# 733 Jefferson Lane

# Dangerous Building Hearing 04/22/2019

DEPARTMENT OF BUILDINGS
CITY OF MILAN
NOTICE
THIS BUILDING IS
VACANT
OVERCROWDED
UNSANITARY
A FIRE HAZARD
NOT COMPLETED
DANGEROUS
CONDEMNED
9-9-17
MILAN
04/09/2019

Exhibit A

7005 0390 0001 7240 2200

**U.S. Postal Service™**
**CERTIFIED MAIL™ RECEIPT**
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at www.usps.com®

**OFFICIAL USE**

| | |
|---|---|
| Postage | $ 6.80 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $6.80 |

Postmark Here

Sent To J & V Holdings
Street, Apt. No.; or PO Box No. 2465 23 Mile Rd
City, State, ZIP+4 Utica, MI 48316

PS Form 3800, June 2002 See Reverse for Instructions

*City of Milan*
147 Wabash Street
Milan, MI 48160-1594

NEOPOST FIRST-CLASS MAIL
04/09/2019
US POSTAGE $006.80⁰

ZIP 48160
041M11295618

J & V Holdings
2465 23 Mile Road
Utica, MI 48316

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

7005 0390 0001 7240 2200

**SENDER: *COMPLETE THIS SECTION***

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J & V Holdings
2465 23 Mile Road
Utica, MI 48316

9590 9402 3678 7335 5238 64

2. Article Number *(Transfer from service label)*

7005 0390 0001 7240 2200

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734-439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X_ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated on the attached Exhibits B through D

The owner, agent, or owner/agent, shall comply with this order by: Within 90 days of this order (07-25-2019), the Owner shall submit a structural engineer report showing this foundation can be built on and/or the repairs needed to build on, and commit to beginning construction within one year. If the Owner chooses not to find a way to salvage the foundation, within 90 days of this order (07-25-2019) the Owner shall apply for a demolition permit and within 180 days of this order (10-23-2019) have removed the foundation and established vegetation.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 4-26-2019

Greg Marker - OHM

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail/Return Receipt Requested;

on _____ on 4/29/2019

BY: _____ BY: Stacy L Clegg

name Name

AND by posting to the property on _____

BY: _____

7005 0390 0001 7240 2293

**U.S. Postal Service™**
**CERTIFIED MAIL™ RECEIPT**
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at www.usps.com®

**OFFICIAL USE**

| | |
|---|---|
| Postage | $ 6.80 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 6.80 |

Postmark Here

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

J & V Holding
2465 23 Mile Rd
Utica, MI 48316

PS Form 3800, June 2002 — See Reverse for Instructions

*City of Milan*
147 Wabash Street
Milan, MI 48160-1594

NEOPOST
04/29/2019
US POSTAGE $0

J & V Holding
2465 23 Mile Rd
Utica, MI 48316

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

7005 0390 0001 7240 2293

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J & V Holding
2465 23 Mile Rd
Utica, MI 48316

9590 9402 3678 7335 5241 82

2. Article Number (Transfer from service label)

7005 0390 0001 7240 2293

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
5/1/15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Exhibit B

Exhibit C

) Exhibit D )

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | VIOLATION<br>and<br>NOTICE OF SHOW CAUSE HEARING | Case No. DB2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 Mile Road<br>Utica, MI 48316 |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Parcel ID 19-19-26-405-030

## DANGEROUS BUILDING VIOLATION

PLEASE TAKE NOTICE that the building at the above-listed address has been inspected and found to be a Dangerous Building in violation of Milan City Code Section 5-190. See conditions described on the attached checklist.

A show cause hearing has been scheduled to give you the opportunity to appear and show cause, if there is any, why the building should not be determined dangerous and demolished, otherwise made safe, and/or properly maintained.

## SHOW CAUSE HEARING SCHEDULED

HEARING SCHEDULED FOR: Monday, April 22,2019
(Day of week) (Date)

commencing at 1:00 p.m. at City Hall, 147 Wabash, Milan, MI 48160

TO RESPONDENT: You must appear at the above address on the date and time indicated if you contest this finding. At the hearing, if the Dangerous Buildings Hearing Officer determines that the building or structure should be demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in the order for compliance with the order. The order may require maintenance of the exterior of the building and the adjoining grounds.

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

City of Milan Building Dept. BY: Craig E. Strong
Issuing Department:

Date: 4-8-19

Approved: Office of the City or Prosecuting Attorney

BY: [signature] Dated: 4/8/19
Jeff O'Toole

*If you require special accommodations because of disabilities, please contact the Dangerous Buildings Bureau immediately to make arrangements.*

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;

on _____ on 4-9-19

BY: _____ BY: Stacy Clapper
name Name

AND by posting to the property on 4-9-19

BY: [signature]

VIOLATION AND NOTICE OF HEARING (5/11)

MILAN
Connect with what matters

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 733 Jefferson Milan MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance 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 building code of the city.

☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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 vandalism, 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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: Exposed Foundation can no Longer Support A Structure And needs to Be Removed.

Date/Time Inspected: 2-28-19 1:15pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

Exhibit E

MILAN
Connect with what matters

BUILDING/ZONING DEPARTMENT
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

# VIOLATION NOTICE

January 17, 2019

J & V HOLDINGS LLC
2465 23 MILE RD
UTICA, MI 48316

Re: 716 JACKSON LANE & 733 JEFFERSON LANE- DANGEROUS BUILDING ORDINANCE

Dear: J & V HOLDINGS LLC

Pursuant to the Milan City Code of Ordinance Section 6-192, the open foundations at 716 Jackson Lane and 733 Jefferson Lane are hereby classified as dangerous and must be removed. The Milan City Ordinance provides ten (10) days to respond to this letter.

Please contact the Building/Zoning Department at (734) 439-7089 if you have any questions. We need to hear from you no later than TEN (10) days from the date of this letter. Failure to comply with this violation notice shall cause me to take the necessary legal action.

Sincerely,

Craig E Strong /SE

Craig E. Strong
Building Official
City of Milan

Steve Bredernitz
Building Inspector
City of Milan

# Dangerous Building Hearing 08/26/2019

Show cause → other side.

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X_ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated on the attached Exhibit I – There is no Exhibit F, G or H.

The owner, agent, or owner/agent, shall comply with this order by: The court is unable to make a determination on the show cause due to lack of service for the 4-26-2019 order. A new notice shall be issued for a future violation and notice of show cause hearing.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 08-26-2019

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Greg Marker - OHM

Digitally signed by Greg Marker - OHM
DN: c=US, E=Greg.Marker@OHM-advisors.com, O=OHM Advisors, OU=OHM Field Engineering, CN=Greg Marker - OHM
Reason: I am the author of this document
Date: 2019.08.26 15:25:25-04'00'

Signature of owner or agent

**Certificate of Mailing**

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☒ Certified mail, Return Receipt Requested;

on _____ on August 29th 2019

BY: _____ BY: Shawna Gaynier
name Name

AND by posting to the property on August 29th 2019
BY: Steve Broderick

# Dangerous Building Hearing 09/30/2019

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | VIOLATION<br>and<br>NOTICE OF SHOW CAUSE HEARING | Case No.<br>DB 2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings LLC<br>2465 23 Mile Rd<br>Utica, MI 48316 |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Parcel ID 19-19-26-405-030

## DANGEROUS BUILDING VIOLATION

PLEASE TAKE NOTICE that the building at the above-listed address has been inspected and found to be a Dangerous Building in violation of Milan City Code Section 6-190. See conditions described on the attached checklist.

A show cause hearing has been scheduled to give you the opportunity to appear and show cause, if there is any, why the building should not be determined dangerous and demolished, otherwise made safe, and/or properly maintained.

## SHOW CAUSE HEARING SCHEDULED

**HEARING SCHEDULED FOR: _Monday, __September 30, 2019____**
(Day of week) (Date)
**commencing at 1:00 p.m. at City Hall, 147 Wabash, Milan, MI 48160**

TO RESPONDENT: You must appear at the above address on the date and time indicated if you contest this finding. At the hearing, if the Dangerous Buildings Hearing Officer determines that the building or structure should be demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in the order for compliance with the order. The order may require maintenance of the exterior of the building and the adjoining grounds.

