

CITY OF MUSKEGON

HOUSING BOARD OF APPEALS

MEETING

May 7, 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

PUBLIC COMMENT:

OLD BUSINESS:

A. Case A - EN2101928 - 1756 Elwood Street Public Safety

B. Case B - EN2300356 - 1680 Dyson Street Public Safety

NEW BUSINESS:

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

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



Agenda Item Review Form

Muskegon Housing Board of Appeals

Commission Meeting Date: May 7, 2026	Title: Approval of Minutes															
Submitted by: Gabbie Pulos, Housing Board of Appeals	Department: Public Safety															
Brief Summary: Approve minutes of the April 2, 2026, Housing Board of Appeals Meeting.																
Detailed Summary & Background:																
<u>Goal/Action Item:</u>																
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																
Amount Requested:	Budgeted Item: <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										
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Recommended Motion: To approve the minutes.																
Approvals:	<u>Name the Policy/Ordinance Followed:</u>															
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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

MINUTES

CALL TO ORDER

The Housing Board of Appeals meeting was called to order at about 5:30 PM.

ROLL CALL

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

APPROVAL OF MINUTES

A. Approval of Minutes Public Safety

Motion by Johna Willis, second by Walt Kubanek, to approve the minutes of the October 2, 2025, Housing Board of Appeals meeting.

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

MOTION PASSES

B. Approval of Minutes Public Safety

Motion by Walt Kubanek, second by Ben Carson, to approve the minutes of the February 5, 2026, Housing Board of Appeals meeting.

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

MOTION PASSES

PUBLIC COMMENT

OLD BUSINESS

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

Property owner, Shields Della Mae Estate, was not present.

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.

Steve Stout addressed the board and provided an update regarding the subject property. He stated that he is actively working with the homeowner and that permits have been obtained.

STAFF RECOMMENDATION: To table this item to the August 6, 2026, meeting to allow the property owner additional time to continue rehabilitation efforts and demonstrate measurable progress under the permits already obtained.

Motion by Walt Kubanek, second by Demario Phillips, to table this item to the August 6, 2026, meeting to allow the property owner additional time to continue rehabilitation efforts and demonstrate measurable progress under the permits already obtained.

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

MOTION PASSES

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

Property owner, Jesus Padilla, was not present.

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.

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.

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.

Steve Stout addressed the board and provided an update regarding the subject property. He stated that he is trying to work with the homeowner and that permits have been obtained.

STAFF RECOMMENDATION: To table this item to the August 6, 2026, meeting to allow the property owner additional time to continue rehabilitation efforts and demonstrate measurable progress under the permits already obtained.

Motion by Demario Phillips, second by Walt Kubanek, to table this item to the August 6, 2026, meeting to allow the property owner additional time to continue rehabilitation efforts and demonstrate measurable progress under the permits already obtained.

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

MOTION PASSES

C. Case C - EN2403907 - 185 W Laketon Ave. Public Safety
Property owner, 185 & 145 W Laketon Ave LLC, was not present.

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.

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.

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.

Steve Stout addressed the board and provided an update regarding the subject property. He stated that he has been trying to work with the homeowner, but no permits have been obtained.

Staff discussed the desire to have the property owner present at the next Housing Board of Appeals meeting to facilitate discussion toward a resolution.

STAFF RECOMMENDATION: To table this item to the May 7, 2026, meeting to allow for the property owner's presence in order to facilitate discussion toward a resolution.

Motion by Ben Carson, second by Walt Kubanek, to table this item to the May 7, 2026 meeting to allow for the property owner's presence in order to facilitate discussion toward a resolution.

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

MOTION PASSES

NEW BUSINESS

A. Case A - EN2204438 - 1300 Langeland Ave. Public Safety
Property owner, Bernard Brown, was not present.

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.

Steve Stout addressed the board and provided an update regarding the subject property. He stated that he has tried several times to contact the owner with no success and no response.

Motion by Kim Burr, second by Demario Phillips, to declare 1300 Langeland Ave as unsafe, substandard, a public nuisance and that the property be demolished.

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

MOTION PASSES

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

Property owner, Diamonte Nesbary, was not present.

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.

Steve Stout addressed the board and provided an update regarding the subject property. He stated that we have been working with the owner for some years, but no repairs have been made.

Motion by Walt Kubanek, second by Demario Phillips, to declare 965 Scott St as unsafe, substandard, a public nuisance and that the property be demolished.

