

# CITY OF MUSKEGON

## HOUSING BOARD OF APPEALS

### MEETING

**April 2, 2026 @ 5:30 PM**

**CITY OF MUSKEGON, ROOM 107**

**933 TERRACE STREET, MUSKEGON, MI 49440**

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

A. **Approval of Minutes** Public Safety

B. **Approval of Minutes** Public Safety

**PUBLIC COMMENT:**

**OLD BUSINESS:**

A. **Case A - EN1901937 - 1784 Smith St.** Public Safety

B. **Case B - EN1900277 - 835 W Forest Ave.** Public Safety

C. **Case C - EN2403907 - 185 W Laketon Ave.** Public Safety

**NEW BUSINESS:**

A. **Case A - EN2204438 - 1300 Langeland Ave.** Public Safety

B. **Case B - EN1901362 - 965 Scott St.** Public Safety

**ANY OTHER BUSINESS:**

**ADJOURNMENT:**

#### **AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The

participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: [www.shorelinecity.com](http://www.shorelinecity.com)

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.  
[clerk@shorelinecity.com](mailto:clerk@shorelinecity.com)



## Agenda Item Review Form

### Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Approval of Minutes															
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety															
<b>Brief Summary:</b> Approve minutes of the October 2, 2025 Housing Board of Appeals Meeting.																
<b>Detailed Summary &amp; Background:</b>																
<b><u>Goal/Action Item:</u></b>																
<b>Is this a repeat item?:</b> <b>Explain what change has been made to justify bringing it back to Commission:</b> Corrections have been made to the October 2, 2025 Housing Board of Appeals Meeting minutes.																
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
<b>Recommended Motion:</b> To approve the minutes.																
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<b><u>Name the Policy/Ordinance Followed:</u></b>
Immediate Division Head																
Information Technology																
Other Division Heads																
Communication																
Legal Review																

CITY OF MUSKEGON  
MUSKEGON HOUSING BOARD OF APPEALS  
MINUTES

DATE OF MEETING: Thursday, October 2, 2025  
TIME OF MEETING: 5:30 PM  
PLACE OF MEETING: CITY HALL FIRST FLOOR COMMISSION CHAMBERS

CHAIR: Steve Frantz called the meeting to order at 5:30PM

ATTENDANCE: Kim Burr, Edward Simmons, Steve Frantz, Jay Kilgo, Demario Phillips

STAFF: S. Kiaunis, Building Safety Department, Hilarey Travieso, Building Safety Department,  
Timothy Kozal, Director of public safety.

ABSENT: J. Willis

*I. **Meeting Minutes:***

A motion to approve the regular meeting minutes from August 7, 2025 meeting was made by K. Burr and supported by all.

*II. **Old Business:***

A. EN1901937 – 1784 Smith Street – Shields Della Mae Estate – 1784 Smith Street, Muskegon, MI 49442

Tabled to March 5, 2026

B. EN1715554 – 1874 Jarman Street – Love Jasper – 932 E Forest Avenue, Muskegon, MI 49442  
Declared for Demolition – Simmons/All

C. EN190877 – 835 W Forest Avenue – Padilla Jesus C – 835 W Forest Avenue Muskegon, MI 49441

Tabled to March 5, 2026

*III. **New Business:***

D. EN2409307 – 185 W. Laketon Avenue – 145 & 185 West Laketon LLC – 2512 W. Grand BLVD #306, Detroit, MI 48205

Tabled to March 5, 2026

*IV. **Other Business:***

A. EN2307310 – 978 Pine Street – Yarbrough Leon – 1431 Bemis St. SE Grand Rapids, MI 49506

Tabled to February 5, 2026 meeting

*V. **ADJOURN:*** The meeting concluded without further discussion or action.



## Agenda Item Review Form

### Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Approval of Minutes															
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety															
<b>Brief Summary:</b> Approve the minutes of the February 5, 2026 Housing Board of Appeals Meeting.																
<b>Detailed Summary &amp; Background:</b>																
<b><u>Goal/Action Item:</u></b>																
<b>Is this a repeat item?:</b> <b>Explain what change has been made to justify bringing it back to Commission:</b>																
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
<b>Recommended Motion:</b> To approve the minutes.																
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<b><u>Name the Policy/Ordinance Followed:</u></b>
Immediate Division Head																
Information Technology																
Other Division Heads																
Communication																
Legal Review																

# CITY OF MUSKEGON

## HOUSING BOARD OF APPEALS

### MEETING

**February 5, 2026 @ 5:30 PM**  
**CITY OF MUSKEGON, ROOM 204**  
**933 TERRACE STREET, MUSKEGON, MI 49440**

### MINUTES

#### CALL TO ORDER

The Housing Board of Appeals meeting was called to order at about 5:45 PM.

