

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

February 18, 2025

Dear fellow Board members:

Section 2.4(g) of the Township's Administrative Policies authorizes the Township Board to initiate litigation for violations of local or state laws. However, in extenuating circumstances, the Administrative Policies authorize the Supervisor to initiate litigation, provided it is brought to the Board's attention at its next meeting. This correspondence shall serve as said notice.

The property at 8230 Highland Road, (Pontiac Lake Motel) is in violation of several local ordinances and is a public nuisance. Specifically, the building is a dangerous building believed to lack essential facilities, and the property violates several sections of the Property Maintenance Code, Rental Code, and Fire Code. Therefore, I authorized the initiation of emergency litigation.

Thank you,


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Property Inspection Report

Property Address: 8230 Highland Rd, Pontiac Lake Motel, White Lake, MI

Date of Inspection: February 15, 2025

Inspecting Officer: Jason Hudson, Jason Hanifen

Subject: Property Maintenance Code, Rental Code, and Fire Code Violations

Executive Summary:

This report documents severe violations of the Property Maintenance Code, Rental Code, and Fire Code at the Pontiac Lake Motel, located at 8230 Highland Rd. The property presents substandard living conditions, including a lack of permanent heat, and poses a significant fire risk. Furthermore, the property owner demonstrated a refusal to comply with the issued Notice to Vacate and exhibited verbally combative and argumentative behavior during the inspection. Immediate legal action is strongly recommended. Per Fire Chief Holland, the Rental Certificate has been revoked.

Observed Violations:

- **Lack of Permanent Heat Source:** The inspection revealed that all units within the motel and cabins lack a functioning, permanent heat source. This constitutes a direct violation of the Property Maintenance Code, Rental Code, Building Code and Fire Code rendering the units uninhabitable and posing a serious health and safety risk to occupants, especially during cold weather conditions. No functioning furnaces, Use of unapproved space heaters in sleeping and living quarters
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- **Substandard Living Conditions:** The overall condition of the property indicates substandard living conditions. The interior of several units has broken windows, damaged entryways, water damage or presence of water on the interior of the unit, damaged or missing fixtures, and filth and debris.

Notice to Vacate and Owner Response:

A Notice to Vacate has been issued for this property due to the violations. However, during today's inspection, the property owner demonstrated a clear unwillingness to adhere to this order. The owner was verbally combative and argumentative, hindering the inspection process and further demonstrating a disregard for the safety and well-being of the property's occupants.

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Recommendations:

Due to the severity of the observed violations, the owner's non-compliance with the Notice to Vacate, and the owner's combative behavior, I strongly recommend that immediate court action be initiated against the property owner. This action should seek to enforce the Notice to Vacate, compel the owner to rectify the identified violations, and ensure the safety and well-being of any remaining occupants.

Communication with Township Officials:

Following the inspection, I spoke with the Township Attorney, Fire Chief, and Township Supervisor regarding the findings of this report. They concurred with the assessment and the recommendation for immediate legal action.

Conclusion:

The Pontiac Lake Motel at 8230 Highland Rd presents a clear and present danger to the health and safety of its occupants and the surrounding community. The numerous severe code violations, coupled with the owner's refusal to cooperate, necessitate immediate and decisive action by the township to rectify this situation.

Jason Hudson


Ordinance Officer.