

BOROUGH OF SUGARCREEK
PROPERTY MAINTENANCE BOARD OF APPEALS
MEETING MINUTES
August 20, 2014

I. CALL TO ORDER

Council President Bogan Goughler opened the meeting at 6:00 pm.

II. ESTABLISHMENT OF QUORUM

Present at the meeting were Council members Bogan Goughler, Robert Resinger, John McClelland, Larry Baughman, Howard Barger and Mayor Charles Minnick. Also present was Chief Carlson, Zoning Officer Bill Walker, Solicitor Brian Spaid and Borough Inspector Tim Keller. Shahidul Islam, appellant and Robert Humphreys, Architect retained by appellant, were also present.

III. PURPOSE OF HEARING

Mr. Goughler stated that this hearing is in the matter of:

Shahidul & Tufiqul Islam
310 Rocky Grove Avenue
Franklin, PA 16323
Parcel No.: 28 – 011 – 001
Borough of Sugarcreek

This property is not in compliance with Ordinance No. 245, commonly referred to as the International Property Maintenance Code.

IV. PRESENTATION OF TESTIMONY – BOROUGH

Chief Carlson presented testimony, photographs and correspondence letters establishing ownership of the property and documenting the violations. The subject of the violations is an unsafe and dilapidated structure and failure to comply with the notices will result in the demolition of the structure located at the above listed property. The Notice of Violation correspondence letters were dated July 24, 2013, May 21, 2014 and June 3, 2014. Mr. Islam appealed the notice by letter dated June 16, 2014. Sugarcreek Borough Council met on June 18, 2014 and scheduled the hearing for August 20, 2014 at 6:00 PM. Chief Carlson noted that Mr. Islam had spoken with Zoning Officer Bill Walker, but the violations were not corrected. Since the appeal request, Mr. Islam has hired Robert Humphreys, Architect, out of Meadville, PA.

V. APPELLANT

Robert Humphreys spoke on Mr. Islam's behalf. Mr. Humphreys presented the Board with a drawing/listing and timeline of the proposed repairs and future use(s). Mr. Humphreys stated he does not believe the building is structurally unsound and there has been demolition work done on the inside of the building and there was debris left from the previous owner. Proposed future use(s) include a residential unit (apartment) on the second floor and a rental business unit on the first floor and a convenience store in the former garage – area. Mr. Humphreys said that five (5) – 40 yard roll – off dumpsters have been filled and removed from the property. The estimated cost could be \$500,000 - \$725,000; Mr. Humphreys urged it is just a "ballpark figure."

VI. PUBLIC COMMENT

No report.

VII. BOARD OF APPEALS

Mr. Spaid stated Mr. Islam's request of an additional two (2) years to repair/rehab the property is unreasonable. Mr. Spaid recommended the planning/drawing/schematic/design phase be completed within four (4) months, not one (1) year. As well as the Board should continue the meeting until a later date and set a timeframe for where the property should be and if the timeframe is not met, then the demolition process may begin. Mr. Sporer asked if there was any financing in line. Mr. Humphreys stated he did not bring the proof of financing. The Board agreed to continue the hearing to October 1, 2014 at 6:00 PM. The Board is also requesting proof of financing/loan commitment from a bank, a planning phase proposed schedule and a structural engineer be hired by the next hearing.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:00 PM.

Joseph M. Sporer, Borough Manager

Bogan Goughler, Council President