#### ROLL CALL

Present: Johna Willis, Kim Burr, Demario Phillips, Walt Kubanek  
Staff Present: Steve Stout, Hilarey Travieso, Kim Young, Gabbie Pulos  
Absent/Excused: Willie German, Jr., Kemmie Sargent, Director Kozal

#### APPROVAL OF MINUTES

A. Approve Minutes Public Safety- Inspections

**Motion by Kim Burr, second by Demario Phillips, to not approve minutes of the October 2, 2025, corrections needed.**

**ROLL VOTE: Ayes: Willis, Burr, Phillips, Kubanek**  
**Nays: None**

**MOTION PASSES**

#### AMEND AGENDA & ELECT CHAIR

A. Amend Agenda & Elect Chair Public Safety

**Motion by Burr, second by Phillips, to amend the agenda and to elect Johna Willis as chair.**

**ROLL VOTE: Ayes: Burr, Phillips, Kubanek, Willis**

**Nays: None**

**MOTION PASSED**

**PUBLIC COMMENT**

Steve Frantz acknowledged the passing of Ed Simmons, a moment of silence was observed.

**OLD BUSINESS**

**A. Case B - EN2304310 - 978 Pine Street Public Safety- Inspections**

Property owner, Leon Yarbrough, was not present.

On or around 11-13-23, a structure fire occurred at this commercial building. The fire damaged adjoining buildings on both sides of the building. There was heavy fire damage to 978 Pine St. The roof was completely damaged. The second floor suffered fire, smoke damage, and water damage. The roof is now open and inclement weather goes straight to the basement. A Fire Inspection notice was sent on 11-14-23 to the owner. Scott Kiaunus (last building Inspector) has had limited contact with the owner. The owner says that he is going to fix the building. The owner got an engineer's report and got a demo permit that has now expired. This has gone to the HBA previously. The case had been tabled. I have spoken to the owner's neighbor, Clare Standburg. Clare owns one of the buildings adjacent to 978 Pine. Clare has damage to his building from the fire. He has fixed his building since the fire.

Public Comments Received as follows:

Tom DePung addressed the board stating concerns regarding the length of time it is taking to address this property. He stated the board ups are falling down and continuing to get worse, and further damage is happening to neighboring buildings.

Clare Strandberg, owner of 974 and 976 Pine St, addressed the board stating concerns about damage to the brick on the second story of his building. He is more concerned about damage to the first floor when the demolition takes place as his insurance has already compensated him for prior claims related to this property.

**Motion by Burr, second by Phillips, to declare 978 Pine Street as substandard, a public nuisance, and dangerous building.**

**ROLL VOTE: Ayes: Phillips, Kubanek, Willis, Burr**  
**Nays: None**

**MOTION PASSED**

**B. Case C - EN2304311 - 984 Pine Street** Public Safety- Inspections  
Property owner, Blackfoot Investment Company LLC, was not present.

On November 13, 2023, the Muskegon Fire Department responded to a structure fire. The home was fully engulfed in flames. Despite aggressive suppression efforts, the building sustained fire, smoke, and water damage. Originally interconnected with five adjoining structures. The property lost its entire roof to direct fire exposure. It suffered major destruction of the main floor and accumulated several feet of water in the basement.

The fire is believed to have originated from the unpermitted heat treatment on the roof. Due to the scale of the damage and lack of response from the owner, staff consulted with structural engineers already working at a neighboring site. It was determined that any future demolition would require additional engineering to prevent destabilizing the adjoining buildings.

In January 2024, contact was made with the owner. Staff was granted access to perform an All-Trades Fire Inspection. At that time, the structure was determined to be unsafe for an interior inspection, as only the exterior walls remained. The owner also disclosed that the building was uninsurable prior to the fire due to its deteriorated condition. Based on staff observations and the engineering input, the structure was deemed a total loss.

