

**BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS
MEETING HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
TUESDAY, JUNE 8, 2021 AT 4:00 P.M.**

PRESENT

Chris Vitale
Dennis DeWulf
Mark Moffitt
Shantelle Hubbard, Recorder

ABSENT

Christopher Rayes, Excused

ALSO, PRESENT

DeWulf called the meeting to order at 4:02 p.m.

CASE NO. PBBA210005: REQUEST TO USE HARDY BOARD AND CALCIUM SILICATE BRICK FOR A NEW CONSTRUCTION AT 22588 ARDMORE. (*Ordinance 22.012, Sec. 25-12*)

Carlo Romita, contractor, he representing the Mr. & Mrs. Switchulis, they would like to use a lower-level brick stated in the city's guide lines. The Switchulis had an architectural design created to their desire. They have brick raising a minimum 3 feet above the ground and finishing the rest with hardy board for the rest of the house. The design is conforming to a few of the homes on the street such as 23017 & 22486 Ardmore Park. They changed from vinyl to hardy board as well as using full brick laying on a mortar bed to please the city and the neighbors. They are willing made some changes for the approval of the build and respect that the city is trying to protect the image of the street though we view the identities of these areas have changed to the ever-shifting public opinion on style and design of residential construction as seen in neighboring homes currently on the street. This will be a newly construction build to the highest current standards and will appear as such. On the renderings it does specify the total square footages of stone on the north, south, east, & west. On the south side of the property is open to the bay not to any canals so there will be no neighbors on the back of the property. The front used on the bump out with some stone.

DeWulf stated that there was a lot of discussion during the zoom meetings a couple months about the difference between veneer brick and brick that is adhered to a wall. Veneer brick is like 95% of the homes throughout the state of Michigan and the country. This is a full brick laid on a foundation bed there is a brick ledge that comes out from the footing the brick sits on and usually there is a two-inch air gap behind it as a building wall.

The other is adhered stone which is typically a concrete product. It does not have a very long-life span unless it is applied in a proper way and he would never allow it to go on the face of a home because it starts to fall off after a few years.

DeWulf asked if it is a full bed brick that they are proposing. Mr. Romita stated that it is. There is a sample board it is not the thickness it is a base appearance as to what it will look like which will be laid on mortar bed on a foundation at the base of the wall.

He is proposing to use hardy plank. How high will we allow the brick to go? It is different than what the ordinance requires. Hardy plank is a cement fiber board which is used a lot lately over the past 10 years instead of wood. This will withstand all weather and the varmints. This takes a little more talent to install.

Mr. Romita stated that the hardy board will be painted white to match the brick color.

DeWulf stated that we are not here to discuss the size of the home, the length, the width or the depth of the home. They are here to debate for the materials that are being proposed. When looking at the west elevation the height dimension of the brick is minimum three feet from the brick ledge up. The bigger numbers above the dimensional numbers are the square footage that it will be in that area.

Moffitt asked about the cap that will be on the top of the brick. Mr. Romita stated limestone a matching piece from the brick. It will have flashing in the back and a drip edge.

Vitale stated that he voted against the other two homes as well. He was out voted. He does not see a hardship.

DeWulf stated to the petitioner that they have a quorum he would have to have all three to vote "yes". The petitioner asked it to be tabled.

Mr. Romita asked if this is tabled can he get an answer prior to the next meeting. The next meeting is the second Tuesday of the month. The next meeting is set for July 13th.

Vitale stated that if can get brick up to the gable. That will change his vote.

DeWulf stated that it is up to the petitioner to table. The board cannot guarantee if there will be a full board or not at the next meeting.

Moffitt made a motion, supported by Vitale, to table the variance to hardy board and calcium silicate brick for a new construction at 22588 Ardmore.

AYES: ALL

NAYES: NONE

ABSENT: RAYES

MOTION: PASSED

Discussion between the audience and the petitioner. DeWulf stated that everyone will be notified if there is a special meeting or a regular scheduled meeting.

