# *NOTICE*

## CITY OF ROMULUS CITY COUNCIL
## PUBLIC HEARING – DEMOLITION 24-01
## MONDAY, MARCH 10, 2025
## 6:00 P.M.

**PLEASE TAKE NOTICE** that the City of Romulus City Council will hold a public hearing on Monday, March 10, 2025, at 6:00 p.m. to hear objections to the demolition and/or removal of debris on the herein-described properties:

1. **34139 Beverly Rd (single-family residential structure, garage, slab)** DP# 80 016 99 0006 000
2. **35930 Beverly Rd (single-family residential structure, garage, slab)** DP# 80 017 03 0011 300
3. **35875 Bibbins (single-family residential structure)** DP# 80 077 13 0001 000
4. **6965 Birchdale (single-family residential structure, (3) – sheds)** DP# 80 004 02 0833 002
5. **6355 Cordell (single-family residential structure, garage, shed)** DP# 80 002 03 0005 000
6. **35523 Goddard (single-family residential structure, (2) garages)** DP# 80 077 07 0053 000
7. **11201 Middlebelt (single-family residential structure with attached garage, shed)** DP# 80 094 99 0014 000
8. **29805 Van Born (single-family residential structure)** DP# 80 005 01 10008 007
9. **29815 Van Born (single-family residential structure, garage, shed)** DP# 80 005 01 1008 007
10. **35854 Vinewood (single-family residential structure, shed, slab)** DP# 80 020 01 0110 000
11. **6577 Washington (single-family residential structure, shed)** DP# 80 015 99 0010 000
12. **11114 Whitehorn (single-family residential structure, shed)** DP# 80 077 06 0032 000

## THIS IS AN OPEN MEETING

**Instructions for Persons with Disabilities**

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 4:00 p.m. the day of the meeting to request assistance. Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, Clerk@romulusgov.com

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

Ellen L. Craig-Bragg, MMC
City Clerk

Publish: February 27, 2025

A copy of this notice will be posted on the City Website at www.romulusgov.com

# *City Council Special Meeting*

# ***Public Hearing Agenda***

## *March 10, 2025*

## *6:00 PM*

1. **Roll Call**
2. **Agenda - Motion to accept Public Hearing Agenda**
3. **Public Hearing Discussion: Demolition List 24-01**
4. **Public Comment**
5. **Adjournment - Motion to adjourn the Public Hearing**

# MEMORANDUM

**To:** **Honorable City Council**

**From:** **Ellen L. Craig-Bragg, City Clerk**

**Cc:** **D'Sjonaun Hockenhull, Deputy City Clerk**

**Date:** **March 6, 2025**

**Re:** **Special Meetings**

---

**There are two (2) special meetings scheduled for Monday, March 10, 2025:**

| | | |
|---|---|---|
| **1. 6:00 p.m.** | **Study Session** | **Demo List 24-01** |
| **2. 6:45 p.m.** | **Closed Session** | **Attorney Opinion** |

# MEMORANDUM

**TO:** Ellen Craig-Bragg, City Clerk

**FROM:** Jeff Kemp, Director, Building & Planning Department

**SUBJECT:** **Request for Public Hearing, Demolition List 24-01**

**DATE:**

We are requesting a 30 minute public hearing for March 10th at 6:00 PM for the purpose of discussing Demolition List 24-01.

The Construction Board of Appeals held a demolition hearing on Tuesday, 2/11/24. The Construction Board of Appeals recommended to Romulus City Council, demolition of the following structures:

A. 34139 Beverly Rd, single-family residential structure, garage, slab

B. 35930 Beverly Rd, single-family residential structure, garage, slab

C. 35875 Bibbins, single-family residential structure

D. 6965 Birchdale, single-family residential structure, (3) - sheds

E. 6355 Cordell, single-family residential structure, garage, shed

F. 35523 Goddard, single-family residential structure, (2) garages

G. 11201 Middlebelt, single-family residential structure with attached garage, shed

H. 29805 Van Born, single-family residential structure

I. 29815 Van Born, single-family residential structure, garage, shed

J. 35854 Vinewood, single-family residential structure, shed, slab

K. 6577 Washington, single-family residential structure, shed

L. 11114 Whitehorn, single-family residential structure, shed

Should City Council concur with the recommendations of the Construction Board of Appeals to approve demolition of the aforementioned structures, it is also requested that an additional item be included on the agenda for a resolution to let bids for a demolition contractor.