Staff advised that immediate action was necessary to avoid city-initiated demolition, particularly since the structure had already resulted in a four-month road closure. A partial demolition permit was issued on January 31<sup>st</sup>, 2024, allowing removal of the remaining second story on the neighboring property to reopen the street. That work was completed and inspected by February 27, 2024. However, no demolition work has been completed on this structure to date. All subsequent discussions have focused solely on remediation of the neighboring building.

Recommendation: Due to prolonged inaction and repeated failure to meet agreed timelines, staff recommend proceeding with demolition of the structures.

**Motion by Burr, second by Phillips, to declare 984 Pine Street as substandard, a**

**public nuisance, and dangerous building.**

**ROLL VOTE: Ayes: Kubanek, Willis, Burr, Phillips**

**Nays: None**

**MOTION PASSED**

**NEW BUSINESS**

**A. Case A - EN2205110 - 1171 7th Street Public Safety- Inspections**

Property owners, Andre and Shalonda Hicks, were not present.

On 12-9-2022, a Dangerous Building complaint was filed for this location (1171 7th St). We originally received a complaint that there are certain unsatisfactory conditions at 1171 7th St. The house is in an advanced state of disrepair. This has gotten worse since the original date of the report. The house does not appear to have utilities. The rear portion of the house/shed has collapsed.

The owner was given a date of 12-23-22 to provide a plan of abatement. On 2-9-23, the homeowner was sent a letter stating that the home was substandard and dangerous and constitutes a nuisance in violation of the City Ordinance.

We were to have contact with the homeowner by 2-23-23, who was to provide a plan of abatement to resolve the issues. We requested to conduct a Trades Inspection also to come up with a complete list of problems. After that, the homeowner would obtain permits to resolve the issues. On 2-10-23, the homeowner was sent a Dangerous Building Inspection Report. In this report the deficiencies are listed. The roof structure has significant damage. There are existing holes continuing to deteriorate the roof as well as the interior of the home. The roof structure, roof decking and shingles will need to be replaced. There is excessive humidity, which has begun to rot the plaster on the walls and ceiling. The studs will need to be removed to evaluate the water damage. A water dam on the roof has caused water to enter the wall on the east side of the home and has visibly rotted 10' of interior and exterior wall. Roof leaks caused basement window frames to rot. Will need to replace windows and headers in the lower level. The Foundation blocks have started to crack due to the water damage. This is separating the wall from the floor joists. This will require a certified foundation expert to evaluate the damage and provide a plan of action to fix the foundation. There is a second large hole in the roof that has caused significant damage to the floor. The floor will need to be removed and damaged floor joists will also need to be replaced. As well as the damage to the west wall. This has been going on for many years with no plan of action and

no repairs have taken place.

STAFF RECOMMENDATION: To table this item to the May 7, 2026, meeting to allow the property owners an opportunity to apply for permits and begin rehabilitation.

**Motion by Burr, second by Phillips, to table this item to the May 7, 2026, meeting to allow the property owners an opportunity to apply for permits and begin rehabilitation.**

**ROLL VOTE: Ayes: Kubanek, Willis, Burr, Phillips  
Nays: None**

**MOTION PASSED**

**ANY OTHER BUSINESS**

**A. 2026 Meeting Dates Public Safety- Inspections**

**Motion by Phillips, second by Kubanek, to set the Housing Board of Appeals meetings dates as presented.**

**ROLL VOTE: Ayes: Kubanek, Willis, Burr, Phillips  
Nays: None**

**MOTION PASSED**

**ADJOURNMENT**

Meeting adjourned at 6:25 PM.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



## Agenda Item Review Form

### Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Case A - EN1901937 - 1784 Smith St.												
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety												
<b>Brief Summary:</b> Housing Board of Appeals to review.													
<b>Detailed Summary &amp; Background:</b> On March 19, 2019, the Muskegon Fire Department responded to a single-story residential structure on fire at 1784 Smith St. The Fire Crew arrived on scene to find flames out the window on the south side of the structure. There was heavy fire and smoke damage throughout the main floor structure, including the attic. There was also moderate water damage throughout the structure, including the basement, as a result of firefighters extinguishing the fire.													
<b><u>Goal/Action Item:</u></b>													
<b>Is this a repeat item?:</b> <b>Explain what change has been made to justify bringing it back to Commission:</b>													
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;">No</td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes	No	N/A									
Yes	No	N/A											
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;">No</td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes	No	N/A									
Yes	No	N/A											
<b>Recommended Motion:</b> To declare 1784 Smith Street as substandard, a public nuisance, and a dangerous building.													
<b>Approvals:</b>	<b><u>Name the Policy/Ordinance Followed:</u></b> Sec. 10-371 thru 10-382												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			Communication			
Immediate Division Head													
Information Technology													
Other Division Heads													
Communication													