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

MOTION PASSES

ANY OTHER BUSINESS

Kim Burr inquired regarding 1428 Terrace Street, which had previously appeared before the Board following a fire. She noted that the structure recently experienced an additional fire and asked whether the property may return

before the Housing Board of Appeals.

Chief Kozal advised that substantial progress has been made toward rehabilitation and that the owner is nearing eligibility for an occupancy permit. He further indicated that it remains uncertain at this time whether the property will be placed on the Dangerous Buildings list.

The Board also engaged in similar discussion regarding a church property that sustained fire damage in recent weeks.

ADJOURNMENT

Motion to adjourn by Kim Burr, second by Demario Phillips.
The Housing Board of Appeals meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Gabbie Pulos



Agenda Item Review Form

Muskegon Housing Board of Appeals

Commission Meeting Date: May 7, 2026	Title: Case A - EN2101928 - 1756 Elwood Street						
Submitted by: Gabbie Pulos, Housing Board of Appeals	Department: Public Safety						
Brief Summary: Housing Board of Appeals to review.							
<p>Detailed Summary & Background:</p> <p>In November 2020, staff noted during a field inspection that the home was in dire condition and stated in the report that the house was "rotten."</p> <p>In June 2021, the home was sold to the current owner and staff provided them with time to address the issues that placed the home on the dangerous building list.</p> <p>A permit was pulled in July 2021 for a re-roof and re-side of the structure. A list of required inspections was provided at that time. Staff approved the demo, and ice and water inspections on the roof.</p> <p>In November 2021, the property received a stop work notice for performing work outside the scope of the permit.</p> <p>The permit for roof and siding expired in January 2022. The permit was closed due to inactivity. Staff sent multiple expired permit letters and eventually ticketed the address.</p> <p>In July 2022, the permit was closed due to inactivity. Staff has had no contact with the homeowners since.</p> <p>In September 2022, a dangerous building complaint letter was sent with no response.</p> <p>A notice of hearing was sent on March 24th, 2023.</p>							
<u>Goal/Action Item:</u>							
<p>Is this a repeat item?:</p> <p>Explain what change has been made to justify bringing it back to Commission:</p>							
Amount Requested:	<p>Budgeted Item:</p> <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	
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Yes		No		N/A			
<p>Recommended Motion:</p> <p>To declare 1756 Elwood Street as unsafe, substandard, a public nuisance and that the property be demolished.</p>							

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

Sec. 10-371 thru 10-382.



04/28/2026

EN2101928-1756 Elwood st

Jose Gonzalez, 1301 E Indian Trl, Apt 4

CASE 2

Aurora, Il. 60505

INFORMATION:

In November of 2020, Staff noted during a field inspection that the home was in dire condition and stated in the report simply that the home was "rotten". In June of 2021, the home was sold to the current owner and Staff provided them time to address the issues that placed the home on the Dangerous Building List. A permit was pulled in July of 2021. For a re-roof and to re-side the structure. A list of required inspections was provided at that time. Staff approved demo, and Ice and water inspections on the roof. November of 2021, the property received a stop work for performing work out of the scope of the permit. The permit for roof and siding expired in January of 2022. The permit was closed due to inactivity. Staff sent multiple expired permit letters and eventually ticketed the address. In July of 2022, The permit was closed due to inactivity. Staff has had no contact with the homeowners since. In Sept of 2022, A DB complaint letter was sent with no response.

A notice of hearing was sent, March 24th, 2023.

COMPLAINT NOTICE:

Dangerous Building Inspection Report was sent on 5-26-21.

Dangerous Building Complaint Letter was sent on 5-26-21.

NOTICE & ORDER:

On 5-25-21, a Notice & Order was sent and posted.



On 3-24-23, a 10 Day Notice of Hearing was sent and posted.
On 4-28-23, a 10 Day Notice of Hearing was sent and posted.
On 5-8-23, a HBA Determination was sent and posted.

Due to the amount of time since the HBA Determination, I am bringing this back to the HBA.

On 4-29-26, I sent and posted the notice.

CONTACT WITH OWNER:

Staff has made no contact with owner since 2021.

ADDITIONAL INFORMATION:

- This is a one and a half story home, 1,080 square feet, single family house.
- SEV & Taxable value: \$22,300 & \$11,252.
- The year built is unavailable.
- Current property taxes due are \$0.00.
- Staff estimates the cost for exterior repairs at unknown, due to unknown interior damage.
- The structure is in the Marsh Field Neighborhood.