Copies of the minutes of the Construction Board of Appeals meeting of 2/11/2024 are attached for your reference. If additional information is needed, please contact this office.

bs

**CITY OF ROMULUS**
**CONSTRUCTION BOARD OF APPEALS**
**TUESDAY, FEBRUARY 11, 2025**
**10:00 AM**

1. **Call to order:** The meeting was called to order by Chair Chandler at 1:00pm.

2. **Pledge of Allegiance:** All participated in the Pledge of Allegiance.

3. **Roll Call Showing:** Sheldon Chandler
Phillip Franklin
Charles Lindenmuth (arrived 10:06am)
Richard Rutherford

**Excused:** Frederick Hay

**Also present:** Jeffrey Kemp, Building & Planning Director
Bambie Stanley, Secretary
David Zarazua, Building Ordinance Officer

4. **Approval of Agenda:**

**MOTION by Rutherford, support by Franklin, to approve the agenda as published.**
**Roll Call vote: Ayes – Rutherford, Franklin, Chandler. Nays – none. Motion carried 3-0.**

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of the minutes of the Construction Board of Appeals meeting held on Wednesday, June 14th, 2023.
6. Petitions
    A. 34139 Beverly Rd, single-family residential structure, garage, slab
    B. 35930 Beverly Rd, single-family residential structure, garage, slab
    C. 35875 Bibbins, single-family residential structure

D. 6965 Birchdale, single-family residential structure, (3) - sheds

E. 6355 Cordell, single-family residential structure, garage, shed

F. 35523 Goddard, single-family residential structure, (2) garages

G. 11201 Middlebelt, single-family residential structure with attached garage, shed

H. 29805 Van Born, single-family residential structure

I. 29815 Van Born, single-family residential structure, garage, shed

J. 35854 Vinewood, single-family residential structure, shed, slab

K. 6577 Washington, single-family residential structure, shed

L. 11114 Whitehorn, single-family residential structure, shed

7. Old Business

8. Miscellaneous Business

9. Adjournment

**5. Approval of the minutes of the Construction Board of Appeals meeting held on Wednesday, June 14th, 2023**

**MOTION by Rutherford, support by Franklin, to approve the June 14, 2023 minutes of the Construction Board of Appeals meeting as submitted.**

**Roll Call vote: Ayes – Rutherford, Franklin, Chandler. Nays – none. Motion carried 3-0.**

**6. Petitions**

Photographs were presented as part of the background information on the properties listed below.

**A. 34139 Beverly Rd, single-family residential structure, garage, slab**

Earl Beanum was present on behalf of Eddie Beanum, regarding 34139 Beverly Road.

Mr. Beanum said he had been in contact with Building and Planning Director Kemp and understood that the City had been holding over $15,000 related to fire damage on this property.

Director Kemp explained that funds held under fire withholding will be released to the owner upon the demolition process being completed by the owner's hired contractor. The fire damage occurred in November 2023, and Director Kemp's understanding was that the owner was going to take care of demolition. Once Mr. Beanum's contractor pulled a permit for demolition, the property would be removed from the demolition list.

Mr. Beanum said they had not yet chosen a contractor to do the demolition. The water was turned off by the City soon after the fire. The DTE disconnects have been done.

Mr. Lindenmuth arrived at 10:06am.

Director Kemp explained that even though the water had been turned off, the actual water and sewer disconnect had not occurred but could be scheduled with the Department of Public Works within the next 90 days, allowing permits to be pulled and demolition to go forward during that time period.

**MOTION by Rutherford, support by Franklin, that the owner of the property at 34139 Beverly Road has 90 days for his contractor to obtain demolition permits, and in the meantime the property will remain on the demolition list.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

Mr. Beanum noted that someone had come to his aunt's property in Detroit with a copy of the certified letter that she had received, asking what the plans were for the property. Director Kemp said that person was not a representative of the City and likely pulled the posted notice off the house, even though this is illegal.

**B. 35930 Beverly Rd, single-family residential structure, garage, slab**

Elissa Warren, owner of 35930 Beverly Road, was present. She noted that when she visited the property today the front door was in place, even though the pictures provided this evening showed the door had been kicked in or otherwise removed.

Building and Planning Director Kemp said the pictures were recent, and Chair Chandler said the door had not been in place when he drove by the property.

Director Kemp said that Ms. Warren had owned the property since 2015 and had been in touch with the City about renovating and/or selling the property. On February 4, 2025 the City had done a walk-through certification inspection, with both Building and Electrical inspectors. Both inspectors concluded the building needs to be completely renovated to code by licensed contractors. The home has been sitting vacant for almost a decade and the City has received complaints from the neighbors.