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

Building Dept.
Issuing Department:

BY: Steve Bredernitz

Date: 9-5-19

Approved: Office of the City or Prosecuting Attorney

BY: Jerk C'Jack

Dated: 9/5/19

***If you require special accommodations because of disabilities, please contact the Dangerous Buildings Bureau immediately to make arrangements.***

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service
on _____
BY: _____
Name

or

☑ Certified mail, Return Receipt Requested;
on September 5 2019
BY: Shawna Baynier
Name
AND by posting to the property on September 5 2019
BY: Steve Bredernitz

MILAN
*Connect with what matters*

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 733 Jefferson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

- ☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.
- ☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.
- ☐ (3) A part or appurtenance 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 building code of the city.
- ☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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 vandalism, 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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.
- ☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
- ☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

~~☐~~ OTHER: Exposed Foundation can no longer support A structure And needs to be Removed.

Date/Time Inspected: 2-28-19 1:15pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VITO MUNACO
2465 23 MILE ROAD
SHELBY TOWNSHIP, MI 48316

9590 9402 3678 7335 5240 07

2. Article Number *(Transfer from service label)*
70050390 0001 7240 2453

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
9/9/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

M

3. Service Type
- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J & V HOLDINGS
2465 23 MILD RD
UTICA, MI 48316

9590 9402 4763 8344 9913 72

2. Article Number *(Transfer from service label)*
70050390 0001 7240 2460

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
9/9/19

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

L

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X__ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated

The owner, agent, or owner/agent, shall comply with this order by: The respondent shall present the City Building department with a structural report and intended plan for the property by 10-23-2019. A show cause hearing is set for 10-28-2019 in the event that a structural report or information from the respondent is not received by the City building department, then on 10-28-2019 the Dangerous Building Hearing Officer intends to order the building be demolished.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Greg Marker - OHM

Dated: 09-30-2019

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☒ Certified mail, Return Receipt Requested;

on _____ on October 3 2019

BY: _____ BY: Shawna Baynier
name Name

AND by posting to the property on October 3 2019
BY: Steve Bridernitz

MILAN
Connect with what matters

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 733 Jefferson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance 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 building code of the city.

☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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 vandalism, 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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: Exposed Foundation can no longer support A structure And needs to be Removed.

Date/Time Inspected: 2-28-19 1:15pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS<br>BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X__ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

X The Building shall be demolished.

☐ The building shall be demolished or made safe or properly maintained as indicated on the attached checklist

The owner, agent, or owner/agent, shall comply with this order by: The respondent shall contact the City Building department with a demolition permit by 11-30-2019 and complete the demolition by 4-15-2020. A show cause hearing will be called by the City, if the respondent does not pull a demolition permit and begin demolition.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 10-28-2019

Dangerous Building Hearing Officer

Greg Marker

Digitally signed by Greg Marker
DN: C=US, E=greg.marker@ohm-advisors.com, O=OHM Advisors, OU=Construction, CN=Greg Marker
Reason: I am the author of this document
Date: 2019.11.04 16:23:43-05'00'

I CONSENT TO THE ABOVE ORDER:

_____
Signature of owner or agent

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☐ Certified mail, Return Receipt Requested;

on _____ on _____

BY:_____ BY: _____
name Name

AND by posting to the property on _____

BY:_____

# Dangerous Building Hearing 1/6/2020

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X_ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

X The Building shall be demolished.

☐ The building shall be demolished or made safe or properly maintained as indicated on the attached checklist

The owner, agent, or owner/agent, shall comply with this order by: This order requires a demolition permit be pulled by 01-31-2020 and the building be demolished by 4-15-2020. Respondent shall be present at 02-10-2020 at 1pm for a show cause hearing or the Dangerous Building Hearing Officer will issue a recommendation to City council for demolition of the building at the 03-09-2020 council meeting.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 01-06-2020

Greg Marker OHM Advisors
Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

**Certificate of Mailing**

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;
on _____ on 1/9/2020

BY: _____ BY: Shauna Gaynier
name Name

AND by posting to the property on 1/9/2020
BY: Steve Bredemitz

MILAN
*Connect with what matters*

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 733 Jefferson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance 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 building code of the city.

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☐ (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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

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☒ OTHER: Exposed Foundation can no longer support A Structure And needs to be Removed.

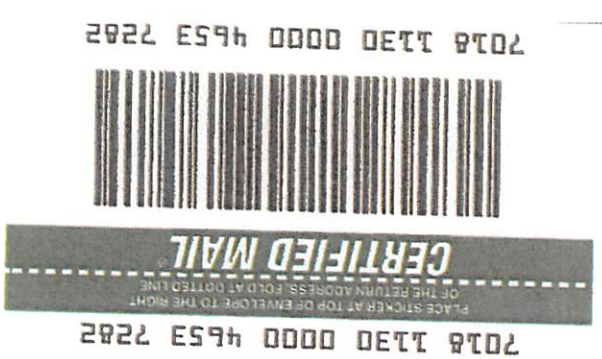
Date/Time Inspected: 2-28-19 1:15pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

MILAN

147 Wabash Street Milan, MI 48160




NEOPOST FIRST-CLASS MAIL
01/09/2020
US POSTAGE $006.80⁰

ZIP 48160
041M11295618

Vito Munaco
24465 23 Mile Rd
Shelby Township, MI 48316

MILAN

147 Wabash Street Milan, MI 48160

NEOPOST FIRST-CLASS MAIL
01/09/2020
US POSTAGE $000.50⁰

ZIP 48160
041M11295618

Vito Munaco
24465 23 Mile Rd
Utica MI 48316

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vito Munao
24465 23 Mile Rd
Shelby Township, MI 48316

9590 9402 4763 8344 9935 29

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7282

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

MILAN

147 Wabash Street Milan, MI 48160

7018 1130 0000 4653 2299

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

7018 1130 0000 4653 2299

NEOPOST FIRST-CLASS MAIL
01/09/2020
US POSTAGE $006.80º

ZIP 48160
041M11295618

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

MILAN

147 Wabash Street Milan, MI 48160

NEOPOST FIRST-CLASS MAIL
01/09/2020
US POSTAGE $000.50º

ZIP 48160
041M11295618

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9935 12

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Mailed with The Jackson

Mail receipt stapled to
The Jackson

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vito Munaco
24465 23 Mile Rd
Shelby Township, MI 48316

9590 9402 4763 8344 9935 29

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7282

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

# Dangerous Building Hearing 2/10/2020

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | ORDER OF NON-COMPLIANCE | Case No.<br>DB-2019-004 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 733 Jefferson Lane, Milan, MI
Tax ID # 19-19-26-405-030

**ORDER OF NONCOMPLIANCE**

The Dangerous Buildings Hearing Officer finds that:

X Owner, agent, or owner/agent failed to appear at the hearing on 2020-01-06 and 2020-02-10.

X Owner, agent, or owner/agent has failed to comply with the Order of Abatement dated: 2020-01-06 for the following reasons: Respondent has failed to pull a demolition permit as required in the 2020-01-06 findings and order. Additionally, the respondent has failed to appear at hearings on 2020-02-10, 2020-01-06, 2019-10-28, 2019-09-30, and 2019-04-25.

X Dangerous Buildings Hearing Officer requests that the City Council take all necessary action to enforce the order

X A copy of the Findings and Order from 2020-01-06 is attached.

Greg Marker OHM Advisors

Digitally signed by Greg Marker OHM Advisors
DN: C=US, E=Greg.Marker@OHM-Advisors.com, O=OHM Advisors, OU=Construction, CN=Greg Marker OHM Advisors
Reason: I am the author of this document
Date: 2020.02.14 11:22:55-05'00'

Dated: 2020-02-14

Dangerous Building Hearing Officer

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;
on _____ on 2-18-2020

BY: _____ BY: Shauna Gaynier
name Name

AND by posting to the property on 2-18-2020
BY: Steve Bredernitz

MILAN

*Connect with what matters*

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 733 Jefferson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.