Legal Review		
--------------	--	--



SHIELDS DELLA MAE SHIELDS ESTATE  
1784 SMITH ST  
MUSKEGON, MI 49442-5672

**EN1901937-1784 Smith st.**

case

**2**

**INFORMATION:**

On March 19, 2019, The Muskegon Fire Department responded to a single story Residential structure on fire at 1784 Smith St. The Fire Crew arrived on scene to find flames out the window on the south side of the structure, there was heavy fire and smoke damage throughout the main floor structure, including attic. There was also moderate water damage throughout the structure, including the basement as a result of Firefighters extinguishing the fire.

Building permit history for this property, building permit finalized in 2011, mechanical permit was finalized in 2008.

No contact with owner.

**Complaint notice:**

June 26, 2019, The complaint letter was sent and posted.

August 23, 2019, a fire inspection letter was sent.

August 23, 2019 a DB inspection report was sent.

**Notice and Order:**

On March 28, 2019, The Notice & Order to repair or remove was sent and posted.

On July 10th, 2019, The Notice & Order to repair or remove was sent and posted.

On September 11th, 2019, A Ten Day Notice was sent and Posted for October 3rd, 2019, for an HBA hearing.

All notices are sent First Class and Certified Mail and posted on the



property in question.

**ADDITIONAL INFORMATION:**

- This is a single story home with 936 Square feet with a basement.
- Built in 1970.
- Vacant since the fire.
- Property Taxes delinquent: \$332.22.
- 2024 SEV: \$38,000.00.
- Staff estimates cost to repair damage at \$60,000.00.



11.6.2025 13:51



11.6.2025 13:52



11.6.2025 13:52



11.6.2025 13:53



# Agenda Item Review Form

## Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Case B - EN1900277 - 835 W Forest Ave.				
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety				
<b>Brief Summary:</b> Housing Board of Appeals to review.					
<p><b>Detailed Summary &amp; Background:</b></p> <p>This case has been happening since 2017, when the address was initially flagged for work performed without a permit. Since then, various major construction items have been completed with little to no inspections on critical components such as the roof, siding, interior electrical systems, HVAC and plumbing. The owner has been navigating repeated stop-work notices, ultimately leading to the case being presented to the Housing Board of Appeals.</p> <p>In January and March of 2023, the home was brought before the City Commission, which referred it back to the Housing Board of Appeals. At that time, the owner took initiative by scheduling several required inspections and acquiring the necessary permits. The owners were granted time to complete specific items and call for final inspections. However, this call was never made and to date, no further inspections have occurred at this address.</p> <p>The porch roof, which initially raised concerns, remains unfinished. The permits pulled in March of 2023 have all since expired without final inspections. Staff spoke with the owner in response to a notice posted in May 2025. At that time, extending the permits before fall was the requirement of the building department. This action was never taken.</p>					
<b><u>Goal/Action Item:</u></b>					
<p><b>Is this a repeat item?:</b>  <b>Explain what change has been made to justify bringing it back to Commission:</b></p>					
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes	No	N/A	
Yes	No	N/A			
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes	No	N/A	
Yes	No	N/A			
<b>Recommended Motion:</b> To re-evaluate the case in hopes of encouraging the owner to complete the project, so the case					

can be closed.

**Approvals:**

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

**Name the Policy/Ordinance Followed:**

Sec. 10-371 thru 10-382



EN1900277-835 W FOREST AVE

03/24/2026

Jesus Padilla  
1741 Division st  
Muskegon, Mi. 49441

CASE

#

**INFORMATION:**

The case has been going since 2017, when the address was initially flagged for work performed with out permit. Since then, various major construction items have completed with little to no inspections on critical components such as the roof, siding, interior electrical systems, HVAC and plumbing. The owner has been navigating repeated stop-work notices, ultimately leading to the case being presented to the housing Board of Appeals.

In January and March of 2023, The home was brought before the City Commission, which referred it back to the Housing Board of Appeals. At that time, the owner took the initiative by scheduling several required inspections and acquiring the necessary permits. The owners were granted time to complete specific items and call for final inspections. However, this call was never made and to date, no further inspections have occurred at the address.