Ms. Warren said she listed the property for sale about two weeks ago and received numerous calls. However, she pulled the property off the market when she learned that the inspection needed to be done before the property was listed for sale. She and her husband had then done a walkthrough of the property with the City inspectors as already stated. The property has a solid structure but requires extensive renovation, including work on the drywall and the ceiling. Raccoons have ripped up the insulation. The garage door needs to be replaced, and the property needs to be cleared of debris on the inside and outside. Their plan is to get the outside cleaned up and then place the property back on the market.

In response to questions, Ms. Warren said that several people expressed interest in purchasing the property because of the value of the land.

Chair Chandler asked if 90 days would be an appropriate time to give the homeowner to make sure demolition permits were pulled.

Director Kemp explained that any buyer would need to be aware of the results of the city inspection of the property, including the list of necessary repairs and what is required to make the home habitable. A licensed contractor will need to pull permits to do renovations and get inspections.

Director Kemp said the City cannot allow the home to remain in its current condition. If the home stayed on the demolition list in approximately 6 months the City would have finished its processes and would be ready to demolish.

Chair Chandler asked Ms. Warren if a 90-day time period seemed reasonable to her. Ms. Warren said, "Yes it does."

**MOTION by Rutherford, support by Lindenmuth, that the owner or future owner of the property at 35930 Beverly Road has 90 days to obtain permits for property renovation or demolition. In the meantime, the property will remain on the demolition list.**

**Roll call vote: Ayes – Rutherford, Lindenmuth, Franklin, Chandler. Nays – none.**
**Motion carried 4-0.**

**C. 35875 Bibbins, single-family residential structure**

Owner Sherry Hester was present on behalf of the property at 35875 Bibbins. Ms. Hester said that she had some work done on the property last summer, including a new roof. She will be getting new windows for the house soon. She wants to renovate the entire home, which was her parents' home.

In response to questions, Ms. Hester said the house had not been lived in for about 10 years. The last resident was her brother, whom she eventually had to evict.

Director of Building and Planning Kemp pointed out that no permit had ever been pulled for the roof, and he was uncertain as to the extent of the work done. No City inspectors had ever done any inspections or been inside the home. There is no Certificate of Occupancy. The City will work with Ms. Hester if she wants to renovate the home, but first a walk-though inspection should be scheduled, and permits should be pulled for the renovation. No one can live in the house until a Certificate of Occupancy is issued.

Ms. Hester said she had contractors coming to look at the house and quote the work that needs to be done, including the windows and the front porch. She was hoping to have the work done within 6 months. She and her son live in the little house next door and hoped to move into the larger home soon.

Ms. Hester said she would schedule a walk through inspection with city staff in the next couple of weeks.

Ms. Hester said she had paid a contractor $15K to work on the house, but he had taken her money and never done the work. She had tracked the contractor down to his location in Ypsilanti and was going to be following up with him regarding this situation.

Director Kemp said that no contractor had ever reached out the City regarding this property. He gave his card to Ms. Hester and asked her to get in touch to schedule the walk-through of the home. As Ms. Hester had already stated, this should be done within the next couple of weeks. The property will stay on the demolition list until permits are pulled.

**MOTION BY Lindenmuth, support by Franklin, that the property at 35875 Bibbons, remain on the demolition list until the proper permits for renovation are pulled.**

**Roll call vote: Ayes – Lindenmuth, Franklin, Rutherford, Chandler. Nays – none.**
**Motion carried 4-0.**

**D. 6965 Birchdale, single-family residential structure, (3) - sheds**

Owner Roger Carmickle was present on behalf of the property located at 6965 Birchdale. Mr. Carmickle explained that the trucking company located behind this property is interested in purchasing it and is fully aware that the building must be demolished. Mr. Carmickle needs to get a copy of the Title or Deed from the Wayne County registrar's office and needs to get the house cleaned out.

Mr. Carmickle said that since his wife passed, he had been unable to care about the house and property.

Building and Planning Director Kemp said he has spoken with Sammy at All Pro Logistics. The company has been trying to purchase properties in the area, and they are likely to purchase this property, as Mr. Carmickle had already stated. In the meantime, Director Kemp recommended

keeping the property on the demolition list. He encouraged Mr. Carmickle to stay in touch with Sammy at All-Pro Logistics and with the City.

**MOTION by Franklin, support by Rutherford, that the Construction Board of Appeals follow the recommendation of the Building Department, and that 6965 Birchdale remain on the demolition list.**

**Roll call vote: Ayes – Franklin, Rutherford, Lindenmuth, Chandler. Nays – None.**
**Motion carried 4-0.**

**E. 6355 Cordell, single-family residential structure, garage, shed**

No one was present representing this case.