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☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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.

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☐ (7) The building or structure is damaged by vandalism, 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.

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☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: Exposed Foundation can no longer support A Structure And needs to Be Removed.

Date/Time Inspected: 2-28-19 1:15pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

MILAN

147 Wabash Street Milan, MI 48160

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Vito Munaco

Street and Apt. No., or PO Box No. 24165 23 Mile Rd

City, State, ZIP+4® Shelby Township MI 48316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

733 Jefferson

7019 1640 0000 9860 3240

7019 1640 0000 9860 3240

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

NEOPOST FIRST-CLASS MAIL

02/18/2020

US POSTAGE $006.90⁰

ZIP 48160
041M11295618

Vito Munaco
24165 23 Mile Rd
Shelby Township, MI 48316

## Certified Mail service provides the following benefi

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

***Important Reminders:***

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, s associate for assistance. To recei return receipt for no additional fe USPS®-postmarked Certified Ma retail associate.
  - Restricted delivery service, whic delivery to the addressee specifi to the addressee's authorized ag
  - Adult signature service, which re signee to be at least 21 years of available at retail).
  - Adult signature restricted deliver requires the signee to be at leas and provides delivery to the addi by name, or to the addressee's a (not available at retail).
- To ensure that your Certified Mail r accepted as legal proof of mailing, USPS postmark. If you would like a this Certified Mail receipt, please p Certified Mail item at a Post Office postmarking. If you don't need a p Certified Mail receipt, detach the b of this label, affix it to the mailpiec appropriate postage, and deposit t

**IMPORTANT: Save this receipt fo**

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

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**SENDER:** *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vito Munaco
2465 23 Mile Rd
Shelby Township MI
48316

9590 9402 5447 9189 0472 02

2. Article Number *(Transfer from service label)*

70191640 0000 9860 3240

*COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

733 Jefferson

Sent To J+V Holdings
Street and Apt. No., or PO Box No. 2465 23 Mile Rd
City, State, ZIP+4 Utica MI 48316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 4653 7329

7018 1130 0000 4653 7329

MILAN

147 Wabash Street Milan, MI 48160

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

7018 1130 0000 4653 7329

NEOPOST FIRST-CLASS MAIL
02/18/2020
US POSTAGE $006.90⁰
ZIP 48160
041M11295618

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

## Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a dupl return receipt for no additional fee, presen USPS®-postmarked Certified Mail receipt retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by nam to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, requires the signee to be at least 21 years and provides delivery to the addressee spe by name, or to the addressee's authorized a (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should b USPS postmark. If you would like a postmark this Certified Mail receipt, please present you Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on Certified Mail receipt, detach the barcoded po of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiec

**IMPORTANT: Save this receipt for your recor**

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

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**SENDER:** *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9936 66

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7329

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

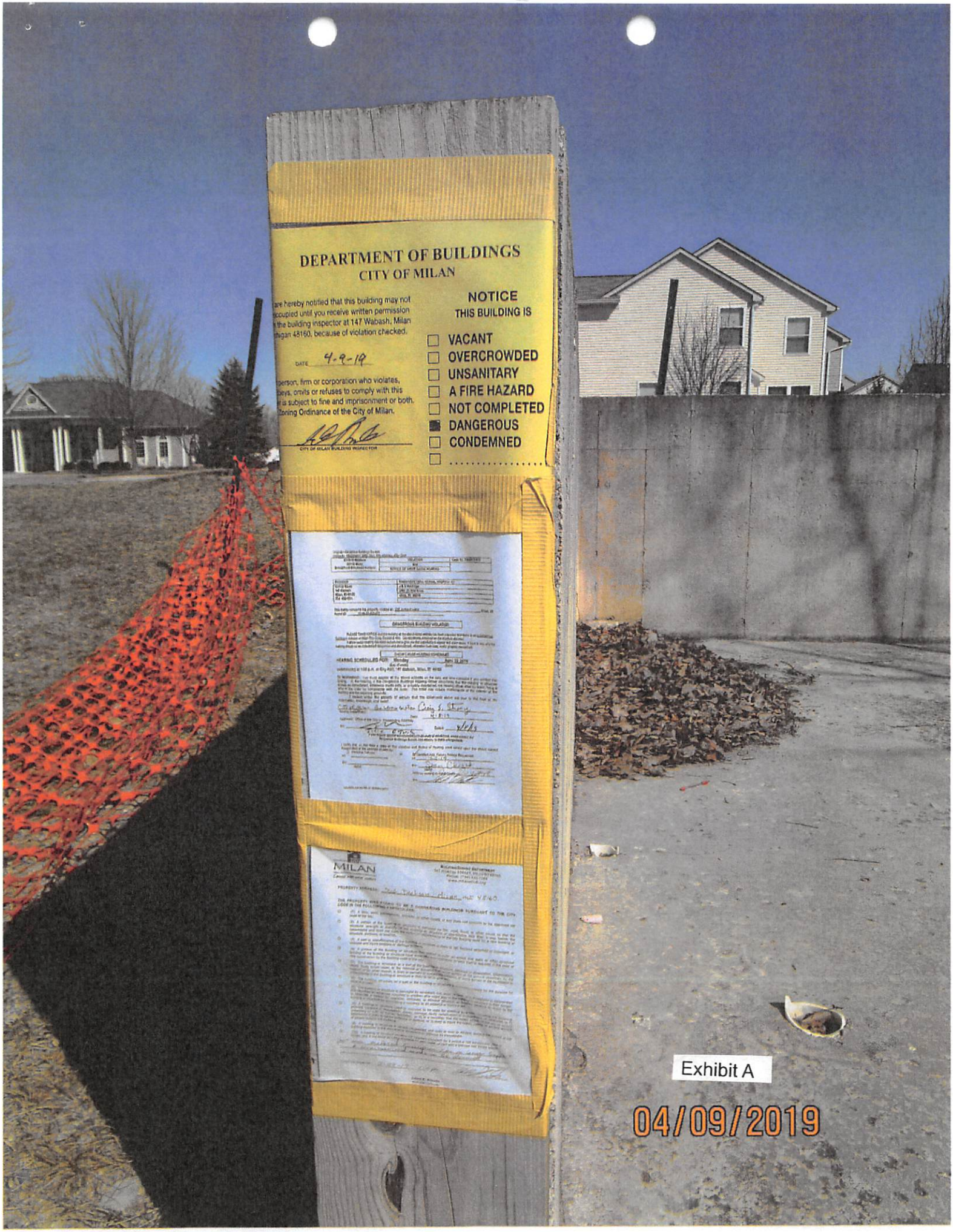
3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form **3811**, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

# 716 Jackson Lane

# Dangerous Building Hearing 04/22/2019




File Jackson Lane Exhibit A

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

| | |
|---|---|
| Postage | $6.80 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $6.80 |

Postmark Here

7005 0390 0001 7240 2194

Sent To J. & V. Holdings
Street, Apt. No.; or PO Box No. 2465 23 Mile Rd
City, State, ZIP+4 Utica, MI 48316

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

| | |
|---|---|
| Postage | $6.80 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $6.80 |

Postmark Here

7005 0390 0001 7240 2194

Sent To J. & V. Holdings
Street, Apt. No.; or PO Box No. 2465 23 Mile Rd
City, State, ZIP+4 Utica, MI 48316

PS Form 3800, June 2002 See Reverse for Instructions

*City of Milan*
147 Wabash Street
Milan, MI 48160-1594

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

7005 0390 0001 7240 2194

J & V Holdings
2465 23 Mile Rd
Utica, MI 48316

NEOPOST FIRST-CLASS MAIL
04/09/2019
US POSTAGE $006.80⁰

ZIP 48160
041M11295618

716 Jackson Ave Exhibit A

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | | Case No. |
|---|---|---|
| | FINDINGS and ORDER | DB-2019-003 |

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X_ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated on the attached Exhibits B through D

The owner, agent, or owner/agent, shall comply with this order by: Within 90 days of this order (07-25-2019), the Owner shall submit a structural engineer report showing this foundation can be built on and/or the repairs needed to build on, and commit to beginning construction within one year. If the Owner chooses not to find a way to salvage the foundation, within 90 days of this order (07-25-2019) the Owner shall apply for a demolition permit and within 180 days of this order (10-23-2019) have removed the foundation and established vegetation.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 4-26-2019

Greg Marker - OHM
Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

**Certificate of Mailing**

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;
on _____ on 4/29/2019

BY: _____ BY: Stacy A Clugston
name Name

AND by posting to the property on _____
BY: _____

Exhibit B

Exhibit C

Exhibit D

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | VIOLATION<br>and<br>NOTICE OF SHOW CAUSE HEARING | Case No. DB2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2485 23 Mile Road<br>Utica, MI 48316 |

This matter concerns the property located at: 716 Jackson Lane, Milan, MI
Parcel ID 19.19-26-405-037

## DANGEROUS BUILDING VIOLATION

PLEASE TAKE NOTICE that the building at the above-listed address has been inspected and found to be a Dangerous Building in violation of Milan City Code Section 6-190. See conditions described on the attached checklist.