CASE NO. PBBA210004: REQUEST TO USE A MATERIAL OTHER THAN BRICK FOR A GROUND LEVEL DECK AT 22105 STATLER. (Ordinance 22.012, Sec. 25-12)

DeWulf stated to the petitioner that they have three board members are present and three constitutes a quorum. He will have to get all three board members to vote in favor of his petition or he has the option to table until a fourth board member is present.

Ralph Lundstedt, 22105 Statler, he said that his father-in-law had a small deck off of the patio which had a hot tub on. The deck is still there nothing in place. He wants to build a deck but he wants to use plastic pallets instead. Many people have cement or patio stones. The problem is it settles, it cracks it breaks. Patio stones are also prone to shift. The wood has to be stained and wood planks have to be replaced. He fixed his deck and stain it. With this plastic pallet its low maintenance and durable. This will not split or crack like stone it will not splinter. They do not have to worry about staining them or resurfacing them. This is very environmentally friendly. He is putting wired cloth underneath and landscaping mat to keep the weeds out. It will keep the rodents from making it a home. He wants to take some spikes and secure them to the ground.

DeWulf asked about what type of base will he have. He will overturn the lawn, pat it down so it can drain away from the house and put it on top.

Vitale stated that he will have settlement issues. The pallets themselves will not be linked to each other. Petitioner stated "no". The deck will be 13' x 14'. He may have 25 different levels of pallets. He is not a base. The petitioner stated that he did not want to put a base down because he does not want to put anything into the earth. Vitale stated that the stone is a natural material. The petitioner stated that his property is lower than all of the adjacent properties. Vitale stated that stone will help the drainage problems. The earth will retain the water. It would be better to have stone to let the water drain. There has to be a base. This will fall apart it will be all over the place. DeWulf stated that he should use sand on top of it. He would have to do a stone paver.

Vitale stated that this has to be on some kind of foundation. He will have to remove dirt and compact the pea gravel and sand on top of that then crushed stone or concrete on the top of the sand. He will have to do the same prep work as he would with stone pavers. If he would change underneath, they may agree.

Vitale stated that he does not have a problem with the material. It has to be put on a proper base and work it out with the building department. We can give the petitioner conditional approval.

Moffitt is this a patio or a deck. The petitioner considers it a deck to be higher off of the ground. The building codes the patio is a hard surface made from cement or cement pavers. Plastic would not follow under the building codes. He is not sure how he made it to this meeting. Since it is not cement or patio bricks. This is not a brick ordinance this is a national building code. He does not feel comfortable starting a situation like this. He has been building a lot of decks in the last 27 years. He believes that these will float around. This is something that is not long lasting.

The petitioner stated that he can make it out of paver stones. He said that the other municipalities are trying to find other ways to benefit the earth.

Vitale stated that he will be willing to grant some measure of approval and it is no very big. He wants to make sure that this goes on a proper base for proper drainage. That is the base to a conditional approval. He is not opposed to hearing this again.

The petitioner agreed to table it.

Moffitt made a motion, supported by Vitale, to table the variance to use a material for a ground level deck at 22105 Statler.

**AYES: ALL
NAYES: NONE
ABSENT: RAYES
MOTION: PASSED**

CASE NO. PBBA210006: REQUEST TO USE A MATERIAL OTHER THAN BRICK FOR A NEW CONSTRUCTION AT 22490 ARDMORE. (*Ordinance 22.012, Sec. 25-12*)

JR Roofing, architect for the Garnatz family home on Ardmore. He stated that he is representing Frank Garnatz. The intent is to have full-size brick, full-size stone and composite hardy. When they designed this, they wanted a contemporary or modern design. The house that they submitted does have 70% masonry materials on each side. There is a minor area on the front, right and rear where the brick doesn't come up to the second-floor joist. This is a master downstairs with secondary bedrooms up. Because of the 70% he would have to come in front of the board. He is showing the board larger plans. There are two areas that have brick that goes up to two stories and his calculation is 78% so he lowers the brick and around the back area. They have to create some diversity sometimes. This is not to intent to save on cost.