Building and Planning Director Kemp said that in 2024 Water Department staff went to the house at 6355 Cordell to do a meter change and based on what they saw reported the property to the Building Department. Upon a walk-through inspection, it was discovered the house was uninhabitable and unsafe, and the property was posted. At the time the person living in the home was the owner's daughter, and she moved out shortly thereafter; the home has been vacant ever since.

**MOTION by Rutherford, support by Franklin, that the property at 6355 Cordell remain on the demolition list.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

**F. 35523 Goddard, single-family residential structure, (2) garages**

Owner Tony Williams was present on behalf of the property at 35523 Goddard. Mr. Williams said that he had spoken with Building and Planning Director Kemp regarding demolition of the property. The gas and electric have been disconnected. They will work with the City to disconnect the water. They were asking if the last garage – which was on a separate parcel – could remain, as they stored lawn and other equipment in that garage to maintain the exterior of the property, including removal of dead or damaged trees on the site.

In response to questions, Mr. Williams said they hoped to have the demolition complete by the end of April. Director Kemp said this was an acceptable time frame. However, he could not approve leaving a garage on the property, as the ordinance prohibited having an accessory structure without a primary structure on a lot. The accessory structure would have to be removed as well. The fact that it was on a separate property did not change the requirement that it needed to be removed. Mr. Williams only recourse regarding leaving a garage standing on an otherwise vacant lot was to seek a variance from the Zoning Board of Appeals.

It came out in discussion that the property was zoned CBD, which allowed for mixed use in the downtown, including residential and commercial uses.

**MOTION by Rutherford, support by Franklin, to allow the property owner of 35523 Goddard a 90 day window to secure the permits and demolish the buildings, and in the meantime the property will remain on the demolition list.**

In response to further questions from Mr. Williams, Director Kemp said the water and sewer tap disconnect had to be done by the City. The bond attached to the property will be issued to Mr. Williams when the demolition was complete.

Since the cost of the sewer and water shutoff is $1800, Mr. Williams asked if some of the bond could be used to cover that amount. Director Kemp said he would find out the answer to this question.

Mr. Williams asked what uses would be allowed on this property. Director Kemp said this question should be directed to Director Krause in the Economic Development Department. He noted that the City is particularly interested in the future development of the site, as it serves as a gateway to the downtown area.

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – None.**
**Motion carried 4-0.**

**G. 11201 Middlebelt, single-family residential structure with attached garage, shed**
No one was present representing this property.

Building and Planning Director Kemp said that this residential property had been vacant for a very long time, and there had been no contact from the owner. There had been a variety of enforcements against the property since 2007. The property is zoned M-2 and can no longer be a residential property.

**Motion by Rutherford, support by Franklin, that the property at 11201 Middlebelt remains on the demolition list.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

**H. 29805 Van Born, single-family residential structure**
**I. 29815 Van Born, single-family residential structure, garage, shed**

Items H. and I. were heard together, since both are on the same parcel.

Planning and Building Director Kemp said that both of these addresses had been discussed at the June 14, 2023 CBOA meeting and were on the demolition list at that time, when the owners asked that the City work with them. City staff did visit the properties, and the properties were pulled off the demolition list. Since then, communication had grown silent, and the two addresses needed to be placed back on the demolition list. The homes have lost their nonconforming status in the M-1 district and can no longer be residential homes on that lot. Both houses are in really bad shape.

**Motion by Rutherford, support by Franklin, that the properties at 29805 Van Born and 29815 Van Born remain on the demolition list and be referred to City Council.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

J. **35854 Vinewood, single-family residential structure, shed, slab**
No one was present representing this property.

Building and Planning Director Kemp said this property had been owned by the same person since 1995. There had been zero communication with the owner.

Board Member Franklin said that the original owner lives next door with his brother's widow.

**Motion by Franklin, support by Rutherford, to leave the property at 35854 Vinewood on the demolition list.**

**Roll Call vote: Ayes – Franklin, Rutherford, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

**K. 6577 Washington, single-family residential structure, shed**
No one was present on behalf of this property.

Building and Planning Director Kemp said this property had the same owner for the past 30 years but had not been occupied since 2014. The City is receiving complaints from the neighbors.