A show cause hearing has been scheduled to give you the opportunity to appear and show cause, if there is any, why the building should not be determined dangerous and demolished, otherwise made safe, and/or properly maintained.

## SHOW CAUSE HEARING SCHEDULED

**HEARING SCHEDULED FOR:** Monday (Day of week), April 22, 2019 (Date)

commencing at 1:00 p.m. at City Hall, 147 Wabash, Milan, MI 48160

TO RESPONDENT: You must appear at the above address on the date and time indicated if you contest this finding. At the hearing, if the Dangerous Buildings Hearing Officer determines that the building or structure should be demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in the order for compliance with the order. The order may require maintenance of the exterior of the building and the adjoining grounds.

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

City of Milan Building Dept BY: Craig E. Strong
Issuing Department:

Date: 4-8-19

Approved: Office of the City or Prosecuting Attorney

BY: [signature] Jesse O'Jack Dated: 4/8/19

*If you require special accommodations because of disabilities, please contact the Dangerous Buildings Bureau immediately to make arrangements.*

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service on _____ BY: _____ name

or

☑ Certified mail, Return Receipt Requested; on 4-9-19 BY: Stacy Clagett Name

AND by posting to the property on 4-9-19 BY: [signature]

VIOLATION AND NOTICE OF HEARING (5/11)

MILAN
*Connect with what matters*

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 716 Jackson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance 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 building code of the city.

☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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 vandalism, 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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: exposed foundation can no longer support a structure and needs to be removed.

Date/Time Inspected: 2-28-19 1:10 pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

Exhibit E

MILAN
Connect with what matters

BUILDING/ZONING DEPARTMENT
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

# VIOLATION NOTICE

January 17, 2019

J & V HOLDINGS LLC
2465 23 MILE RD
UTICA, MI 48316

Re: 716 JACKSON LANE & 733 JEFFERSON LANE- DANGEROUS BUILDING ORDINANCE

Dear: J & V HOLDINGS LLC

Pursuant to the Milan City Code of Ordinance Section 6-192, the open foundations at 716 Jackson Lane and 733 Jefferson Lane are hereby classified as dangerous and must be removed. The Milan City Ordinance provides ten (10) days to respond to this letter.

Please contact the Building/Zoning Department at (734) 439-7089 if you have any questions. We need to hear from you no later than TEN (10) days from the date of this letter. Failure to comply with this violation notice shall cause me to take the necessary legal action.

Sincerely,

Craig E. Strong /SE

Craig E. Strong
Building Official
City of Milan

Steve Bredernitz
Building Inspector
City of Milan

# Dangerous Building Hearing 08/26/2019

7005 0390 0001 7240 2422

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings LLC
2465 23 Mile Rd
Utica, MI 48316

9590 9402 3678 7335 5240 45

2. Article Number *(Transfer from service label)*
7005 0390 0001 7240 2422

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☑ Adult Signature
- ☑ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

9

*City of Milan*
147 Wabash Street
Milan, MI 48160-1594

CERTIFIED MAIL™
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

7005 0390 0001 7940 2422

NEOPOST FIRST-CLASS MAIL
08/08/2019
US POSTAGE $006.80º

ZIP 48160
041M11295618

J+V Holdings LLC
24652 3 Mile Rd
Utica, MI 48316

*City of Milan*
147 Wabash Street
Milan, MI 48160-1594

CERTIFIED MAIL™
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

7005 0390 0001 7240 2422

NEOPOST FIRST-CLASS MAIL
08/08/2019
US POSTAGE $006.80⁰

ZIP 48160
041M11295618

J+V Holdings LLC
2465 23 Mile Rd
Utica, MI 48316

7005 0390 0001 7240 2422

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings LLC
2465 23 Mile Rd
Utica, MI 48316

9590 9402 3678 7335 5240 45

2. Article Number (Transfer from service label)
7005 0390 0001 7240 2422

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

## ORDER OF ABATEMENT

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X__ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated on the attached Exhibits G through I

The owner, agent, or owner/agent, shall comply with this order by: The court is unable to make a determination on the show cause due to lack of service for the 4-26-2019 order. A new notice shall be issued for a future violation and notice of show cause hearing.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 08-26-2019

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Greg Marker - OHM

Digitally signed by Greg Marker - OHM
DN: C=US, E=Greg.Marker@OHM-advisors.com, O=OHM Advisors, OU=OHM Field Engineering, CN=Greg Marker - OHM
Reason: I am the author of this document
Date: 2019.08.26 15:12:57-04'00'

Signature of owner or agent

### Certificate of Mailing

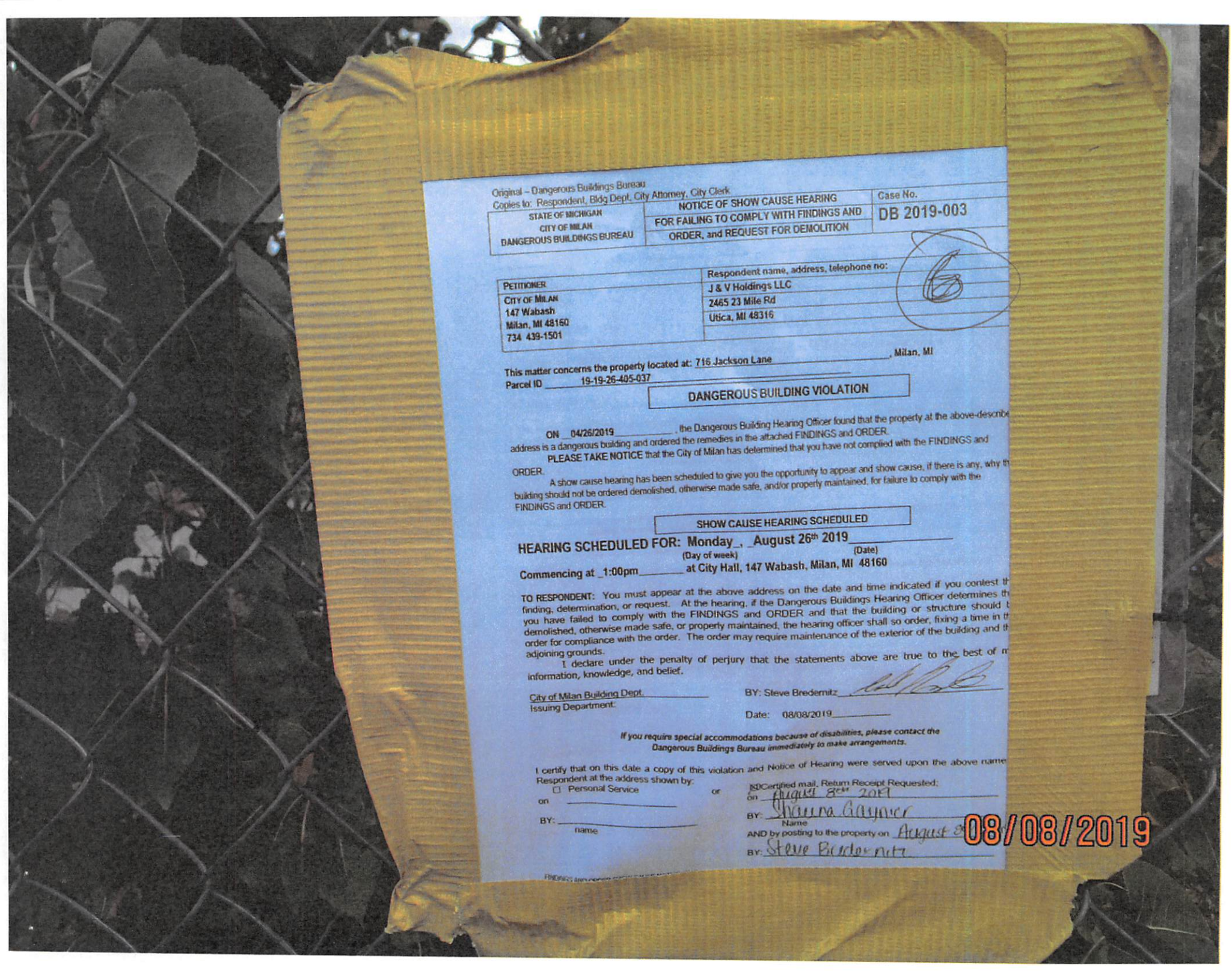
I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;

