

**BLIGHTED PROPERTY REVIEW COMMITTEE  
REGULAR MEETING  
DECEMBER 1, 2011**

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The regular meeting of the Blighted Property Review Committee was held on Thursday, December 1, 2011, at 7:30 AM in the Conference Room of the Municipal Building with Chairman William Tarpenning presiding.

Members present were Chuck Hayes, David Hildebrand, Joe Sprentz, William Tarpenning and Jim Zavinski. Alan Gustafson, Building Code Official and Jim Nelles City Manager were also present.

**MINUTES**

Upon motion by Mr. Zavinski and second by Mr. Hildebrand, the minutes of the October 27, 2011 meeting were approved as submitted.

**VISITORS**

David Gustafson – 109 S. Carver Street  
John DiPierro – 1034 Spring Street  
Colin Kyler – Warren Times reporter

**BUSINESS**

**10 North Carver Street (WN 587-2853).** Mr. Gustafson stated that the property has been vacant since March 2010 as the owner is deceased. Mr. Gustafson further stated that there is not any family that has come forward to claim the property. The exterior of the structure has not been maintained and it is in a general state of poor repair. Portions of the siding eaves and soffit are missing and/or rotted and in need of repairs. The roof is in poor condition and which has caused leaking to the interior of the building. The attached porch and garage is deteriorating and are structurally unsound. The interior of the structure is in very poor condition due to the roof leaking and a lack of heat. The plaster has fallen in several locations due to the excessive moisture and the building does contain mold.

Mr. Sprentz made the motion for First Declaration of Blight. The motion was second by Mr. Hildebrand and carried unanimously among the members present.

**1034 Spring Street (WN 574-7262).** Mr. Gustafson stated that the property has had numerous property nuisance and maintenance code violations since 1999. It has been unoccupied since 9/2009. The exterior of the structure has been maintained and it is in a general state of poor repair.

Mr. DiPierro stated that he did have someone who was working on the interior of the structure. New drywall, new kitchen, new bathroom, new gas service, new electrical service and new plumbing and been completed. Mr. DiPierro further stated that the person who was doing the work was laid off and was unable to complete the repairs due to financial restraints.

In response to Mr. Sprentz's question, Mr. DiPierro stated that his intent is to sell the house as soon as possible.

The Committee unanimously agreed to table the Second Declaration of Blight until the January meeting to allow time for an interior inspection to be done by the Code Department.

**132 North South Street (WN 587-3628).** Mr. Gustafson stated that the property has been unoccupied since March 2010. The exterior of the structure has not been maintained and it is in a general state of poor repair. The yard areas and rear shed contains an excessive amount of high grass, brush, garbage, discarded furniture and miscellaneous debris. Mr. Gustafson further stated that he has been in contact with the property owners who indicated that the property is currently in foreclosure.

Mr. Sprentz made the motion for Second Declaration of Blight. The motion was second by Mr. Hayes and carried unanimously among the members present.

**117 Beaty Street (WN 581-8411).** Mr. Gustafson stated that the property has been unoccupied since July 2009. The exterior of the structure has not been maintained and it is in a general state of poor repair. Portions of the siding, eaves and soffit are missing and/or rotted and in need of repairs. The roof is in poor condition and leaking into the interior of the building. The interior of the structure is in very poor condition due to the roof leaking and lack of heat for nearly 2 years. The plaster had fallen in several locations due to the excessive moisture and the building contains mold.

Mr. Gustafson stated that the owner is deceased and he has been unable to make contact with any family who is willing to take responsible for the property. The property is currently in foreclosure.

Mr. Sprentz made the motion for Second Declaration of Blight. The motion was second by Mr. Hildebrand and carried unanimously among the members present.

**109 South Carver Street (WN 587-4561).** Mr. Gustafson stated that this property is back before the Committee as it was tabled for 90 days at the July 2011 meeting to allow the property owner time to make the necessary repairs. Mr. Gustafson stated that the owner has made several repairs to the structure however there are still some property nuisance issues including yard debris.

Mr. Dave Gustafson, owner, stated that he plans on building a garage on the property and demolishing the house.

The Committee unanimously agreed to table the property for 6 months.

## **ADJOURNMENT**

There being no further business to come before the Committee, Mr. Tarpenning declared the meeting adjourned.