

HEARING DATE CHANGE NOTICE

CHARTER TOWNSHIP OF BRADY

KALAMAZOO COUNTY, MICHIGAN

NOTICE OF HEARING BY DANGEROUS BUILDINGS HEARING OFFICER

TO: Owner of Record of Parcel No. 15-04-280-017
11406 Indian Lake Dr E., Vicksburg, MI 49097

Please take notice the Brady Township Building Official has found a building/structure on the above-referenced property to be a "dangerous building" under the Brady Township Dangerous Buildings Ordinance (Ordinance No. 122). See attached correspondence/notice from Building Official for details.

Please take further notice the Dangerous Buildings Hearing Officer will hold a hearing at the Brady Township Hall at 13123 South 24th Street in the Township on November 19, 2024 at 10:00 AM. The purpose of this hearing is to determine whether the Building Official correctly determined the building/structure at issue is a "dangerous building", and to determine whether the building/structure should be ordered to be demolished, or otherwise made safe, or properly maintained.

At this hearing the Hearing Officer will take testimony from the Building Official and/or other officials involved with enforcing the Dangerous Buildings Ordinance, and will also take testimony from the owner of the property, and any interested party. At this hearing you or your representative will have the opportunity to dispute the "dangerous building" finding of the Building Official, and/or to show cause why the Hearing Officer should not order the building/structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will make a decision on this matter not more than five days after the completion of this hearing, by either closing the proceedings without further action, or by ordering the building/structure to be demolished/otherwise made safe/properly maintained. The order of the Hearing Officer will specify what action the owner, agent or lessee shall take, and set a date by which the owner/agent/lessee shall comply with that order.

If the owner/agent/lessee fails to appear at this hearing, or neglects or refuses to comply with a resulting order issued by the Hearing Officer, the Hearing Officer will file a report of the findings and a copy of the order with the Township Board not more than five days after the date for compliance set in the order, and request that necessary action be taken to enforce the order. In such

circumstances the Township Board will set a date for an Enforcement Hearing, and otherwise proceed as prescribed by the Ordinance.

Building Official
Charter Township of Brady
13123 South 24th Street
PO Box 20
Vicksburg MI 49097
(269) 649-1813

For Township Office Use Only

This Notice was either (check the applicable box)

- Personally served by _____ upon the person to whom the Notice is directed on _____, 2024.
- Sent by Chad Huff on 10/23, 2024 by certified mail, return receipt requested, addressed to the owner or party in interest at the address shown on the Township property tax records, and posted by [Signature] upon a conspicuous part of the building/structure at issue on 10-23-24, 2024.

DANGEROUS BUILDING NOTICE

Date of Notice: October 23, 2024

Subject Property: 11406 Indian Lake Dr E, Vicksburg, MI 49097

Owner of Record: Tim & Anita McBride

Owner Address: 501 Upton St NW, Washington DC 20016

Dear Property Owner/Party in interest:

On July 22, 2024, an inspection of the subject-property was conducted, and it was noted that conditions exist that qualify the building on the site as a "Dangerous Building."

Under Brady Charter Township codified ordinance number 122, "dangerous building" means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

- 1) A door, aisle, passageway, stairway, or other means of exit does not conform to the Township Fire Code or Township Building Code.
- 2) A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of the Housing Law of the State of Michigan.
- 3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- 4) A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the Housing Law of Michigan (MCL 125.40 I et seq.) or the township building code.
- 5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- 6) The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.
- 7) The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- 8) A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or for other reason is unsanitary or unfit for human habitation, is in a condition that the health officer of the township or county determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.
- 9) The building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building expose to the elements or accessible to entrance by trespassers.

These conditions may be abated by the following means:

- Relocate and restore building that would be in compliance with Township Ordinances
- Demolish

Section III

It shall be unlawful for any owner or agent thereof to keep or maintain any building or part thereof which is a dangerous building as defined in this ordinance.

Based on the above declaration of Dangerous Building, a hearing will be held before the Brady Charter township Dangerous Building Hearing Officer on November 19, 2024 at 10:00 AM.

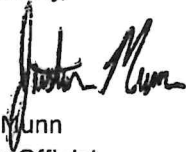
You, as the property owner or party in interest shall have the opportunity at such hearing to show cause why the building or structure should not be demolished, otherwise made safe, or properly maintained.

Each owner or party in interest at said hearing may testify, produce witnesses, and cross-examine witnesses.

The findings and orders of the Dangerous Buildings Hearing Officer shall be confirmed or modified by the Township Board of Trustees following a hearing. Any final decision or order of the Township Board of Trustees may be appealed to the Circuit Court for the County of Kalamazoo by filing a Petition for an Order of Superintending control with twenty (20) days of the date of said decision.

If you have questions regarding this notice, or your right to appeal, please contact the South Central Michigan Construction Code Inspection at 269-729-5355 for assistance.

Respectfully,



Justin Munn
Building Official