on _____ on August 29th 2019

BY: _____ BY: Shauna Baynier
name Name

AND by posting to the property on August 29th 2019
BY: Steve Bredernitz



Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | NOTICE OF SHOW CAUSE HEARING<br>FOR FAILING TO COMPLY WITH FINDINGS AND<br>ORDER, and REQUEST FOR DEMOLITION | Case No.<br>DB 2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings LLC<br>2465 23 Mile Rd<br>Utica, MI 48316 |

This matter concerns the property located at: 716 Jackson Lane, Milan, MI
Parcel ID 19-19-26-405-037

**DANGEROUS BUILDING VIOLATION**

ON 04/26/2019, the Dangerous Building Hearing Officer found that the property at the above-describe address is a dangerous building and ordered the remedies in the attached FINDINGS and ORDER.

**PLEASE TAKE NOTICE** that the City of Milan has determined that you have not complied with the FINDINGS and ORDER.

A show cause hearing has been scheduled to give you the opportunity to appear and show cause, if there is any, why th building should not be ordered demolished, otherwise made safe, and/or properly maintained, for failure to comply with the FINDINGS and ORDER.

**SHOW CAUSE HEARING SCHEDULED**

**HEARING SCHEDULED FOR: Monday, August 26th 2019**
(Day of week) (Date)

**Commencing at 1:00pm at City Hall, 147 Wabash, Milan, MI 48160**

**TO RESPONDENT:** You must appear at the above address on the date and time indicated if you contest th finding, determination, or request. At the hearing, if the Dangerous Buildings Hearing Officer determines th you have failed to comply with the FINDINGS and ORDER and that the building or structure should b demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in th order for compliance with the order. The order may require maintenance of the exterior of the building and th adjoining grounds.

I declare under the penalty of perjury that the statements above are true to the best of m information, knowledge, and belief.

City of Milan Building Dept.
Issuing Department:

BY: Steve Bredernitz

Date: 08/08/2019

***If you require special accommodations because of disabilities, please contact the Dangerous Buildings Bureau immediately to make arrangements.***

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above name Respondent at the address shown by:

☐ Personal Service
on _____
BY: _____
name

or

☒ Certified mail, Return Receipt Requested:
on August 8th 2019
BY: Shawna Gaynor
Name
AND by posting to the property on August 8
BY: Steve Bredernitz

08/08/2019

MILAN
Connect with what matters

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

# NOTICE OF HEARING

I

August 8, 2019

J & V Holdings
2465 23 Mile Road
Utica, MI 48316

Re: 733 Jefferson Lane & 716 Jackson Lane in Milan Michigan

Dear J & V Holdings,

On January 17, 2019, the foundations at 733 Jefferson Lane and 716 Jackson Lane were classified as dangerous buildings. On April 26, 2019 the Dangerous Building Officer provided 90 days to submit reports on these sites, the city received no response. On July 29, the Dangerous Building Officer requested more time for you to prepare for the next hearing. The next scheduled Dangerous Building Hearing is Monday August 26 at 1:00pm. At this meeting, the hearings officer will determine the next step for these two site. This step may involve removal of the foundations.

This is your notice of this hearing. If you have any questions, please call the Building/Zoning Department at (734) 439-7089.

Sincerely,

Craig E. Strong
Building Official
City of Milan

Steve Bredernitz
Building Inspector
City of Milan

# Dangerous Building Hearing 09/30/2019

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X__ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

☐ The Building shall be demolished.

X The building shall be made safe or properly maintained as indicated on the attached Exhibits G through I

The owner, agent, or owner/agent, shall comply with this order by: The respondent shall present the City Building department with a structural report and intended plan for the property by 10-23-2019. A show cause hearing is set for 10-28-2019 in the event that a structural report or information from the respondent is not received by the City building department, then on 10-28-2019 the Dangerous Building Hearing Officer intends to order the building be demolished.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Greg Marker - OHM
Signed by Greg Marker - OHM
DN: C=US, E=Greg.Marker@OHM-advisors.com, O=OHM Advisors, OU=OHM Field Engineering, CN=Greg Marker - OHM
Reason: I am the author of this document
Date: 2019.10.01 15:50:09-04'00'

Dated: 09-30-2019

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

## Certificate of Mailing

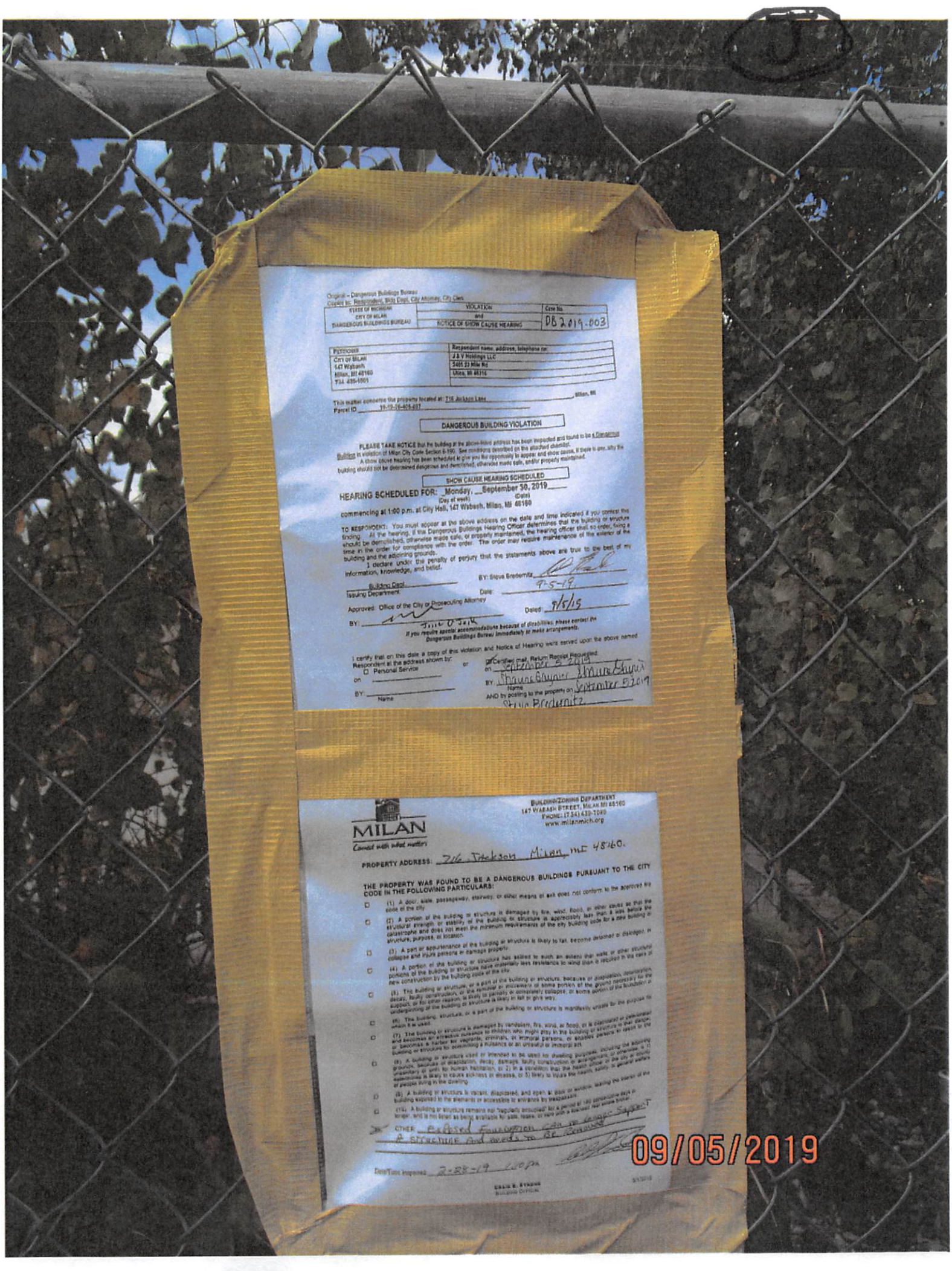
I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service on _____ BY: _____ name