The porch roof, which initially raised concerns remains unfinished. The permits pulled in March of 2023 have all since expired with out final inspections. Staff spoke with the owner in response to a notice posted in May of 2025. At that time, extending the permits before fall was the requirement of the building department. This action was never taken.

It is the recommendation of the building department to re-evaluate the case in hopes of encouraging the owner to complete the project, so the case can be closed.

#### COMPLAINT NOTICE:

- On February 19th , 2019, A Dangerous Building complaint was sent.
- On April 10th, 2019, A Dangerous Building Inspection report was sent.

#### Notice & Order:

- On December 14th, 2020, A Notice & Order was sent and posted.
- On January, 19th 2022, A 10 day notice of Hearing was sent and posted.
- On July, 18th, 2022, A 10 day Notice of Hearing was sent and posted.
- On August 5th, 2022, A Housing Board of Appeals Determination letter was sent and posted.

- On January 11th, 2023, A 10 day Notice of Commission hearing was sent and posted.
- On February, 8th, 2023, A 10 day notice of Commission hearing was sent and posted.
- On May 27th, 2025, A 10 day notice was sent and posted.
- On September 22nd, 2025, A 10 day notice of hearing was sent and posted.

All notices are sent via First Class and Certified Mail as well as posted to the property.

#### Contact with the Owner:

Staff spoke with the owner in the spring of 2025. They noted having the intention to get working soon and that time had gotten away from them. As always, Staff reminded them that they will need a permit.

#### ADDITIONAL INFORMATION:

- This is a 1 story, 1,024 square ft residence.
- SEV & Taxable \$64,700 and \$24,027.
- Built in 1915.
- Taxes and fees due approx. \$817.04.
- Staff estimates cost for interior/exterior repairs N/A.
- The home is in the Nims Neighborhood.



2.17.2026 10:53



835

2.17.2026 10:53



# Agenda Item Review Form

## Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Case C - EN2403907 - 185 W Laketon Ave.						
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety						
<b>Brief Summary:</b> Housing Board of Appeal to review.							
<p><b>Detailed Summary &amp; Background:</b></p> <p>The case was brought to the attention of the Dangerous Building Inspector in August 2024. The property had been under staff review as far back as 2006. The previous owner opened five permits, but failed to complete any of them for a final inspection. During this time, the property registered as vacant and went through multiple changes in ownership.</p> <p>In September 2024, staff was contacted by a commercial builder who stated he had taken responsibility for the property and scheduled an inspection. At that time, it was observed that the structure had multiple deficiencies qualifying it as a Dangerous Building. Most notably, the exterior had been covered only with house wrap for several years, far exceeding its intended maximum use of six months. The builder expressed an intention to take immediate action, stating his team was prepared to address the issues.</p> <p>However, no progress was made as of August 2025. Staff issued and posted a Notice and Order, with no response received. A notice of hearing was sent in September 2025. Without action, there is a significant risk the building will not remain unoccupied if public access is gained.</p>							
<b><u>Goal/Action Item:</u></b>							
<p><b>Is this a repeat item?:</b>  <b>Explain what change has been made to justify bringing it back to Commission:</b></p>							
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes		No		N/A	
Yes		No		N/A			
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%;"></td> </tr> </table>	Yes		No		N/A	
Yes		No		N/A			
<b>Recommended Motion:</b>							

To re-evaluate the case in hopes of encouraging the owner to complete the exterior work and secure the structure.

**Approvals:**

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

**Name the Policy/Ordinance Followed:**

Sec. 10-371 thru 10-382

03/24/2026            EN2403907-185 W Laketon Ave  
  
                              185 & 145 W Laketon Ave LLC  
Case                    2512 W Grand Blvd. #306  
#                         Detroit, Mi. 48208

#### INFORMATION:

The case was brought to the attention of the Dangerous Building Inspector in August of 2024. Though the Property had been under staff review as far back as 2006. The previous owner opened five separate permits, but failed to complete any of them for a final inspection. During this time the property registered as vacant and went through multiple changes in ownership.

In September 2024, Staff was contacted by a commercial builder who stated he had taken responsibility for the property and scheduled an inspection. At that time, it was observed that the structure had multiple deficiencies qualifying it as a Dangerous Building. Most notably, the exterior had been left covered only with house wrap for several years. Despite house wrap being suitable as temporary finish for no longer than six months. The builder expressed an intention to take immediate action, stating his team was prepared to address the issues.

