



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



PHILLIP D. ROOS  
DIRECTOR

April 30, 2024

VIA USPS

Sam Limbachia  
Pansar, LLC  
2268 Spyglass Drive SE  
Caledonia, Michigan 49316

ID: U672305598; Osceola County

Dear Sam Limbachia:

**VIOLATION NOTICE**

On March 21, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted an inspection of a vacant lot located at 781 South Chestnut Street, Reed City, Osceola County.

The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, Pansar, LLC is the owner, and it was undetermined who conducted demolition activities at the site. The National Emission Standard for Asbestos (NESHAP) holds the *owner and operator* liable for all violations.

During the investigation staff observed the following:

The structure that was located at 781 South Chestnut Street was demolished and most of the debris was removed from the site. It was determined that the motel did have an asbestos abatement conducted and a 10-working day notification was submitted for the asbestos work. At the time of this letter, it was undetermined who demolished the structure. After looking at the Asbestos Notification System it was determined that a 10-working day notification was not submitted prior to the demolition of the structure.

Process Description	Section Violated	Comments
Failure to provide 10 working day notification.	40 CFR §61.145(b)(1)	Failed to submit a 10-working day notification prior to demolition of subject building.

## VIOLATION NOTICE

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Please initiate actions necessary to correct the cited violation and submit a written response to this violation notice by May 24, 2024. The written response should include: the date(s) the violation occurred; an explanation of the causes and duration of the violation; whether the violation is ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations, and the date(s) by which these actions will take place; and what steps are being taken to prevent a reoccurrence. The *signed* written response from the *owner and operator* to this violation notice, may be submitted by mail and directed to Jeremy Howe, TPU Supervisor at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and submit a copy to Jason Wolf, Enforcement Unit, at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760. The response may be scanned and e-mailed to HoweJ1@Michigan.gov and WolfJ2@Michigan.gov.

If you believe the above observations or statements are inaccurate or do not constitute a violation of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation cited above and for the cooperation extended to me during our conversation. If you have any questions regarding the violation notice or the actions necessary to bring this facility into compliance, please contact me at 517-599-7825; e-mail at BrownJ9@Michigan.gov; or the post office box address provided in the paragraph above.

Sincerely,



Jeremiah Brown  
Senior Environmental Quality Analyst  
Air Quality Division

cc: Annette Switzer, EGLE  
Christopher Ethridge, EGLE  
Brad Myott, EGLE  
Shane Nixon, EGLE  
Jeremy Howe, EGLE  
Jason Wolf, EGLE