or

☑ Certified mail, Return Receipt Requested; on October 3 2019 BY: Shaeena Gaynier Name

AND by posting to the property on October 3 2019 BY: Steve Bredernitz



Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | VIOLATION<br>and<br>NOTICE OF SHOW CAUSE HEARING | Case No.<br>DB 2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings LLC<br>2405 23 Mile Rd<br>Utica, MI 48316 |

This matter concerns the property located at: 716 Jackson Lane, Milan, MI
Parcel ID 19-19-06-405-037

**DANGEROUS BUILDING VIOLATION**

PLEASE TAKE NOTICE that the building at the above-listed address has been inspected and found to be a Dangerous Building in violation of Milan City Code Section 6-190. See conditions described on the attached checklist.
A show cause hearing has been scheduled to give you the opportunity to appear and show cause, if there is any, why the building should not be determined dangerous and demolished, otherwise made safe, and/or properly maintained.

**SHOW CAUSE HEARING SCHEDULED**

**HEARING SCHEDULED FOR: Monday, September 30, 2019**
(Day of week) (Date)
commencing at 1:00 p.m. at City Hall, 147 Wabash, Milan, MI 48160

TO RESPONDENT: You must appear at the above address on the date and time indicated if you contest this finding. At the hearing, if the Dangerous Buildings Hearing Officer determines that the building or structure should be demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in the order for compliance with the order. The order may require maintenance of the exterior of the building and the adjoining grounds.
I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

Building Dept.
Issuing Department

BY: Steve Bredernitz
Date: 9-5-19

Approved: Office of the City or Prosecuting Attorney
BY: [signature] Jane O'Neil
Dated: 9/5/19

*If you require special accommodations because of disabilities, please contact the Dangerous Buildings Bureau immediately to make arrangements.*

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:
☐ Personal Service
on _____
BY: _____
Name

or

☒ Certified mail, Return Receipt Requested
on September 5 2019
BY: Shauna Gaynier [signature]
Name
AND by posting to the property on September 5 2019
Steve Bredernitz

MILAN
*Connect with what matters*

BUILDING/ZONING DEPARTMENT
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-1090
www.milanmich.org

PROPERTY ADDRESS: 716 Jackson Milan, MI 48160.

THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

☐ (3) A part or appurtenance 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 building code of the city.

☐ (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or 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 vandalism, 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 reach 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 otherwise is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER Exposed Foundation can no longer support a structure and needs to be removed

Date/Time Inspected 2-28-19 1:00pm

CRAIG E. STRONG
BUILDING OFFICIAL

09/05/2019

09/05/2019

MILAN

147 Wabash Street Milan, MI 48160

7005 0390 0001 7239 8572

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

7005 0390 0001 7239 8572

NEOPOST
MI 480
29 AUG '19
PM 35 L

NEOPOST FIRST-CLASS MAIL
08/29/2019
US POSTAGE $006.80º

ZIP 48160
041M11295618

B.C.
6-3179

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

1st NOTICE
2nd NOTICE

NIXIE 482 DE 1 0010/18/19
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 48160153447 *2490-09956-29-44

UNC

7116 Jackson

**SENDER: *COMPLETE THIS SECTION***

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9913 89

2. Article Number *(Transfer from service label)*

7005 0390 0001 7239 8572

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J & V HOLDINGS
2465 23 MILD RD
UTICA, MI 48316

9590 9402 3678 7335 5239 94

2. Article Number *(Transfer from service label)*
7005 0390 0001 7240 2446

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X [signature] ☐ Agent ☐ Addressee

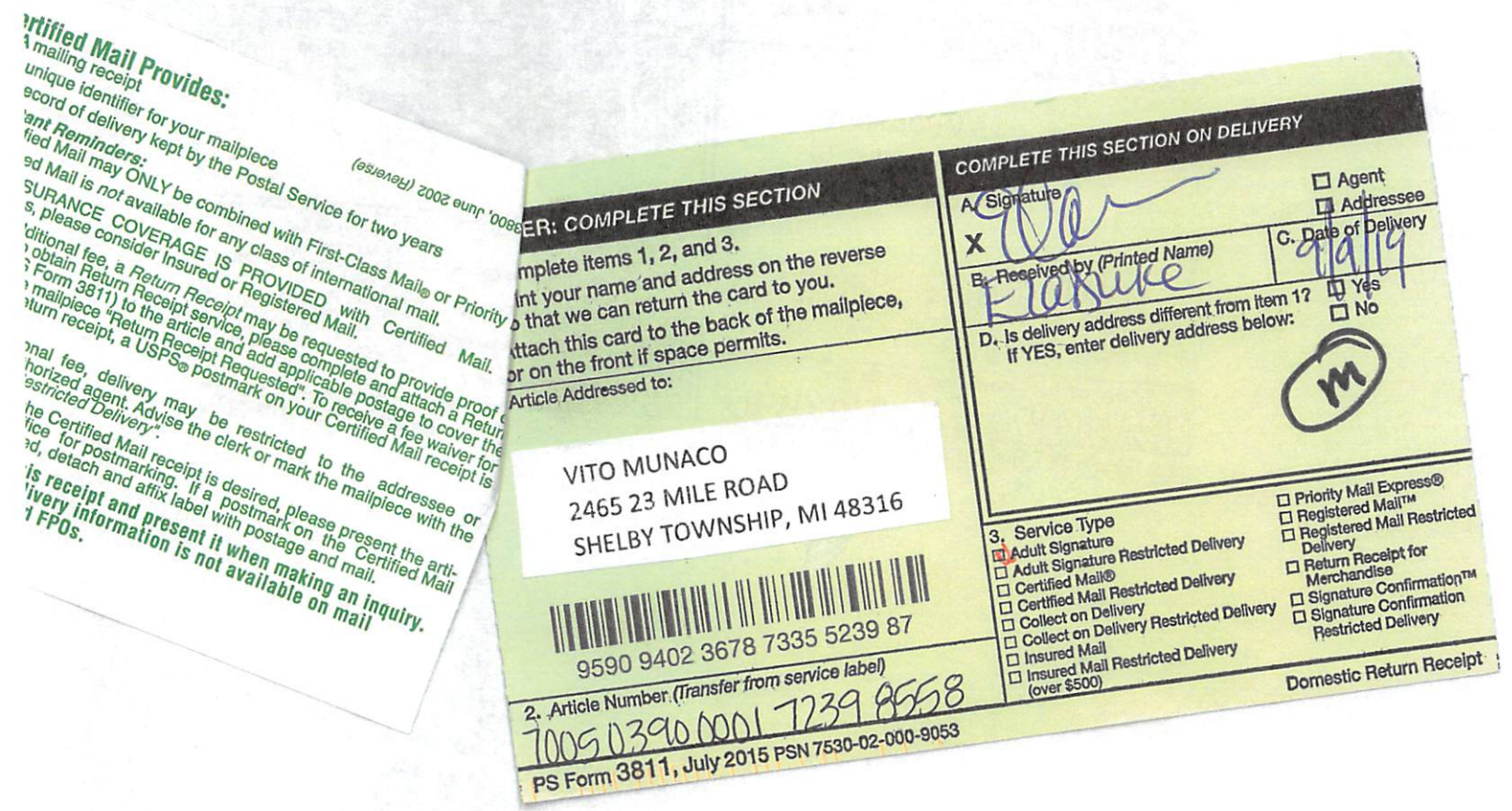
B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/9/15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

(L)

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



**rtified Mail Provides:**

mailing receipt

unique identifier for your mailpiece

ecord of delivery kept by the Postal Service for two years

***ant Reminders:***

fied Mail may ONLY be combined with First-Class Mail® or Priority

ed Mail is *not* available for any class of international mail.