However, no progress was made in August 2025. Staff issued a posted a Notice and Order, with no response received a notice of hearing was sent in September 2025. The Building Department recommends that this case be evaluated further to encourage the owner to complete the exterior work and secure the structure.



With out action, there is a significant risk the building will not remain unoccupied if public access is gained.

#### COMPLAINT NOTICE:

- On August 21st 2024, a dangerous building complain notice was sent.
- On September 16th, 2024, A dangerous building inspection report was sent.

#### NOTICE & ORDER:

- On August 28th, 2025 A Notice & Order was sent and posted.
- On September 22, 2025, A 10 day notice was sent and posted.

All notices are sent First Class Mail and Certified Mail as well as posted to the property.

#### CONTACT WITH OWNER:

Staff spoke with the contractor in the winter of 2024. He noted having the intention to get working soon. He further said that time got away from them. As always staff reminded him that they will need permits. No contact has been made recently,

#### ADDITIONAL INFORMATION:

- This is a 1 story, 9,938 square feet commercial improved structure.
- Sev & Taxable \$139,300 & \$67,982.
- Delinquent taxes owed \$9,781.86
- Built in 1965, effective age 60 years.



- Taxes and fees due approx \$4,250.36.
- Staff estimated cost for interior/exterior repairs is \$30,000.
- The structure is in the Marsh Field-Agri Med Com Neighborhood.















# Agenda Item Review Form

## Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Case A - EN2204438 - 1300 Langeland Ave.						
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety						
<b>Brief Summary:</b> Housing Board of Appeals to review.							
<b>Detailed Summary &amp; Background:</b> The entire roof on the residence was removed several years ago. In 2022, the roofer passed away and the money for the roof was not returned. Scott Kiaunis had spoken to the owner, who claimed financial hardship. Scott advised him to talk to CNS for possible assistance. Scott last spoke to the owner in September 2023. There is no contact telephone number in the system. As of March 17, 2026, there had been no permit pulled for the roof. The roof is rotting away and has had tarps on it for years. The tarps are also rotting away. There are exposed boards with nothing covering them.							
<b><u>Goal/Action Item:</u></b>							
<b>Is this a repeat item?:</b> <b>Explain what change has been made to justify bringing it back to Commission:</b>							
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A	
Yes		No		N/A			
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A	
Yes		No		N/A			
<b>Recommended Motion:</b> To declare 1300 Langeland Ave as unsafe, substandard, a public nuisance and that the property be demolished.							
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 30%;"></td> </tr> <tr> <td>Information</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information			<b><u>Name the Policy/Ordinance Followed:</u></b> Sec. 10-371 thru 10-382
Immediate Division Head							
Information							

Technology		
Other Division Heads		
Communication		
Legal Review		

CASE: 1300 LANGLAND  
1 EN2204438  
Owner: Bernard Brown  
1363 Kingsley, Muskegon Mi.

The Roof on the residence was removed several years ago. This was the complete roof. The roofer passed away and the money for the roof was not returned. This problem occurred in 2022. Scott had spoken to the owner, who claimed financial hardship. Scott advised him to talk to CNS for possible assistance. Scott last spoke to the owner in Sept of 2023. There is no contact telephone number in the system. As of 3-17-26, There has been no permit pulled for the roof. The Roof is rotting away and has had tarps on it for years. The tarps are also rotting away. There is exposed boards with nothing covering them.

Recommendation for 1300 Langland. This residence has been open to the elements for years. This home needs to be demolished.



### Complaint Notice:

The complaint notice was issued on 10-3-2022.

### Notice & Order:

Was issued on 1-18-2023, and sent to the owner.

On 3-22-2023 a Notice of HBA Hearing was sent to the owner for a hearing on 4-6-23.

On 4-18-23 a notice of HBA Hearing was sent on 4-18-23. The hearing was set for 5-4-23.

A notice of the HBA case was tabled on 5-8-23 for 30 days.

On 10-18-23, A notice of Dangerous Building Inspection Report was sent to the owner.

A Notice was sent to the owner for another HBA Meeting date for 7-6-23.

On 7-21-23, A notice was sent to the owner for an HBA hearing for 8-3-23.

On 8-21-23, A notice of hearing was sent to the owner for 10-7-23.

On 9-11-23, An order to demolish the structure was sent to the owner. The notice was from a meeting on 9-7-23.