PERMITS:

There has only been one permit taken out on the home. This was for Tear off and re-roof and re-side, and demolition of front and back porches. The permit was taken out on 7-30-21. The permit expired 1-26-22. The work was not completed.



12.18.2025 11:29



12.18.2025 11:29



12.18.2025 11:29



Agenda Item Review Form

Muskegon Housing Board of Appeals

Commission Meeting Date: May 7, 2026	Title: Case B - EN2300356 - 1680 Dyson Street				
Submitted by: Gabbie Pulos, Housing Board of Appeals	Department: Public Safety				
Brief Summary: Housing Board of Appeals to review.					
<p>Detailed Summary & Background:</p> <p>The residence was initially noted to staff in September 2022. The home was set to have its rental registration renewed. The initial inspection was canceled due to a "lockout", meaning no one was at the residence to meet with staff to certify the rental status at a mutually scheduled date and time. This went on into February 2023.</p> <p>On March 14th, 2023, a fire notification was sent by the Muskegon Fire Department. It was noted that the fire damage was kept to the main floor and the fire had burned through the floor, causing significant smoke damage. During efforts to put out the fire, the basement received some water damage and had a few inches of standing water.</p> <p>Staff sent a Fire Inspection notice on March 14th, 2023 and a Notice and Order the following day. The owner reached out to see what needed to be done to get the house off the dangerous building list. Staff instructed them to schedule an All Trades Inspection, and a list of deficiencies would be produced. That inspection was conducted the following day.</p> <p>A dangerous building inspection letter was sent to the homeowner on July 25th, 2023, with no contacts made, and no permits pulled.</p> <p>Staff sent a 10-day notice of hearing on July 25th, 2023.</p> <p>With no response or permits applied for, staff sent another 10-day notice of hearing on August 25th, 2023.</p> <p>To date, no further contact has been made.</p>					
<u>Goal/Action Item:</u>					
<p>Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:</p>					
Amount Requested:	<p>Budgeted Item:</p> <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	
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Yes	No	N/A			

Recommended Motion:

To declare 1680 Dyson Street as unsafe, substandard, a public nuisance and that the property be demolished.

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

Sec. 10-371 thru 10-382.



04/28/2026

EN2300356-1680 Dyson St

Case #1

West Lake LLC

4515 Knapp Ct N/E

Grand Rapids, Mi. 49525

INFORMATION:

The Residence was initially noted to staff in September of 2022. The home was set to have it's rental registration renewed. The initial inspection was canceled due to a "lockout", meaning no one was at the residence to meet with Staff to certify the rental status at a mutually scheduled date and time. This went on into February of 2023. On March 14th of 2023, a fire notification was sent by The Muskegon Fire Department for 1680 Dyson. It was noted that Fire Damage was kept to the main floor and that the fire had burned through the floor causing significant smoke damage. During efforts to put out the fire the basement received some water damage and had a few inches of standing water. Staff sent a Fire Inspection notice on March 14th, 2023 and a Notice and Order the following day. The owner reached out trying to figure out what needed to be done to get the house off the Dangerous Building List and was told by Staff to schedule an All Trades Inspection and a list of deficiencies would be provided. That inspection was sent the following day. A DB Inspection letter was sent to the homeowner on 7-25-23, with no contacts made, and no permits pulled. Staff sent a 10 day notice of Hearing on 7-25-23. With no response or permits applied for Staff sent another 10 day notice of hearing on 8-25-23. To date no further contact has been made.



COMPLAINT NOTICE:

Dangerous Building Fire Inspection notice was sent on March 14th, 2023.

Dangerous Building Inspection Report was sent on May 19th, 2023.

NOTICE & ORDER:

On March 15th, 2023, a Notice & Order was sent and posted.

On July 25th, 2023, a 10 Day Notice of Hearing was sent and posted.

On August 25th, 2023, A 10 Day Notice of Hearing was sent and posted.

On 4-28-26, A 10 day Notice of Hearing was sent and posted on 4-29-26.

All notices are sent via First Class Mail, Certified Mail, and posted to the residence.

CONTACT WITH OWNER:

Initial contact was made to explain requirements of the fire inspection notice.

No contact has been made with the staff since scheduling All Trades Inspection.

ADDITIONAL INFORMATION:

-This is a single story home with 918 square feet, single family house.

-SEV & Taxable value \$39,300 & \$24,206.

-Built in N/A.,

-Current Property taxes due \$1,849.00, is due.

-Staff estimates cost for interior repairs at roughly 60,000 dollars.



-The structure is in the Marsh Field Neighborhood.