SURANCE COVERAGE IS PROVIDED with Certified Mail.

s, please consider Insured or Registered Mail.

*Return Receipt* may be requested to provide proof

ditional fee, a *Return Receipt* service, please complete and attach a Retur

obtain Return Receipt service, please complete and add applicable postage to cover the

Form 3811) to the article and add applicable postage to receive a fee waiver for

mailpiece "Return Receipt Requested". To receive a fee waiver for the

turn receipt, a USPS® postmark on your Certified Mail receipt is

nal fee, delivery may be restricted to the addressee or

horized agent. Advise the clerk or mark the mailpiece with the

estricted Delivery".

he Certified Mail receipt is desired, please present the arti-

fice for postmarking. If a postmark on the Certified Mail

d, detach and affix label with postage and mail.

**is receipt and present it when making an inquiry.**

**ivery information is not available on mail**

**1 FPOs.**

(Reverse)

ER: COMPLETE THIS SECTION

mplete items 1, 2, and 3.

int your name and address on the reverse

o that we can return the card to you.

ttach this card to the back of the mailpiece,

or on the front if space permits.

Article Addressed to:

VITO MUNACO
2465 23 MILE ROAD
SHELBY TOWNSHIP, MI 48316

9590 9402 3678 7335 5239 87

2. Article Number (*Transfer from service label*)
7005 0390 0001 7239 8558

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (*Printed Name*)
Klabuke

C. Date of Delivery
9/9/19

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type
☑ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

# Dangerous Building Hearing 10/28/2019

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X__ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

X The Building shall be demolished.

☐ The building shall be demolished or made safe or properly maintained as indicated on the attached checklist

The owner, agent, or owner/agent, shall comply with this order by: The respondent shall contact the City Building department with a demolition permit by 11-30-2019 and complete the demolition by 4-15-2020. A show cause hearing will be called by the City, if the respondent does not pull a demolition permit and begin demolition.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 10-28-2019

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Greg Marker Digitally signed by Greg Marker DN: C=US, E=greg.marker@ohm-advisors.com, O=OHM Advisors, OU=Construction, CN=Greg Marker Reason: I am the author of this document Date: 2019.11.04 16:24:00-05'00'

Signature of owner or agent

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☐ Certified mail, Return Receipt Requested;

on _____ on _____

BY: _____ BY: _____

name Name

AND by posting to the property on _____

BY: _____

# Dangerous Building Hearing 1/6/2020

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | FINDINGS and ORDER | Case No.<br>DB-2019-003 |
|---|---|---|

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

**ORDER OF ABATEMENT**

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is not a dangerous building.

_X_ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

X The Building shall be demolished.

☐ The building shall be demolished or made safe or properly maintained as indicated on the attached checklist

The owner, agent, or owner/agent, shall comply with this order by: This order requires a demolition permit be pulled by 01-31-2020 and the building be demolished by 4-15-2020. Respondent shall be present at 02-10-2020 at 1pm for a show cause hearing or the Dangerous Building Hearing Officer will issue a recommendation to City council for demolition of the building at the 03-09-2020 council meeting.

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Greg Marker OHM Advisors

Digitally signed by Greg Marker OHM Advisors
DN: C=US, E=Greg.Marker@OHM-Advisors.com, O=OHM Advisors, OU=Construction, CN=Greg Marker OHM Advisors
Reason: I am the author of this document
2020.01.06 13:44:57-05'00'

Dated: 01-06-2020

Dangerous Building Hearing Officer

I CONSENT TO THE ABOVE ORDER:

Signature of owner or agent

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☒ Certified mail, Return Receipt Requested;
on _____ on 1/9/2020

BY: _____ BY: Shawna Gaynier
name Name

AND by posting to the property on 1/9/2020
BY: Steve Biedronitz

MILAN
Connect with what matters

BUILDING/ZONING DEPARTMENT
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 716 Jackson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

☐ (1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

☐ (2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.

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☐ (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 otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, or 3) likely to injure the health, safety, or general welfare of people living in the dwelling.

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☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: exposed foundation can no longer support a structure and needs to be removed.

Date/Time Inspected: 2-28-19 1:10 pm

CRAIG E. STRONG
BUILDING OFFICIAL

3/1/2019

MILAN

147 Wabash Street Milan, MI 48160

7018 1130 0000 4653 7282

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

7018 1130 0000 4653 7282

NEOPOST FIRST-CLASS MAIL

01/09/2020

US POSTAGE $006.80⁰

ZIP 48160

041M11295618

Vito Munaco

2465 23 Mile Rd

Shelby Township, MI 48316

MILAN

147 Wabash Street Milan, MI 48160

NEOPOST FIRST-CLASS MAIL

01/09/2020

US POSTAGE $000.50⁰

ZIP 48160

041M11295618

Vito Munaco

2465 23 Mile Rd

Utica MI 48316

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vito Munaco
24605 23 Mile Rd
Shelby Township, MI 48316

9590 9402 4763 8344 9935 29

2. Article Number *(Transfer from service label)*

7018 1130 0000 4165 3728 2

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

MILAN

147 Wabash Street Milan, MI 48160

7018 1130 0000 0654 2299

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

7018 1130 0000 0654 2299

NEOPOST FIRST CLASS MAIL

01/09/2020

US POSTAGE $006.80º

ZIP 48160
041M11295618

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

MILAN

147 Wabash Street Milan, MI 48160

NEOPOST FIRST-CLASS MAIL

01/09/2020

US POSTAGE $000.50º

ZIP 48160
041M11295618

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9935 12

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9935 12

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☐ Insured Mail
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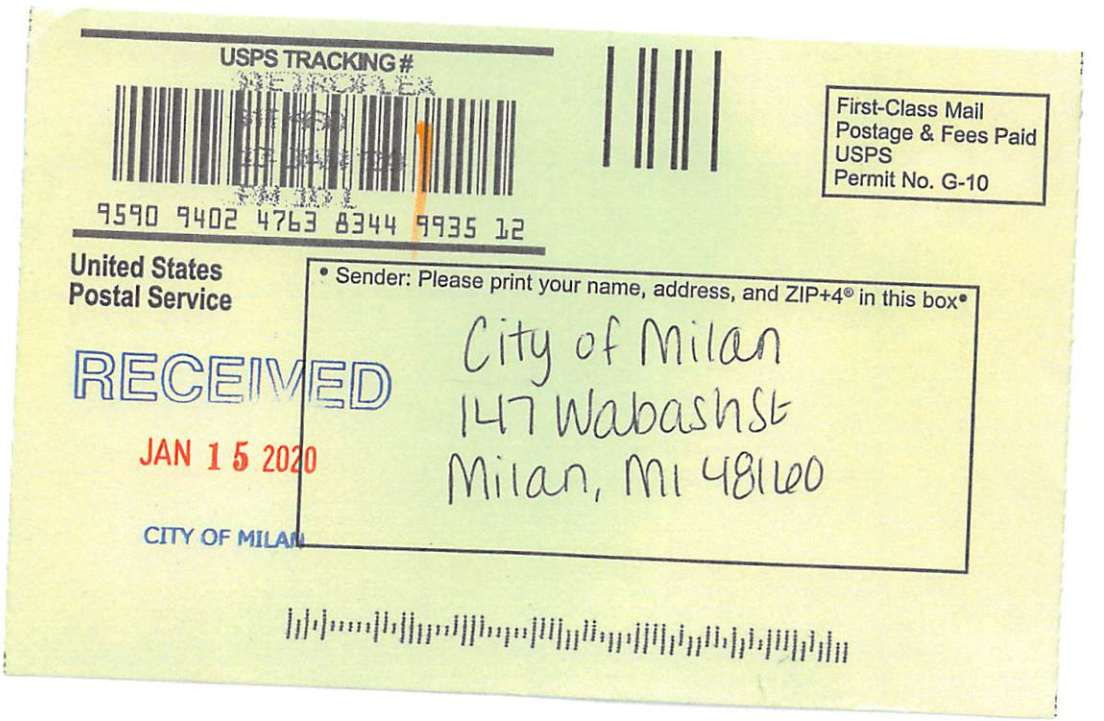
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