**MOTION by Rutherford, support by Franklin, that the property at 6577 Washington remains on the demolition list.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

**L. 11114 Whitehorn, single-family residential structure, shed**
There was no one present to represent this property.

Building and Planning Director Kemp explained that the original owner had passed away and left the property to their daughter, who has lived in Georgia for over a decade with her military spouse. Director Kemp has been in touch with them, and they did clean the exterior of the property. However, the structure including the interior is in really bad shape. A part of the foundation is sinking. Previously, the daughter had indicated she was going to try to renovate the property as it was her childhood home, but in the meantime the home was deteriorating, with no recent contact with the new owner for 3-4 months.

**MOTION by Lindenmuth, support by Rutherford, to place the property at 11114 Whitehorn on the demolition list.**

**Roll Call vote: Ayes – Lindenmuth, Rutherford, Franklin, Chandler. Nays – none.**
**Motion carried 4-0.**

**7. Old Business**

None.

**8. Miscellaneous Business**

Building and Planning Director Kemp thanked the Board for their service to the City.

**9. Adjournment**

**MOTION by Rutherford, support by Franklin, to adjourn the meeting at 11:10am.**

**Roll Call vote: Ayes – Rutherford, Franklin, Lindenmuth, Chandler. Nays – none.**
**Motion carried 4-0.**

# CITY COUNCIL
# PUBLIC HEARING – DEMOLITONS 24.01

MONDAY, FEBRUARY 24, 2025

6:00 PM

# 34139 BEVERLY

- Fire Damage due to fire that occurred on 11/17/2023
- Home has been vacant since fire
- City has received fire withholding in the amount of $15,009
- Recommend Demolition
- Have been in communication with Mr. King who states he intends to demo the home
- CBOA approved demo on 2/11/2025, giving the homeowner until 5/11/2025 to pull their own demo permit

# 35930 BEVERLY

- Home has been vacant since owner purchased in 2015
- Enforcement started in 2016 and has been ongoing since
- Home in poor condition
- Recommend Demolition
- Have had issues with trespassing. Door was kicked in recently.
- CBOA approved demo on 2/11/2025, giving the homeowner until 5/11/2025 to pull proper permits to rehab the home

# 35875 BIBBINS

- Home has been in enforcement since 2015, notices have been sent with no response from homeowner
- Have not been inside the home in over 10 year, even though many letters have been sent.
- Recommend Demolition
- CBOA approved demo on 2/11/2025. Homeowner to schedule a walk thru within 30 days with building department. Contractor hired by homeowner to pull proper permits to rehab the home by 6/11/2025

# 6965 BIRCHDALE

- Home has been in enforcement since 2016, notices have been sent with no response from homeowner
- Recommend for Demolition
- Have not been inside the home, and no inspections since 2006
- CBOA approved demo on 2/11/2025

# 6355 CORDELL

- Home has been in enforcement since 2020
- Water Department was at property for meter change and reported to the Building Department that the property is in poor, unsafe condition.
- Floor in home is completely rotted and sitting on dirt
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# 35523 GODDARD

- Home has been in enforcement for property maintenance since 2017
- City Certification Inspection was done in 2022 and a bond was placed in the amount of $6,250, no attempt has been made to improve the property since.
- Spoke with homeowner who thought about trying to fix the home, but decided they were going to demolish.
- Water has been shut off since 2021
- Recommend for Demolition
- CBOA approved demo on 2/11/2025, giving the homeowner until 5/11/2025 to pull their own demo permit

# 11201 MIDDLEBELT

- Home has been in enforcement since 2007
- Water has been shut off since 2016
- Recommend for Demolition
- Zoned M2 and has lost its non-conforming status. Cannot be a residential home
- CBOA approved demo on 2/11/2025

# 29805 VAN BORN

- Home has been in enforcement since 2022
- Property was recommended for demo in 2023, owner started the City Certification inspection and expressed interest in developing the property but has not submitted plans or pulled permits
- Water has been shut off since 2021
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# 29815 VAN BORN

- Home has been in enforcement since 2016
- Property was recommended for demo in 2023, owner started the City Certification inspection and expressed interest in developing the property but has not submitted plans or pulled permits
- Water has been shut off since 2021
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# 35854 VINEWOOD

- Home has been in enforcement since 2009
- Water has been shut off since 2013
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# 6577 WASHINGTON

- Home has been in enforcement since 2014, notices have been sent with no response from owner
- Water has been shut off since 2018
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# 11114 WHITEHORN

- Home has been in enforcement since 2009
- Homeowner passed away and left the home to his daughter who lives in Georgia. Neighbors have made multiple complaints. Mrs. Hughley has done clean up of the property exterior. House has sinking foundations in areas and is in bad shape
- Water has been shut off since 2010
- Recommend for Demolition
- CBOA approved demo on 2/11/2025

# Thank You!