fascia

Rotted exterior wood thru-out or being covered up

Vinyl siding being improperly installed

Several windows and doors missing or broken

Several charred structural wood inside

Lower roof has a major bulge

Several large penetrations thru sides of house

Concrete retaining walls not properly installed

Foundation issues in areas

Had a building permit from 7/5/16-7/5/17 with no inspections

Some framing that has been seen not to code

Last contact: May 11, 2107

Taxes Current: No- \$474.60

Recommendation: Demolition

615 Wabash Ave

Property owner: Suzan Ragan

Initial contact: May 16, 2017

HOUSE

Major fire damage to structure of house on 4/28/16
Shingles are deteriorated
Several windows missing
Vinyl siding missing or melted in areas
Roof and floor trusses are heavily damaged by fire
Structural wood studs heavily fire damaged
Foundation issues thru-out

Last contact: May 31, 2017

Taxes Current: No- \$614

Recommendation: Demolition

Time: 9:45 a.m.

Ron Shriner s/s
President

Minutes prepared by Mindy Miller, 1st Deputy Clerk

A digital audio recording of this meeting is available in the Lafayette City Clerk's Office or online at <http://www.lafayette.in.gov/agendacenter>.