DeWulf has concerns that the stone that he is using is not an adhere cultured stone. The petitioner stated that they are using full brick stone. This is the same brick as the previous case.

Vitale stated that they are allowed accent material most of this home is brick. The brick passed the gable in some cases. The architect called Ms. Koto and he gave her the calculations of the brick on each side. He said that Ms. Koto stated that they have to go in front of the board for three areas that don't go up to the second-floor joist. He stated that a ranch has to have to have brick on all four sides up to the roof line. It also stated that they need a 70/30 mix. A ranch has about 100% on each side. He has 80% on one side and 75% on the front and over 78% on the rear.

Vitale made a motion, supported by Moffitt, to approve the variance to use a material other than brick for a new at 22490 Ardmore.

**AYES: ALL
NAYES: NONE
ABSENT: RAYES**

MOTION: PASSED

There are discussions amongst the audience and the board members.

DeWulf stated that he believes that there should be audience participation.

Vitale voted objection to the audience participation.

APPROVAL OF BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS MEETING MINUTES OF March 9, 2021.

Vitale made a motion, supported by Moffitt, to approve the minutes from March 9, 2021.

AYES: ALL

NAYES: NONE

ABSENT: NONE

MOTION: PASSED

AUDIENCE PARTICIPATION: Sam Gizzi, he stated that the last case sounds like he is doing everything right. He said that they should have asked the crowd if they have a comment before the vote.

DeWulf stated that normally they have this in a small conference room. We are not accustomed to having an audience. He should have asked for any comments prior to the vote. He apologized that he should of but he didn't.

Sam Gizzi stated that in regards to the Ardmore case they are worked up that people are trying to abuse city ordinance. He stated that the ordinances are in place they should go with what the ordinance says instead of finding a way to get around it. It is disappointing that they tell the previous case that "We are going to turn it down why not come back next time when there are enough people to approve it." How many times can a petitioner do that before it gets resolved. He doesn't see any reason why they would want to use synthetic brick instead of real brick. DeWulf stated they don't.

Vitale stated that he doesn't traditionally support the idea to have the time for them to come back. But that is the way that we have always done it in the past. And if we set a precedence like that and we change it this can end in litigation. They have to hold consistence so we extended that courtesy in the past we cannot do it now. And that is the reason why he voted against it and that was his vote on all of the other homes that were brought in front of him.

Liz Joseph, 22600 Ardmore, she is two homes away from the Switchulis home and she was not notified of this meeting. She wants to make sure that she is notified.

Maurice Vancoillie, 22109 Statler, next door to Mr. Lundstedt III, he stated that the board will let him come back and try to get approval by doing some ground work. His yard floods. Those things will float away into his yard. He has a French drain and he does not have water. They have been cited for feeding the animals multiple times. They are going to approve a ground level deck which would allow the animals to burrow under. He said that we notify them of the

meeting but the board does not give them a time to speak. Vitale stated that the board is here to make decisions on the materials not his yard. Mr. Vancoille stated that those plastic things will float away down Statler street because his yard gets a lot of water. He has spent a lot of money to keep up his yard and the board is giving him an opportunity to come back to say what he is going to do. Vitale stated the board is going give him the opportunity to come back so he will understand what kind of base he needs to put down. Mr. Vancoille doesn't care what he is going to put down if it is not cement or brick it will float away. He stated that anyone that lives on Statler and their yard is low they do get flooded. And it takes about a month to dry up.

ADJOURNMENT

Vitale made a motion, supported by Moffitt, to adjourn at 4:47 p.m.

AYES: ALL

NAYES: NONE

ABSENT: NONE

MOTION: PASSED