

**Meeting of  
January 11, 2018**

Record of the proceedings of the Boyne City Dangerous Building Hearing held at Boyne City Hall, 319 North Lake Street, on Thursday, January 11, 2018 at 3:00 p.m.

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**Call to Order**

Hearing called to order at 3:00 p.m.

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**Roll Call**

Present: Don Gilmet, Hearing Officer

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**Meeting Attendance**

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Jane Halstead  
Public Present: 2 Dave Buitendorp and Herbert Watkins

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**Citizen comments on  
Non-Agenda Items**

None

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**New Business**

**Dangerous Building  
Hearing for 112 W Division  
St  
Tax ID 15-051-427-228-30**

Planning Director McPherson reviewed the reason for the hearing. The building has been vacant 5 to 10 years. Buitendorp purchased the property in April 2010 for \$10,000. Some work was done in 2011 and walls were removed. Utilities and water were disconnected. The City has contacted Buitendorp over the years regarding lawn maintenance etc. At the latest inspection it was noted there is a large hole in the wall. Dave Buitendorp responded last week to McPherson's hearing notice and agreed the structure is not habitable and should come down. Buitendorp has contacted Mr. Kruzel to see about demolishing the structure. The City would support demolition and would like to see a time-line to get that accomplished.

**Gilmet** – Has reviewed materials and driven around town. I have been a building official for 18 years. Sometimes you have to cut your losses. Saw the pictures taken in November of the property. Lot of brush, logs etc. Is the brush still there?

**Buitendorp** – Yes, probably, I haven't touched the property. Bought property in 2010 sight unseen. In 2011, tore out walls, fixing it up, there were a lot of issues and decided it had to come down. The lot is small and the garage is right next to the house. It has been on the back burner for a while. Had inquired in the past on setbacks etc. Would like to focus on taking it down this spring or summer and build a new structure separate from the garage. I have renderings from the truss company.

**Gilmet** – You want to keep the garage?

**Buitendorp** – Want to keep garage – it needs eaves and a new roof. House needs to come down. The wall closest to the garage has no studs. Floor is falling apart. It will cost more to piece structure back together than to build new structure. Boyne needs more housing. Want to make it energy efficient.

**Gilmet** – Generally, nothing is guaranteed when you go to the Zoning Board of Appeals but when they see what you are going to do they can give you a variance.

**McPherson** – Smallish lot.

**Buitendorp** – You must have bought 15 feet from the neighbors ( to Watkins)

**Watkins** – Yes I got an additional 15 feet when I put the house in next door.

**McPherson** - Dave, you had a survey ?

**Buitendorp** – Yes, I had a survey done in 2013. (He tried to locate it in his materials, but only had the tax map).

**Watkins** – Fence line is 1 foot inside line. 81 by 96 should be the size.

**McPherson** – A survey would indicate what kind of relief you would need from the ZBA.

**Gilmet** – I drove around the neighborhood - it is a nice looking neighborhood. Neighbors are working to keep their values up. You would like to tear down? You would work with the City? I like the idea of starting in the spring rather than summer.

**Buitendorp** – Yes, would work with City. What is the timeline to start new project if we take the building down?

**McPherson** – Six months to pull permit and it is good for 2 years (zoning permit).

**Gilmet** – Building down by June 15<sup>th</sup>? Maybe as soon as the snow goes?

**Buitendorp** - Early May, depending on the frost laws.

**Gilmet** – Maybe by the 1<sup>st</sup> of June get the yard cleaned up and apply to ZBA for rebuild.

**McPherson** – Notify us 30 days prior to meeting to get on agenda.

**Gilmet** – They (ZBA) are going to want to see elevations. Have that in place so you are ready to go. City shouldn't have an issue if it is gone by summer season.

**McPherson** – My recommendation was to have it down by June 1<sup>st</sup> but it is up to Gilmet.

**Buitendorp** – Let's see if we can get the ball rolling.

**Gilmet** – Sir any other comments? Please identify yourself.

**Watkins** – Herb Watkins. The house was a mess when I got it. I am a licensed residential builder and I saw potential in the place. Spent thousands of dollars and hundreds of hours on it. I got the 15 feet from Dr. Lee when I got the house next door. I built the garage – it is a good garage. The garage was assessed at \$20,000 so you did well when you bought it from my daughter.

**Buitendorp** – Do you need anything more from me?

**Gilmet** – No sir.

**Buitendorp** – I will get this rolling.

**McPherson** – When we receive a decision from Gilmet, I will get it to you (Buitendorp).

## Adjournment

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**2018-01-11-5**

The July 26, 2016 Dangerous Building Hearing was adjourned at 3:19 pm



Jane Halstead, Recording Secretary