On 3-11-26, I sent a Notice and Order to the owner to get an ALL Trades inspection and or demolish the

home.

All Notices are sent first class mail, and posted to the structure.

Additional Information:

- This is a 816 Square foot home.
- Single story, block structure home.
- The home was built in 1948.
- SEV & Taxable value \$36,700 and \$21,500.
- Current delinquent property taxes are \$2,220.00.
- Staff estimates about 100, Thousand dollars to fix the home.
- The home is located in the East Muskegon Neighborhood.



3.19.2026 16:08



# Agenda Item Review Form

## Muskegon Housing Board of Appeals

<b>Commission Meeting Date:</b> April 2, 2026	<b>Title:</b> Case B - EN1901362 - 965 Scott St.									
<b>Submitted by:</b> Gabbie Pulos, Housing Board of Appeals	<b>Department:</b> Public Safety									
<b>Brief Summary:</b> Housing Board of Appeals to review.										
<b>Detailed Summary &amp; Background:</b> This is a 2-story, wooden structure home. The front porch is rotted and is falling apart. It appears to be falling in on itself. The home is not occupied, it is in bad shape. The foundation is failing. The roof is deteriorating. The upstairs window is missing and is open to inclement weather. Windows are also broken. The exterior siding is also missing and rotten.										
<b><u>Goal/Action Item:</u></b>										
<b>Is this a repeat item?:</b> <b>Explain what change has been made to justify bringing it back to Commission:</b>										
<b>Amount Requested:</b>	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A				
Yes		No		N/A						
<b>Fund(s) or Account(s):</b>	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 10%;"></td> <td style="width: 25%;">No</td> <td style="width: 10%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 10%;"></td> </tr> </table>	Yes		No		N/A				
Yes		No		N/A						
<b>Recommended Motion:</b> To declare 965 Scott St as unsafe, substandard, a public nuisance and that the property be demolished.										
<b>Approvals:</b>	<b><u>Name the Policy/Ordinance Followed:</u></b> Sec. 10-371 thru 10-382									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			
Immediate Division Head										
Information Technology										
Other Division Heads										

Communication			
Legal Review			

Case

2

NESBARY DIAMONTE M  
4006 DIVISION AVE S  
GRAND RAPIDS, MI 49548

EN1901362-965 Scott St.

Information:

5-9-2019, Staff received a complaint regarding the condition of a single story home. Staff performed an exterior inspection of the home. Several deficiencies were noted, including : A failing foundation. There was missing/cracked mortar, rotten front porch and deck framing. There is rotten and collapsing roof framing. There is rotten and missing exterior siding and trim. The window frames are rotten and broken. The upstairs, east side window is completely missing. The house is currently registered as vacant.

Complaint Notice:

A complaint notice was sent on 6-18-19.

A Dangerous Building Inspection report was sent on 6-18-19.

Notice and Order:

On 6-19-19, A Notice and Order was sent and posted.

On 6-28-19, A 10 Day Notice of HBA was sent and posted.

On 7-12-19, A Notice of Determination was sent and posted.

On 12-21-21, A 10 Day Notice of Hearing was sent and posted.

On 1-7-22 The HBA case was tabled.



On 11-1-22, a Notice of HBA was sent and posted.  
On 12-2-22, A notice of HBA determination was sent and posted.  
On 2-26-26, A Notice of HBA was sent and posted.  
All notices are sent First Class and Certified Mail and posted.

#### PERMITS:

ELECTRICAL PERMIT:11-7-23, Permit finalized on 11-14-23.  
No structural building permits have been issued.

#### Contact with Owner:

Notices have been sent and owner has responded in person.

Owner stated in June of 2019, that he would be applying for a building permit as soon as possible. Building Permit was applied for in July 2020 for a roof tear off and re-roof. The permit was canceled due to no work being accomplished or inspections scheduled. To date, no permits have been applied for.

#### ADDITIONAL INFORMATION:

- This is a 2 story home , 1331 square feet with a basement and a detached garage.
- SEV is \$41,500.00, The taxable value is \$13,069.00.
- Home was built in 1957.
- Current property taxes due is zero.
- Staff estimates the cost to repair the interior and exterior of the home at about \$40,000.00.
- Enforcements from the City are \$977.00.
- The home is in the Angell neighborhood.





12.18.2025 10:56



12.18.2025 10:56



12.18.2025 10:56



12.18.2025 10:56