USPS TRACKING #
9590 9402 4763 8344 9935 12
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
JAN 15 2020
CITY OF MILAN
• Sender: Please print your name, address, and ZIP+4® in this box•
City of Milan
147 Wabash St
Milan, MI 48160

# Dangerous Building Hearing 2/10/2020

Original – Dangerous Buildings Bureau
Copies to: Respondent, Bldg Dept, City Attorney, City Clerk

| STATE OF MICHIGAN<br>CITY OF MILAN<br>DANGEROUS BUILDINGS BUREAU | | Case No. |
|---|---|---|
| | ORDER OF NON-COMPLIANCE | DB-2019-003 |

| PETITIONER | Respondent name, address, telephone no: |
|---|---|
| CITY OF MILAN<br>147 Wabash<br>Milan, MI 48160<br>734 439-1501 | J & V Holdings<br>2465 23 mile rd<br>Utica, MI 48316 |
| Attorney for Petitioner, address, telephone<br>Jesse O'Jack<br>P.O. Box 363<br>Saline, MI 48176 | Attorney/Rep for Respondent, address, telephone<br>N/A |

This matter concerns the property located at: 716 Jackson, Milan, MI
Tax ID # 19-19-26-405-037

**ORDER OF NONCOMPLIANCE**

The Dangerous Buildings Hearing Officer finds that:

X Owner, agent, or owner/agent failed to appear at the hearing on 2020-01-06 and 2020-02-10.

X Owner, agent, or owner/agent has failed to comply with the Order of Abatement dated: 2020-01-06 for the following reasons: Respondent has failed to pull a demolition permit as required in the 2020-01-06 findings and order. Additionally, the respondent has failed to appear at hearings on 2020-02-10, 2020-01-06, 2019-10-28, 2019-09-30, and 2019-04-25.

X Dangerous Buildings Hearing Officer requests that the City Council take all necessary action to enforce the order

X A copy of the Findings and Order from 2020-01-06 is attached.

Greg Marker OHM Advisors

Digitally signed by Greg Marker OHM Advisors
DN: C=US, E=Greg.Marker@OHM-Advisors.com, O=OHM Advisors, OU=Construction, CN=Greg Marker OHM Advisors
Reason: I am the author of this document
Date: 2020.02.14 11:22:40-05'00'

Dated: 2020-02-14

Dangerous Building Hearing Officer

## Certificate of Mailing

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;
on _____ on 2-18-2020

BY: _____ BY: Shauna Gaynier
name Name

AND by posting to the property on 2-18-2020
BY: Steve Bredernitz

MILAN
Connect with what matters

**BUILDING/ZONING DEPARTMENT**
147 WABASH STREET, MILAN MI 48160
PHONE: (734) 439-7089
www.milanmich.org

**PROPERTY ADDRESS:** 716 Jackson Milan, MI 48160.

**THE PROPERTY WAS FOUND TO BE A DANGEROUS BUILDINGS PURSUANT TO THE CITY CODE IN THE FOLLOWING PARTICULARS:**

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☐ (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

☐ (10) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker.

☒ OTHER: Exposed Foundation can no longer support A structure And needs to Be Removed.

Date/Time Inspected: 2-28-19 1:10 pm

**CRAIG E. STRONG**
BUILDING OFFICIAL

3/1/2019

Vito Munaco
24605 23 Mile Rd
Shelby Township, MI 48316

MILAN

147 Wabash Street Milan, MI 48160

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

7019 1640 0000 9860 3233

7019 1640 0000 9860 3233

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and Fees
$

Postmark Here

716 Jackson

Sent To Vito Munaco
Street and Apt. No., or PO Box No. 24605 23 Mile Rd
City, State, ZIP+4® Shelby Township, MI 48316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NEOPOST FIRST-CLASS MAIL
02/18/2020
US POSTAGE $006.90⁰

ZIP 48160
041M11295618

## Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

*Important Reminders:*

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see associate for assistance. To receive return receipt for no additional fee, USPS®-postmarked Certified Mail r retail associate.

- Restricted delivery service, which p delivery to the addressee specified to the addressee's authorized agent
- Adult signature service, which requ signee to be at least 21 years of ag available at retail).
- Adult signature restricted delivery s requires the signee to be at least 2 and provides delivery to the addres by name, or to the addressee's auth (not available at retail).

- To ensure that your Certified Mail rec accepted as legal proof of mailing, it USPS postmark. If you would like a p this Certified Mail receipt, please pre Certified Mail Item at a Post Office™ f postmarking. If you don't need a post Certified Mail receipt, detach the barc of this label, affix it to the mailpiece, appropriate postage, and deposit the

**IMPORTANT: Save this receipt for yo**

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

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**SENDER:** *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vito Munaco
24165 23 Mile Rd
Shelby Township, MI 48316

9590 9402 5447 9189 0472 19

2. Article Number *(Transfer from service label)*
7019 1640 0000 9860 3233

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

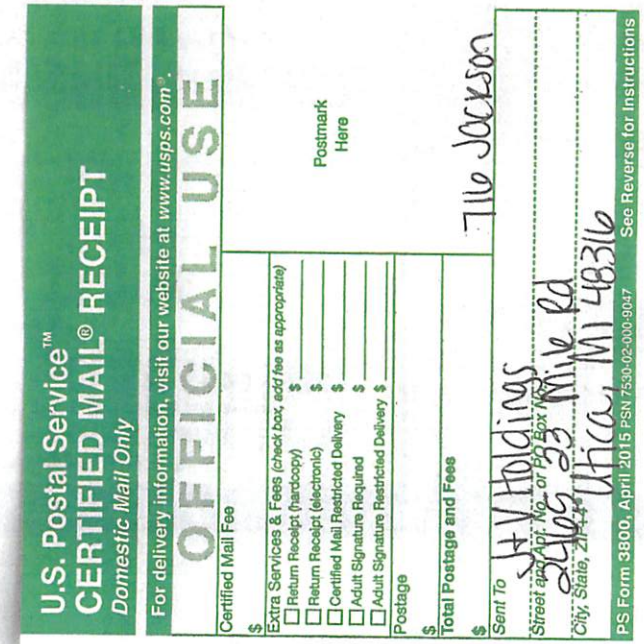
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☑ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

716 Jackson

Sent To J+V Holdings
Street and Apt. No., or PO Box No. 2465 23 Mile Rd
City, State, ZIP+4 Utica, MI 48316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 4653 7336

7018 1130 0000 4653 7336

MILAN

147 Wabash Street Milan, MI 48160

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

7018 1130 0000 4653 7336

J+V Holdings
2465 23 Mile Rd
Utica, MI 48316

NEOPOST FIRST-CLASS MAIL
02/18/2020
US POSTAGE $006.90⁰
ZIP 48160
041M11295618

## Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

*Important Reminders:*

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

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**SENDER:** *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J+V Holdings
24465 23 Mile Rd
Utica, MI 48316

9590 9402 4763 8344 9936 73

2. Article Number *(Transfer from service label)*

7018 1130 0000 4653 7336

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form **3811**, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt